



# Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

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

## Open Meeting Notice

### CHA Board of Commissioners Meetings

**Date:** Wednesday, October 4, 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 September 13, 2023, Open Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

#### PUBLIC HEARINGS

- VI. FY 2024 PHA Plan, 5-Year, Annual Plan, Administrative Plan

#### RESOLUTIONS

- VII. **Resolution 2932:** Approving the FY 2024 PHA Plan, 5-Year Plan, Annual Plan and Updates to the Administrative Plan.

#### REPORTS

- VIII. Monthly Financial Report and FY 2024 Budget Update
- IX. **Director Reports:** Resident Services, Affordable Housing Operations, Affordable Housing Programs, Affordable Housing Development and Compliance, and Safety.
- X. Current Events

#### PUBLIC AND COMMISSIONER COMMENT

- XI. Public Comment (Limited to 5 minutes per speaker)
- XII. Commissioner Comment
- XIII. 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](mailto:www.info@columbiaha.com)

**Media Contact:** Randy Cole, CEO  
Phone: (573) 443-2556  
E-mail: [www.info@columbiaha.com](mailto:www.info@columbiaha.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](http://www.ColumbiaHA.com).



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## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING September 13, 2023, BOARD 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 September 13, 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  
Rigel Oliveri, Commissioner – By Zoom  
Jama Rahn, Commissioner  
Steve Calloway, Commissioner

CHA Staff: Randy Cole, CEO  
Michelle Betz, Executive Assistant  
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  
Tim Koske, 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 amended agenda adopted.

### IV. Approval of August 13, 2023, Open Meeting Minutes:

Mr. Hutton called for a motion to approve the amended minutes from the open meeting of August 13, 2023. Mr. Hutton noted that this was a regular meeting. A motion was made by Ms. Wenneker and second by Ms. Rahn. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

### V. Approval of the Amended August 23, 2023, Closed Meeting Minutes:

Mr. Hutton called for a motion to approve the amended minutes from the closed meeting of August 23, 2023. A motion was made by Mr. Hutton and second by Mr. Calloway. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

**VI. Public Comment.**

There were no public comments.

**PUBLIC HEARINGS**

1. Amendment to the FY 2023 PHA Plan to Include RAD Conversion of Park Avenue.

Mr. Cole explained that CHA is required to conduct a public hearing to amend its FY 2023 PHA Plan. The proposed amendment is to change CHA’s FY 2023 PHA Plan to incorporate the RAD Conversion of 70 units on Park Avenue. Mr. Cole stated CHA did a 45-day notice which is required to make an amendment to the PHA Plan, and CHA held a Resident Advisory Board meeting to notify the residents that CHA received the funding.

**RESOLUTIONS**

- VII. Resolution 2929:** To Amend the FY 2023 PHA Plan to Include RAD Conversion of the Park Avenue Apartments.

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

Mr. Hutton called for a motion to approve Resolution 2929 as presented. A motion was made by Mr. Calloway. Second by Ms. Rahn. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Wenneker, Hutton, Oliveri, Calloway, Rahn

No: None

- VIII. Resolution 2930:** To Approve Updates and Amendments to the Columbia Housing Authority’s Procurement Policy.

Mr. Cole shared in accordance with the results of the June HUD Comprehensive Monitoring Review, CHA Procurement Policy would increase the CHA threshold for small purchases from \$100,00 to \$250,000. CHA’s current procurement policy 24 CFR 85.36 is the compliance policy, however changes to the federal regulations, PHA’s are required to operate under 24 CFR 200.318 for procurement standards. Mr. Cole stated approving a new \$250,000 dollar threshold, it would increase the threshold of purchase for requiring sealed bids to \$250,000.

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

Mr. Hutton called for a motion to approve Resolution 2930 as presented. A motion was made by Mr. Calloway. Second by Ms. Rahn. Upon a roll call vote of the motion, the following vote was recorded:



Yes: Wenneker, Hutton, Oliveri, Calloway, Rahn

No: None

- IX. Resolution 2931:** To Authorize the Housing Authority of the City of Columbia, Missouri to Apply for Funding for the Providence Walkway Apartments Affordable Housing Development 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.

Mr. Cole stated CHA intends to submit an application for LIHTC funding to the Missouri Housing Development Commission.

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

Mr. Hutton called for a motion to approve Resolution 2931 as presented. A motion was made by Ms. Rahn. Second by Ms. Wenneker. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Wenneker, Hutton, Oliveri, Calloway, Rahn

No: None

## REPORTS

- X. Affordable Housing Development Report: Kinney Point, Park Avenue, and Providence Walkway**

Mr. Cole shared CHA's Park Avenue project has a firm submission deadline of September 15, 2023, Kinney Point has a firm submission deadline of September 18, 2023, and CHA's Providence Walkway LIHTC application is due to Missouri Housing Development Commission by September 22, 2023. Mr. Cole stated the City of Columbia approved the final plat for Kinney Point.

Mr. Cole and Mr. Koske met with Steve Lathem from the TBA Consultant Group to assist in reviewing and requesting additional terms for CHA including increasing management and maintenance fees, as well as cash flow distributions.

Mr. Cole shared the RAD financing Plan for Park Avenue is due October 7, 2023, which will facilitate a February 4, 2024, RAD conversion date.

Mr. Cole stated for Providence Walkway we have most of the applications together and a few final pieces were still coming in. CHA is waiting on a formal commitment from the Truman VA for set aside units.

**Safety Report and Security Camera Status Update:**

Mr. Forck shared a summary of the status and estimated grade of the cameras on CHA properties. CHA staff have been discussing short-term and long-term improvements to the cameras, cost, timing, and other operations planning considerations.

**XI. Public Comment**

There was no public comment.

**XII. Commissioner Comment**

There was no commissioner comment.

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. Second by Ms. Wenneker. Mr. Hutton called the meeting adjourned at 6:55 p.m.

\_\_\_\_\_  
Bob Hutton, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Randy Cole, Chief Executive Officer

\_\_\_\_\_  
Date

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**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 September 11, 2023, I posted public notice of the September 13, 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](http://www.ColumbiaHA.com).

\_\_\_\_\_  
Randy Cole, Chief Executive Officer

\_\_\_\_\_  
Date



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 4, 2023

Re: FY 2024 Columbia Housing Authority PHA Plan, 5-Year and Annual Plan

## Executive Summary

The Columbia Housing Authority is required to submit a PHA Plan consisting of a 5-Year Plan and the Annual Plan to qualify for annual programs funded through the U.S. Department of Housing and Urban Development. The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. Public Housing Authorities are also required to provide a 45-day notice for public input, input opportunities for the Columbia Housing Authority's Resident Advisory Board and hold a public hearing.

## Discussion

CHA staff advertised a public notice on August 20th, 2023, notifying the public and CHA residents that public comment will be accepted on the FY2024 PHA Plan at the CHA Board of Commissioner's October 4th meeting. This notice was advertised again on September 28, 2023. The PHA Plan is due 75 days prior to the commencement of a public housing authority's (PHA) fiscal year, which results in CHA's PHA Plan being due October 17, 2023.

Direct notice and drafts of the 5-year and Annual PHA Plans were also provided to CHA's Resident Advisory Board (RAB) members and a RAB meeting was held on September 28, 2023, to accept input on the draft 5-year and Annual PHA Plans. The CHA CEO presented a summary of purpose and requirements associated with the PHA Plan process, and also presented specific updates to the PHA Plan for FY 2024. The CHA CEO also answered questions pertaining to items within both the 5-Year and Annual Plan and accepted feedback. RAB members were supportive of the draft plans and were supportive of CHA's efforts to renovate CHA's remaining public housing units and expand the number of affordable housing units. CHA residents also expressed a desire to expand CHA Safety Department capacity as part of longer-term development efforts.

Approval of the PHA 5-Year and Annual Plan also includes the approval of updates to the Public Housing Admissions and Continued Occupancy Plan (ACOP), updates to the Section 8 Housing Choice Voucher Administrative Plan. These plans help guide implementation of CHA policy for serving residents through public and housing and voucher programs. The updates to these plans include aligning to new HUD regulations and further aligning CHA policy with best practices. CHA staff reviewed one substantive policy change with members of the RAB. RAB members were supportive of this proposed change. The substantive changes the Section 8 Housing Choice Voucher Administrative Plan are as follows:

**[Previous \(2022 & 2023\) 5-Year PHA Plan Goals and Accomplishments](#)**



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CHA has made significant progress on most 5-year goals developed throughout calendar year 2021 and adopted by the CHA Board of Commissioners in FY 2021. Throughout FY 2021, CHA staff received a variety of input into CHA's PHA Plan as follows:

- Surveys sent out to all CHA residents regarding CHA operations across departments.
- Local funders roundtable and SWOT analysis of CHA.
- Strategic planning and work sessions with senior staff and additional CHA personnel.
- Employee engagement survey.
- Updating Mission, Vision and Values with board, and senior staff.
- Department Directors synthesizing information into 5-year goals within the PHA Plan (5-Year).

CHA's FY 2022 and FY 2023 PHA Plans included 5-year goals based upon these various inputs. The FY 2024 Plan includes an update to CHA's 5-year goals and objectives, due to significant progress achieved on the existing 5-year goals in 2022 and 2023. The updates to the FY 2024 goals and objectives were formulated by CHA Senior Staff for the years 2024-2028. CHA staff plans to conduct a more in-depth process during calendar year 2024, similar to efforts in 2021 to inform the FY 2025 PHA Plan. Progress on previous (2022 & 2023) 5-year goals is identified as follows:

Significant progress.

Some progress.

No progress.

## **PHA Goal 1: Renovate CHA's remaining public housing and expand CHA's affordable housing portfolio through additional development.**

- Apply for low-income housing tax credits to renovate or replace its remaining 120 public housing units and develop additional units of affordable housing.
- Apply to the Affordable Housing Assistance Program through the Federal Home Loan Bank of Des Moines to renovate or replace its remaining 120 public housing units and develop additional units of affordable housing.
- Apply for CDBG and HOME funding from the City of Columbia to renovate remaining units and develop additional units of affordable housing.
- Request American Recovery Plan Act funding distributed through the U.S. Treasury from the City of Columbia and Boone County.
- Utilize the HUD's Rental Assistance Demonstration (RAD) program to renovate and replace its remaining 120 units of public housing.

## **PHA Goal 2: Expand the continuum of affordable housing services and partnerships with local organizations.**

- Add permanently affordable housing into CHA's portfolio through its Community Housing Trust Program and explore a potential partnership with the Columbia Community Land Trust.
- Apply for tenant-based rental assistance vouchers from the City of Columbia and any available HUD programs including VASH vouchers, mainstream vouchers, Continuum of Care vouchers, Emergency Housing Vouchers (EHV) or HCV vouchers should they become available.



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- Strengthen partnerships with homeless service providers to assist homeless individuals identify affordable housing units or special voucher programs.

## **PHA Goal 3: Identify policies and procedures to ensure maximum utilization of CHA voucher programs and properties.**

- Monitor HCV payment standards to maximize HCV participant choices in assisted housing.
- Identify improvements and efficiencies in managing CHA waitlists and preferences.
- Conduct regular staff training and review of the CHA Administration Plan and Admissions and Continued Occupancy Policy (ACOP).
- Expand Section 8 landlord participant outreach and education through the Housing Ambassador position.
- Identify potential incentives and policies to attract and retain Section 8 landlords.
- Review the efficiency and effectiveness of current Section 8 inspections process.
- Continually review staffing allocations to CHA properties to ensure effective management and maximum financial performance.

## **PHA Goal 4: Ensure CHA Safety Officers foster a safe and supportive environment for CHA housing units.**

- Continue to employ Safety Officers to respond to resident safety concerns and to document criminal activity on CHA properties.
- Work proactively to foster positive relationships between CHA Safety Officers and CHA residents by:
  - Attending and participating in Resident Advisory Board (RAB) meetings.
  - Making daily connections with CHA residents in addition to responding to calls for service.
  - Collecting regular feedback from CHA residents on CHA Safety needs through formalized events or strategies.
- Work closely with the Columbia Police Department to respond to criminal activity on CHA properties.
- Work closely with the Columbia Fire Department and EMS personnel to respond to medical emergencies on CHA properties.
- Issue trespass warnings to the following populations:
  - Persons engaged in illegal activities on CHA properties.
  - Persons without a permanent address to prevent them from establishing residency status.
  - Residents engaged in serious lease violations related to the violation of CHA's Crime-Free Housing Addendum.
- Monitor security cameras on CHA properties to identify persons engaged in criminal activity and/or lease violations.
- Add security cameras on CHA properties in strategic locations and as funding allows.
- Issue monthly reports to the Board of Commissioners regarding the department's activities on CHA properties during the past month.

## **PHA Goal 5: 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.



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- Employ two Family Self-Sufficiency Coordinators with a target of 75 assisted households per Coordinator.
- Continue and expand the Moving Ahead After-School & Summer Program, Healthy Homes Connection, and Independent Living Programs.
- Continue and expand financial literacy and credit counseling programs, Opportunity Gardens Program, property-based share shelves, and the Annie Fisher Food Pantry.
- 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 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.
- Increase online presence through social media.
  - Create online communities for property residents and/or program participants.
  - Promote programs and resources to residents.

## **PHA Goal 6: Promote organizational policies to increase efficiency and capacity of CHA operations.**

- Rebuild CHA website to improve accessibility of information to CHA participants, partners, and employees.
- Review and update CHA procurement policies and conduct procurement training for staff.
- Formulate final draft of CHA budget policies and procedures.

Proposed updates to CHA's 5-Year goals are included in the 5-Year Plan portion of the FY 2024 PHA Plan included with this packet. The proposed updated 5-year goals are as follows:

## **PHA Goal 1: 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 2: 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.



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## **PHA Goal 3: 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 4: Ensure CHA Safety Officers foster a safe and supportive environment for CHA residents and staff.**

- Attend and participate 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 local law enforcement, Fire, and EMS to quickly respond/investigate events on CHA properties.
- Make 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 5: 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.



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## **PHA Goal 6: 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.

## **Administrative Plan Updates**

The PHA Plan process also requires CHA to include any updates to its Administrative Plan. This update includes the addition of landlord incentives through the Section 8 Program to help increase the number of participating landlords and increase the availability of Section 8 eligible units. The update pertains to Chapter 13 of the Section 8 Housing Choice Voucher Administrative Plan. Current and Proposed Policy changes are as follows:

## **CURRENT POLICY**

### **13-I.A. OWNER RECRUITMENT AND RETENTION [HCV GB, pp. 2-4 to 2-6; HCV Landlord Strategy Guidebook for PHAs]**

#### **Recruitment**

PHAs are responsible for ensuring that very low-income families have access to all types and ranges of affordable housing in the PHA's jurisdiction, particularly housing outside areas of poverty or minority concentration. A critical element in fulfilling this responsibility is for the PHA to ensure that a sufficient number of owners, representing all types and ranges of affordable housing in the PHA's jurisdiction, are willing to participate in the HCV program.

To accomplish this objective, PHAs must identify and recruit new owners to participate in the program.

If the PHA will be conducting outreach events, the PHA must ensure that notices and communications during outreach events are provided in a manner that is effective for persons with hearing, visual, and other communications-related disabilities. PHAs must also take reasonable steps to ensure meaningful access to programs to persons with limited English proficiency.

#### **PHA Policy**

The PHA will conduct owner outreach to ensure that owners are familiar with the program and its advantages. The PHA will actively recruit property owners with property located outside areas of poverty and minority concentration. These outreach strategies will include:

- Distributing printed material about the program to property owners and managers
- Contacting property owners and managers by phone or in-person
- Holding owner recruitment/information meetings at least once a year
- Participating in community-based organizations comprised of private property and apartment owners and managers.





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- Developing working relationships with owners, apartment associations, industry investor groups, and real estate brokers associations
- To the extent practical, partnering with and attending events hosted by other area agencies to deliver information about the HCV program.

Outreach strategies will be monitored for effectiveness and adapted accordingly.

The following areas have been identified as areas of poverty and minority concentration within the PHA's jurisdiction:

- Census Tracts located within the central city of Columbia, Missouri
- The area designated as the CDBG eligibility area for Columbia, Missouri

## **PROPOSED POLICY CHANGES**

### PHA Policy

The PHA will conduct owner outreach to ensure that owners are familiar with the program and its advantages. The PHA will actively recruit property owners with property located outside areas of poverty and minority concentration. These outreach strategies will include:

- Distributing printed material about the program to property owners and managers
- Contacting property owners and managers by phone or in-person
- Holding owner recruitment/information meetings at least once a year
- Participating in community-based organizations comprised of private property and apartment owners and managers.
- Developing working relationships with owners, apartment associations, industry investor groups, and real estate brokers associations
- To the extent practical, partnering with and attending events hosted by other area agencies to deliver information about the HCV program.

Outreach strategies will be monitored for effectiveness and adapted accordingly.

### Landlord Incentive Program

The PHA will offer Owner incentives made as a single payment at the beginning of the lease term. Owner incentive payments are not housing assistance payments, nor can they effectively serve to supplement ongoing, monthly assistance payments. Owner incentive payments are not a part of the rent to the owner, nor are they taken into consideration when determining whether the rent for the unit is reasonable.

- One-time payment of \$1,000.00 to Owners that agree to lease their unit to an HCV/Mainstream/VASH participants initial move in when unit is in low poverty neighborhoods.
- One-time payment of \$500.00 to Owners that agree to lease their unit to an HCV/Mainstream/VASH participant mover when unit is in high poverty neighborhoods.



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Incentive payment to be processed once the signed 12-month lease and utility verification has been received and Housing Assistance Payment Contract has been executed.

The Landlord Incentive Program shall remain in effect until funding is exhausted or as otherwise stated by the PHA.

Areas of Low Poverty to be determined by the PHA.

The following areas have been identified as areas of poverty and minority concentration within the PHA's jurisdiction:

- The area designated as the CDBG eligibility area for Columbia, Missouri

Recommended Commission Action

Open the hearing to accept public comment.

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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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.

<b>900 A.</b>	<b>PHA Information.</b>																																				
<b>A.1</b>	<p><b>PHA Name:</b> Housing Authority of the City of Columbia, Missouri _____ <b>PHA Code:</b> MO007 _____</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 01/01/2024 _____</p> <p><b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> 2024-2028 _____</p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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><b>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.</b></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>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> 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><b>Integrity:</b> 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><b>Accountability:</b> We are responsible, committed, and answerable to each other, to those we serve and to those who have entrusted us with resources.</p> <p><b>Respect:</b> We have respect for CHA residents, CHA staff and community partners by giving dignity and value to all.</p> <p><b>Diversity, Equity, and Inclusion:</b> 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><b>Safety:</b> 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.**

- Attend and participate 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 local law enforcement, Fire, and EMS to quickly respond/investigate events on CHA properties.
- Make 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>B.3</b></p>	<p><b>Progress Report.</b> 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><b>PHA Goal: Renovate CHA’s remaining public housing and expand CHA’s affordable housing portfolio through additional development.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>PHA Goal: Expand the continuum of affordable housing services and partnerships with local organizations.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• In FY 2023, CHA conducted a training for all local Continuum of Care agencies regarding CHA voucher program policies and procedures.</li> </ul> <p><b>PHA Goal: Identify policies and procedures to ensure maximum utilization of CHA voucher programs and properties.</b></p> <ul style="list-style-type: none"> <li>• In FY 2023, CHA staff obtained a HUD waiver to increase to 120 fair market rents for voucher programs.</li> <li>• In FY 2023, CHA implemented a landlord incentive program for Emergency Housing Voucher (EHV) participating landlords.</li> <li>• In FY 2023, CHA staff conducted an annual review and update of its ACOP and Admin policies and plans.</li> <li>• In FY 2023, CHA held a landlord event in conjunction with its local continuum partners.</li> <li>• In FY 2023, CHA hired an additional PBV specialist to assist with compliance, relocation, and expansion of CHA portfolio.</li> <li>• In FY 2023, CHA leadership held a Maintenance Department round table with front line maintenance staff to assess how to further support their efforts.</li> </ul> <p><b>PHA Goal: Ensure CHA Safety Officers foster a safe and supportive environment for CHA housing units.</b></p> <ul style="list-style-type: none"> <li>• The CHA continues to employ three (3) full-time Safety Officers and one (1) part-time Safety Officer.</li> <li>• In FY 2023, CHA Safety staff updated CHA’s trespass list.</li> <li>• 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.</li> </ul> <p><b>PHA Goal: Promote and expand programs providing supportive and economic resources.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• In FY 2023, CHA staff implemented a web-based sign-up form and process for enrolling into the Moving Ahead Program.</li> <li>• The CHA employs two Family Self-Sufficiency Coordinators serving CHA assisted households. There are currently 135 families participating in the Family Self-Sufficiency program.</li> </ul> <p><b>PHA Goal: Promote organizational policies to increase efficiency and capacity of CHA operations.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• In FY 2023, CHA implemented a new website.</li> <li>• In FY 2023, CHA leadership conducted an all staff training for conflict of interest and procurement.</li> </ul>
<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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><b>C.</b></p>	<p><b>Other Document and/or Certification Requirements.</b></p>

<p><b>C.1</b></p>	<p><b>Significant Amendment or Modification.</b> 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"> <li>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;</li> <li>2. The transfer of funds in the Capital Fund Program from one line item to another within the same grant year budget;</li> <li>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.</li> <li>4. Policy changes resulting from HUD or other federal agency mandates, regulations, or directives; and</li> <li>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.</li> </ol>
<p><b>C.2</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></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><b>C.3</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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><b>C.4</b></p>	<p><b>Required Submission for HUD FO Review.</b></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>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
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**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.**

<b>Fair Housing Goal:</b>

<b>Fair Housing Goal:</b>



<b>Streamlined Annual PHA Plan</b> <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> <b>PHA Name:</b> Housing Authority of the City of Columbia, Missouri__ <b>PHA Code:</b> MO-007 _____  <b>PHA Type:</b> <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (01/2024): _____  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>120</u> _____ <b>Number of Housing Choice Vouchers (HCVs)</b> <u>2,018</u> <b>(Includes HCV, VASH, RAD PBV, EHV and Mainstream)</b>  <b>Total Combined</b> <u>2,018</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> 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> <b>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.</b> </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (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: 20%;">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: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">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 remaining public housing units and replace them with new units under the RAD program. These actions include CHA’s Providence Walkway project, which consists of CHA’s remaining public housing units to undergo RAD conversion.

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

- The CHA has converted 597 Public Housing units under the RAD program. The CHA applied for Low-Income Housing Tax Credit (LIHTC) funding in the fall of 2023 to renovate or replace the final portion of its remaining 120 public housing units using the RAD program. If LIHTC funding is awarded, construction would be expected to start in 2025, through 2026 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 for 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 and include up to 6 additional project-based vouchers from its VASH voucher allocation to assist with providing additional availability of affordable housing for Veterans.

**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"> <li>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.</li> <li>In FY 2023, CHA staff implemented a web-based sign-up form and process for enrolling into the Moving Ahead Program.</li> <li>The CHA employs two Family Self-Sufficiency Coordinators serving CHA assisted households. There are currently 135 families participating in the Family Self-Sufficiency program.</li> </ul> <p><b>PHA Goal: Promote organizational policies to increase efficiency and capacity of CHA operations.</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>In FY 2023, CHA implemented a new website.</li> <li>In FY 2023, CHA leadership conducted an all staff training for conflict of interest and procurement.</li> </ul>
<p><b>B.4.</b></p>	<p><b>Capital Improvements.</b> 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>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></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:</p> <p><b>Finding 2022-001 Significant Deficiency:</b> Special Reporting - Compliance and Control Finding  ALN 14.871 and 14.879 - Housing Voucher Cluster: Section 8 Housing Choice Vouchers  <b>Federal Agency:</b> U.S. Department of Housing and Urban Development (HUD)  <b>Pass-Through Entity:</b> N/A - Direct Award  <b>Criteria Or Specific Requirement:</b> HUD requires Public Housing Authorities (PHA) to submit a Form HUD-50058 each time a family ends participation in the program or moves out of the PHA’s jurisdiction under portability within 60 days of the participants termination or exit of the program.  <b>Condition:</b> The Authority did not submit the required form within the designated timeframe, nor did the existing control operate as intended to prevent the error from occurring.  <b>Cause:</b> The control in place did not ensure timely submission of the HUD-50058.  <b>Effect:</b> The possibility exists that noncompliance with federal requirements could go undetected regarding compliance relating to direct and material compliance requirements.  <b>Questioned Costs:</b> None.  <b>Context:</b> One of the 40 participants selected for testing did not have the HUD-50058 submitted within the required 60-day timeframe.  <b>Identification As A Repeat Finding:</b> Not applicable.  <b>Recommendation:</b> We recommend that management evaluate their existing control over the timely submission of the HUD-50058 upon a participant’s exit of the program and consider implementing additional controls such as a review of a schedule of participants who exited the program monthly, to ensure the all required submissions to HUD take place on time.  <b>Views Of Responsible Officials:</b> Management has developed a tracking chart to track submission of the HUD-50058 for participants exiting the program that will be monitored monthly.</p>
<p><b>C.</b></p>	<p><b>Other Document and/or Certification Requirements.</b></p>
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></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>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p>

	<p><a href="#">Form HUD-50077-SL</a>, <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><b>C.3</b></p>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><i>Form 50077-ST-HCV-HP, 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>		
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> 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><b>D.</b></p>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>		
<p><b>D.1</b></p>	<p><b>Affirmatively Furthering Fair Housing.</b></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="180 968 1455 1415"> <tr> <td data-bbox="180 968 440 1003"><b>Fair Housing Goal:</b></td> <td data-bbox="440 968 1455 1415"></td> </tr> </table>	<b>Fair Housing Goal:</b>	
<b>Fair Housing Goal:</b>			





## Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

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

### **FY 2024-2028 5-Year PHA Plan and Annual Plan**

**January 1, 2024 – December 31, 2024**

## **Certification Attachments**

1. Form HUD-50077-ST-HCV-HP, PHA Certification of Compliance with Plans and Related Regulations
2. Resident Advisory Board (RAB) Comments
3. Form HUD-5007-SL, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
4. Form HUD-50071, Certification of Payments to Influence Federal Transactions
5. Challenged Elements
6. Deconcentration of Poverty Policy
7. Drug Free Workplace Certification
8. Violence Against Women Act (VAWA) Compliance





**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**OMB No. 2577-0226**  
**Expires 3/31/2024**

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the   X   5-Year and/or   X   Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning   FY2024  , in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Columbia\_\_\_\_  
 PHA Name

MO007\_\_\_\_\_  
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2024

5-Year PHA Plan for Fiscal Years 2024 - 2028

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director	Randall Cole	Name Board Chairman	Bob Hutton
Signature	Date	Signature	Date

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.



**Civil Rights Certification**  
***(Qualified PHAs)***

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 3/31/2024

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 2024 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Housing Authority of the City of Columbia, MO

MO007

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Randy Cole

Name of Board Chairperson: Bob Hutton

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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.





# Resident Advisory Board Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia, MO 65203  
Office: (573) 443-2556 ♦ TTY: (573) 875-5161 ♦ Fax Line: (573) 443-0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

## Resident Advisory Board Comments

### Regarding the CHA FY 2024 Annual Plan and the FY 2024-2028 Five-Year Plan

The Resident Advisory Board (RAB) met on September 28, 2023, to review the CHA FY2024 Annual Plan and Five-Year Plan. CHA staff provided an overview of both plans and provided an in-depth review of the 5-Year Plan Goals and planned organizational activities. CHA staff also provided an overview of CHA's overall organization and budget.

RAB members asked questions as it pertained to redevelopment efforts and plans for additional Safety Department capacity. RAB members were also in agreement with the plans as submitted and were supportive of the 5-Year goals. RAB members voiced support to renovate CHA's remaining units of public housing, and the need for more affordable housing.

Attested,

\_\_\_\_\_  
President, CHA Resident Advisory Board Officer

Max Wilkey

“It is the mission of the CHA Resident Advisory Board to facilitate positive communication and understanding among residents and administrators of CHA in order to create opportunities to continually improve affordable housing and the environment of the community.”







## Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

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

September 20, 2023

**To:** De'Carlton Seewood

**From:** Randy Cole

**Subject:** Columbia Housing Authority 5-Year PHA Plan and Annual Plan Certificate of Consistency with the City of Columbia Consolidated Plan

The Columbia Housing Authority (CHA) is required to submit a rolling 5-Year PHA Plan and Annual Plan describing the goals and activities of the Columbia Housing Authority. The plan also requires PHA's to describe any changes in admissions policies or significant changes to organizational operations. PHA's are required to also obtain a "Certificate of Consistency" from its local jurisdiction's Consolidated Plan. This packet contains CHA's draft FY 2024-2028 PHA Plan and Annual Plan. CHA requests a review and signature of the "Certificate of Consistency" to ensure CHA meets HUD requirements for submitting its plan. Electronic Signature is acceptable.

Thank you for your support and assistance.

Randy Cole

Chief Executive Officer

Columbia Housing Authority



**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, De'Carlton Seewood, the City Manager  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2024-2028 and/or Annual PHA Plan for  
fiscal year 2024 of the Housing Authority of the City of Columbia is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Columbia  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

The PHA includes activities and goals that are identified within the City of Columbia's 2020-2024  
Consolidated Plan, as well as its Analysis of Impediments to Fair Housing Choice, Fair Housing  
Task Force Report.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will  
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:

De'Carlton Seewood

Title:

City Manager

Signature:

[Handwritten Signature]

Date:

9-25-23

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. This information is collected to  
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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  
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## Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

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

October 4, 2023

# Challenged Elements

There are no challenged elements of the FY 2024 PHA Annual Plan or the 2024-2028 Five-Year Plan.

Attested to by:

Randy Cole, CEO  
Columbia Housing Authority



## **Units Designated for Elderly or Disabled Families [24 CFR 945]**

The PHA may designate projects or portions of a public housing project specifically for elderly or disabled families. The PHA must have a HUD-approved allocation plan before the designation may take place.

Among the designated developments, the PHA must also apply any preferences that it has established. If there are not enough elderly families to occupy the units in a designated elderly development, the PHA may allow near-elderly families to occupy the units [24 CFR 945.303(c)(1)]. Near-elderly family means a family whose head, spouse, or cohead is at least 50 years old, but is less than 62 [24 CFR 5.403].

If there are an insufficient number of elderly families and near-elderly families for the units in a development designated for elderly families, the PHA must make available to all other families any unit that is ready for re-rental and has been vacant for more than 60 consecutive days [24 CFR 945.303(c)(2)].

The decision of any disabled family or elderly family not to occupy or accept occupancy in designated housing shall not have an adverse affect on their admission or continued occupancy in public housing or their position on or placement on the waiting list. However, this protection does not apply to any family who refuses to occupy or accept occupancy in designated housing because of the race, color, religion, sex, disability, familial status, or national origin of the occupants of the designated housing or the surrounding area [24 CFR 945.303(d)(1) and (2)].

This protection does apply to an elderly family or disabled family that declines to accept occupancy, respectively, in a designated project for elderly families or for disabled families, and requests occupancy in a general occupancy project or in a mixed population project [24 CFR 945.303(d)(3)].

### PHA Policy

The PHA has designated housing. The PHA developments with designated housing are as follows:

Paquin Tower at 1201 Paquin Street, Columbia, Missouri – Mixed Population (Elderly and Persons with Disabilities).

Oak Towers at 700 N Garth Avenue, Columbia, Missouri – Elderly & Near Elderly

## **Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]**

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or

developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].



### ***Steps for Implementation [24 CFR 903.2(c)(1)]***

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

#### **PHA Policy**

The PHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

#### **PHA Policy**

The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR

- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

#### PHA Policy

For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:

*Increase advertising in local media*

*Monitor waiting list closely*

*Conduct outreach through area social service agencies by in-services and communication through PHA staff*

*Promote marketing of PHA's public housing developments*

#### **Order of Selection [24 CFR 960.206(e)]**

The PHA system of preferences may select families either according to the date and time of application or by a random selection process.

#### PHA Policy

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the PHA.

When selecting applicants from the waiting list, the PHA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. The PHA will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and PHA policy.

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Columbia

Program/Activity Receiving Federal Grant Funding

Capital Fund; Operating Subsidy; PHA Plans

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

**2. Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

All public housing developments located in City of Columbia, Boone County, Missouri.

AMP1-MO007-1,2,3 Downtown sites/Park Ave., North fifth, Fisher Walkway, Moore Walkway, Providence Walkway, Trinity Place, Boone Drive, and Switzler Streets.

All RAD converted housing units located in the City of Columbia, Boone County, Missouri.

Oak Towers, 700 North Garth (formerly MO007-4, Bear Creek, Elleta Boulevard (formerly MO007-5), Paquin Tower, 1201 Paquin Street (formerly MO007-7), Stuart Parker Apts. (formerly MO007-1), Bryant Walkway Apts., Allen St., Park Ave., Bryant St. and Bryant Walkway, & Bryant Walkway II Apts.-LaSalle Pl. & Pendleton Walkway. (formerly MO007-3).

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Randall Cole

Title

Chief Executive Officer

Signature

X

Date





# Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

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

## **Violence Against Women Act (VAWA)**

CHA Goals and Objectives; Programs and Activities; and Policies

### **CHA Goals and Objectives**

It is the goal of the CHA to provide for the health and safety of all residents and to act quickly to respond to all acts of violence occurring within our neighborhoods. The CHA has the following goals in responding to domestic violence and violence against women:

- CHA Safety Staff will respond immediately to all reports of domestic violence and immediately notify Police, Public Housing Managers and Resident Services of such acts of violence and request appropriate protections and services.
- CHA Safety Staff, Housing Managers and Resident Services will work with the Police and True North (the local domestic violence shelter) to provide for the immediate safety and protection of any victim of domestic violence, dating violence, sexual assault or stalking and assist them with locating safe shelter, medical services, counseling services, and other health and social services.
- The CHA will act quickly to remove the violent offender/domestic violence perpetrator from CHA property through arrest, trespass warning, or eviction and use all legal methods (including lease bifurcation) to prevent the offender from future acts of violence toward their victim and other public housing residents.
- The CHA considers domestic violence as high priority transfer request and will make every effort to transfer a resident of public housing, Low-Income Housing Tax Credit/Project-Based Voucher (LIHTC/PBV) property, or HOME Program resident who is a confirmed victim of domestic violence as soon as possible to another appropriate housing unit in a safer location.
- The CHA will assist all Section 8 Housing Choice Voucher Program participants and others in CHA-administered tenant-based rental assistance programs who are confirmed victims of domestic violence (and willing to relocate) to move to other appropriate rental housing in a safer location as soon as possible, including utilizing portability vouchers where possible and/or appropriate.

### **CHA Programs and Activities**

- The CHA currently has a Memorandum of Understanding (MOU) with True North to mutually refer potential clients to each other. CHA utilizes a variety of housing assistance programs to best meet the needs of clients needing housing with supportive services, including Continuum of Care housing vouchers and Project-Based housing vouchers. True North provides supportive services to clients desiring domestic violence therapy and advocacy supports.
- The CHA has an informal referral agreement with True North for intake, assessment and service referral of all residents living in CHA properties (public housing & LIHTC/PBV), HOME Program residents and Section 8 tenants who report being victims of domestic violence, dating violence, sexual assault or stalking, utilizing the 5380 form or other third party documentation.
- CHA Resident Services provides immediate assistance and service referral to all victims of domestic

violence, dating violence, sexual assault or stalking by a licensed clinical social worker.

### **CHA Policies**

The CHA has completed a full review and revision of its Public Housing Admissions and Continued Occupancy Policy (ACOP), Public & LIHTC/PBV Housing Leases, and Section 8 Housing Choice Voucher Program Administrative Plan.

**The CHA Admissions and Continued Occupancy Policy (ACOP)** provides for Public Housing residents who are victims of domestic violence, dating violence, sexual assault or stalking to be considered as high priority housing transfer requests based on the conditions listed below.

**Section 8 Housing Choice Voucher Program Administrative Plan** provides that Section 8 tenants and others in CHA administered Tenant-Based and Project-Based rental assistance programs, which are confirmed victims of domestic violence, dating violence, sexual assault or stalking, must also meet the conditions below to be considered as high priority transfer requests for their housing voucher to allow them to secure safer housing.

- The victim of domestic violence, dating violence, sexual assault or stalking may complete a HUD Form 5380 and name their abuser if it is safe to do so and known to the victim. If the victim chooses not to complete the HUD Form 5380, they may submit third party documentation regarding the incident.
- All victims of domestic violence, dating violence, sexual assault or stalking may go to True North for assessment and confirmation by The Women's Shelter that an act of domestic violence has occurred.

**The CHA Public Housing & LIHTC/PBV Leases** includes the following additional lease provisions to provide for the protection of victims of domestic violence:

The Landlord enforces the Lease in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA), which gives CHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." The Landlord will pursue all such terminations in accordance with the policies outlined in the ACOP, and as prescribed by HUD. The Resident agrees to abide by the VAWA policies.

**The CHA Public Housing Admissions and Continued Occupancy Policy (ACOP) and the CHA Housing Choice Voucher Administrative Plan (Admin)** provide the following VAWA protection:

### **PROHIBITION AGAINST TERMINATING TENANCY OF VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING**

The Violence against Women Reauthorization Act of 2013 (VAWA), provides that "criminal activity directly relating to domestic violence, dating violence, sexual assault or stalking, engaged in by a member of a tenant's household or any affiliated individual, shall not be cause for termination of the tenancy or occupancy rights, if the tenant or immediate family member of the tenant's family is the victim or threatened victim of that abuse." VAWA further provides that incidents of actual or threatened domestic violence, dating violence, or stalking may not be construed either as serious or repeated violations of the lease by the victim of such violence or as good cause for terminating the tenancy or occupancy rights of the victim of such violence.

VAWA does not limit the PHA's authority to terminate the tenancy of any tenant if the PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property.

Likewise, both programs offer similar VAWA protections. The following excerpt is from the Public Housing ACOP. Mirror language pertinent to the Section 8 Housing Choice Voucher program is found in the Administrative Plan.

### **Victim Documentation**

#### PHA Policy

When a tenant family is facing lease termination because of the actions of a tenant, household member, or affiliated individual and a tenant or immediate family member of the tenant's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, the PHA will require the individual to submit documentation affirming that claim.

The individual may satisfy the PHA's request by providing any one of the following three forms of documentation [24 CFR 5.2007(b)]:

- (1) A completed and signed HUD-approved certification form (HUD-5382, Certification of Domestic Violence, Dating Violence, or Stalking), which must include the name of the perpetrator only if the name of the perpetrator is safe to provide and is known to the victim
- (2) A federal, state, tribal, territorial, or local police report or court record
- (3) Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence, sexual assault or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; or a medical professional. Acceptable documentation also includes a record of an administrative agency, and documentation from a mental health professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

The PHA may not require third-party documentation (forms 2 and 3) in addition to certification (form 1), except as specified below under "Conflicting Documentation," nor may it require certification in addition to third-party documentation [VAWA final rule].

#### PHA Policy

Any request for documentation of domestic violence, dating violence, sexual assault or stalking will specify a deadline of 14 business days following receipt of the request, will describe the three forms of acceptable documentation, will provide explicit instructions on where and to whom the documentation must be submitted, and will state the consequences for failure to submit the documentation or request an extension in writing by the deadline.

The PHA may, in its discretion, extend the deadline for 10 business days. Any extension granted by the PHA will be in writing.

The PHA also reserves the right to waive these victim verification requirements and accept only a self-certification from the victim if the PHA deems the victim's life to be in imminent danger.

Once a victim has completed certification requirements, the PHA will continue to assist the victim and may use bifurcation as a tool to remove a perpetrator from assistance. Owners will be notified of their legal obligation to continue housing the victim, while using lease bifurcation to remove the perpetrator from a unit. The PHA will make all best efforts to work with victims of domestic violence before terminating the victim's assistance.

In extreme circumstances when the PHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's (including the victim's) tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

### **Terminating or Evicting a Perpetrator of Domestic Violence**

Although VAWA provides protection from termination for victims of domestic violence, it does not provide protection for perpetrators. In fact, VAWA gives the PHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." This authority supersedes any local, state, or other federal law to the contrary. However, if the PHA chooses to exercise this authority, it must follow any procedures prescribed by HUD or by applicable local, state, or federal law for eviction, lease termination, or termination of assistance [Pub.L. 109-271].

#### PHA Policy

When the actions of a tenant or other family member result in a determination by the PHA to terminate the family's lease and another family member claims that the actions involve criminal acts of physical violence against family members or others, the PHA will request that the victim submit the above required certification and supporting documentation in accordance with the stated time frame. If the certification and supporting documentation are submitted within the required time frame or any approved extension period, the PHA will either: a) bifurcate the lease in order to evict or terminate the occupancy rights of the perpetrator or b) require that the family provide documentation that the perpetrator is successfully undergoing rehabilitation or treatment. If the family elects the second option, the PHA will require the perpetrator to submit evidence of his or her current participation in counseling or other treatment. The documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation is progressing successfully. The victim and perpetrator must also sign or attest to the documentation. The documentation must be submitted within 10 days of the PHA's request.

If the PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant's tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's lease.

### **CHA Lease Termination Notice and Notice to Vacate**

The CHA Lease Termination Notice and Notice to Vacate includes the following language regarding the protections provided by VAWA:



The CHA enforces the Lease in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA), which gives CHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a Resident or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a Resident or lawful occupant." The CHA will pursue all such terminations in accordance with the policies outlined in the ACOP, and as prescribed by HUD. The Resident will abide by the VAWA policies.

When a Resident family is facing lease termination because of the actions of a Resident, household member, guest, or other person under the Resident's control and a Resident or immediate family member of the Resident's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, sexual assault or stalking, the PHA will require the individual to submit documentation affirming that claim.

The documentation must include two elements:

- A. A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking; and
- B. One of the following:
  1. A police or court record documenting the actual or threatened abuse; or
  2. A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The required certification and supporting documentation must be submitted to the PHA within 14 days after the individual claiming victim status receives a request for such certification.

The Resident understands that this Termination Notice is considered the request for any certification for VAWA purposes and that the 14 days are ended as of (insert date.)

The Resident must request the certification form prior to the 14-day deadline. This 14-day deadline may be extended at the PHA's discretion. If the individual does not provide the required certification and supporting documentation within 14 days, or the approved extension period, the PHA may proceed with assistance termination.

The PHA also reserves the right to waive these victim verification requirements and accept only a self-certification from the victim if the PHA deems the victim's life to be in imminent danger.

Once a victim has completed certification requirements, the PHA will continue to assist the victim and may use bifurcation as a tool to remove a perpetrator from assistance. The PHA will make all best efforts to work with victims of domestic violence before terminating the victim's assistance.

In extreme circumstances when the PHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's (including the victim's) tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

**PHA Confidentiality Requirements**

All information provided to the PHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared data base nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 4, 2023

Re: **Resolution 2932:** Approving the FY 2024 Columbia Housing Authority PHA Plan, 5-Year and Annual Plan

## Executive Summary

The Columbia Housing Authority is required to submit a PHA Plan consisting of a 5-Year Plan and the Annual Plan to qualify for annual programs funded through the U.S. Department of Housing and Urban Development. The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. Public Housing Authorities are also required to provide a 45-day notice for public input, input opportunities for the Columbia Housing Authority's Resident Advisory Board and hold a public hearing.

## Discussion

CHA staff advertised a public notice on August 20th, 2023, notifying the public and CHA residents that public comment will be accepted on the FY2024 PHA Plan at the CHA Board of Commissioner's October 4th meeting. This notice was advertised again on September 28, 2023. The PHA Plan is due 75 days prior to the commencement of a public housing authority's (PHA) fiscal year, which results in CHA's PHA Plan being due October 17, 2023.

Direct notice and drafts of the 5-year and Annual PHA Plans were also provided to CHA's Resident Advisory Board (RAB) members and a RAB meeting was held on September 28, 2023, to accept input on the draft 5-year and Annual PHA Plans. The CHA CEO presented a summary of purpose and requirements associated with the PHA Plan process, and presented specific updates to the PHA Plan for FY 2024. The CHA CEO also answered questions pertaining to items within both the 5-Year and Annual Plan and accepted feedback. RAB members were supportive of the draft plans and were supportive of CHA's efforts to renovate CHA's remaining public housing units and expand the number of affordable housing units. CHA residents also expressed a desire to expand CHA Safety Department capacity as part of longer-term development efforts.

Approval of the PHA 5-Year and Annual Plan also includes the approval of updates to the Public Housing Admissions and Continued Occupancy Plan (ACOP), updates to the Section 8 Housing Choice Voucher Administrative Plan. The attached resolution authorizes approval and submission of the PHA Plan to HUD.

## Suggested Commission Action

Approve the attached resolution authorizing the submission of CHA's FY 2024 PHA Plan.





# Housing Authority of the City of Columbia, Missouri

## Board Resolution

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### RESOLUTION #2932

**A Resolution to Approve the Submission of the PHA Annual Plan, Five-Year Plan, Updates to the CHA's Public Housing Admissions and Continued Occupancy Plan (ACOP), Updates to the CHA's Section 8 Housing Choice Voucher Administrative Plan and PHA Certifications of Compliance Statement For the Fiscal Year Beginning January 1, 2024 and Ending December 31, 2024 to the Department of Housing and Urban Development.**

WHEREAS, the Housing Quality and Work Responsibility Act of 1998 requires each housing authority to submit Public Housing Authority (PHA) Plans to the Department of Housing and Urban Development (HUD) on an annual basis; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, has developed an Annual Plan including for the fiscal year beginning January 1, 2024 and ending December 31, 2024; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, has developed a Five-Year Plan for the fiscal year beginning January 1, 2024 and ending December 31, 2028; and

WHEREAS, public notice regarding the availability of the proposed PHA Annual Plan for public review has been posted and advertised for the required 45-day public comment period; and

WHEREAS, the Resident Advisory Board of the housing authority has reviewed and provided comments on the PHA Annual Plan and PHA Five-Year Plan and corresponding updates to the Public Housing Admissions and Continued Occupancy Plan (ACOP) and Section 8 Housing Choice Voucher Administrative Plan; and

WHEREAS, a public hearing was held on October 4, 2023, to receive comments from residents and the general public; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri certifies that the housing authority is in compliance with the PHA Plan, Five-Year Plan and related regulations; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, does hereby adopt the Resolution approving the submission of the PHA Annual Plan, the PHA Five-Year Plan, Operating Fund Budgets, and PHA Certifications of Compliance Statement for the Fiscal Year beginning January 1, 2024 and ending December 31, 2024 to the Department of Housing and Urban Development, a copy of which is attached hereto and made a part hereof.

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Bob Hutton, Chair

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Randy Cole, Secretary

Adopted October 4, 2023



<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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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.

<b>900 A.</b>	<b>PHA Information.</b>																																				
<b>A.1</b>	<p><b>PHA Name:</b> Housing Authority of the City of Columbia, Missouri _____ <b>PHA Code:</b> MO007 _____</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 01/01/2024 _____</p> <p><b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> 2024-2028 _____</p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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><b>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.</b></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>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> 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><b>Integrity:</b> 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><b>Accountability:</b> We are responsible, committed, and answerable to each other, to those we serve and to those who have entrusted us with resources.</p> <p><b>Respect:</b> We have respect for CHA residents, CHA staff and community partners by giving dignity and value to all.</p> <p><b>Diversity, Equity, and Inclusion:</b> 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><b>Safety:</b> 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.**

- Attend and participate 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 local law enforcement, Fire, and EMS to quickly respond/investigate events on CHA properties.
- Make 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>B.3</b></p>	<p><b>Progress Report.</b> 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><b>PHA Goal: Renovate CHA’s remaining public housing and expand CHA’s affordable housing portfolio through additional development.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>PHA Goal: Expand the continuum of affordable housing services and partnerships with local organizations.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• In FY 2023, CHA conducted a training for all local Continuum of Care agencies regarding CHA voucher program policies and procedures.</li> </ul> <p><b>PHA Goal: Identify policies and procedures to ensure maximum utilization of CHA voucher programs and properties.</b></p> <ul style="list-style-type: none"> <li>• In FY 2023, CHA staff obtained a HUD waiver to increase to 120 fair market rents for voucher programs.</li> <li>• In FY 2023, CHA implemented a landlord incentive program for Emergency Housing Voucher (EHV) participating landlords.</li> <li>• In FY 2023, CHA staff conducted an annual review and update of its ACOP and Admin policies and plans.</li> <li>• In FY 2023, CHA held a landlord event in conjunction with its local continuum partners.</li> <li>• In FY 2023, CHA hired an additional PBV specialist to assist with compliance, relocation, and expansion of CHA portfolio.</li> <li>• In FY 2023, CHA leadership held a Maintenance Department round table with front line maintenance staff to assess how to further support their efforts.</li> </ul> <p><b>PHA Goal: Ensure CHA Safety Officers foster a safe and supportive environment for CHA housing units.</b></p> <ul style="list-style-type: none"> <li>• The CHA continues to employ three (3) full-time Safety Officers and one (1) part-time Safety Officer.</li> <li>• In FY 2023, CHA Safety staff updated CHA’s trespass list.</li> <li>• 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.</li> </ul> <p><b>PHA Goal: Promote and expand programs providing supportive and economic resources.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• In FY 2023, CHA staff implemented a web-based sign-up form and process for enrolling into the Moving Ahead Program.</li> <li>• The CHA employs two Family Self-Sufficiency Coordinators serving CHA assisted households. There are currently 135 families participating in the Family Self-Sufficiency program.</li> </ul> <p><b>PHA Goal: Promote organizational policies to increase efficiency and capacity of CHA operations.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• In FY 2023, CHA implemented a new website.</li> <li>• In FY 2023, CHA leadership conducted an all staff training for conflict of interest and procurement.</li> </ul>
<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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><b>C.</b></p>	<p><b>Other Document and/or Certification Requirements.</b></p>

<p><b>C.1</b></p>	<p><b>Significant Amendment or Modification.</b> 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"> <li>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;</li> <li>2. The transfer of funds in the Capital Fund Program from one line item to another within the same grant year budget;</li> <li>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.</li> <li>4. Policy changes resulting from HUD or other federal agency mandates, regulations, or directives; and</li> <li>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.</li> </ol>
<p><b>C.2</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></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><b>C.3</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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><b>C.4</b></p>	<p><b>Required Submission for HUD FO Review.</b></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>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
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**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.**

<b>Fair Housing Goal:</b>

<b>Fair Housing Goal:</b>

<b>Streamlined Annual PHA Plan</b> <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> <b>PHA Name:</b> Housing Authority of the City of Columbia, Missouri__ <b>PHA Code:</b> MO-007 _____  <b>PHA Type:</b> <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (01/2024): _____  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>120</u> _____ <b>Number of Housing Choice Vouchers (HCVs)</b> <u>2,018</u> <b>(Includes HCV, VASH, RAD PBV, EHV and Mainstream)</b>  <b>Total Combined</b> <u>2,018</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> 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> <b>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.</b> </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (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 remaining public housing units and replace them with new units under the RAD program. These actions include CHA’s Providence Walkway project, which consists of CHA’s remaining public housing units to undergo RAD conversion.

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

- The CHA has converted 597 Public Housing units under the RAD program. The CHA applied for Low-Income Housing Tax Credit (LIHTC) funding in the fall of 2023 to renovate or replace the final portion of its remaining 120 public housing units using the RAD program. If LIHTC funding is awarded, construction would be expected to start in 2025, through 2026 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 for 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 and include up to 6 additional project-based vouchers from its VASH voucher allocation to assist with providing additional availability of affordable housing for Veterans.

**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"> <li>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.</li> <li>In FY 2023, CHA staff implemented a web-based sign-up form and process for enrolling into the Moving Ahead Program.</li> <li>The CHA employs two Family Self-Sufficiency Coordinators serving CHA assisted households. There are currently 135 families participating in the Family Self-Sufficiency program.</li> </ul> <p><b>PHA Goal: Promote organizational policies to increase efficiency and capacity of CHA operations.</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>In FY 2023, CHA implemented a new website.</li> <li>In FY 2023, CHA leadership conducted an all staff training for conflict of interest and procurement.</li> </ul>
<p><b>B.4.</b></p>	<p><b>Capital Improvements.</b> 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>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></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:</p> <p><b>Finding 2022-001 Significant Deficiency:</b> Special Reporting - Compliance and Control Finding  ALN 14.871 and 14.879 - Housing Voucher Cluster: Section 8 Housing Choice Vouchers  <b>Federal Agency:</b> U.S. Department of Housing and Urban Development (HUD)  <b>Pass-Through Entity:</b> N/A - Direct Award  <b>Criteria Or Specific Requirement:</b> HUD requires Public Housing Authorities (PHA) to submit a Form HUD-50058 each time a family ends participation in the program or moves out of the PHA’s jurisdiction under portability within 60 days of the participants termination or exit of the program.  <b>Condition:</b> The Authority did not submit the required form within the designated timeframe, nor did the existing control operate as intended to prevent the error from occurring.  <b>Cause:</b> The control in place did not ensure timely submission of the HUD-50058.  <b>Effect:</b> The possibility exists that noncompliance with federal requirements could go undetected regarding compliance relating to direct and material compliance requirements.  <b>Questioned Costs:</b> None.  <b>Context:</b> One of the 40 participants selected for testing did not have the HUD-50058 submitted within the required 60-day timeframe.  <b>Identification As A Repeat Finding:</b> Not applicable.  <b>Recommendation:</b> We recommend that management evaluate their existing control over the timely submission of the HUD-50058 upon a participant’s exit of the program and consider implementing additional controls such as a review of a schedule of participants who exited the program monthly, to ensure the all required submissions to HUD take place on time.  <b>Views Of Responsible Officials:</b> Management has developed a tracking chart to track submission of the HUD-50058 for participants exiting the program that will be monitored monthly.</p>
<p><b>C.</b></p>	<p><b>Other Document and/or Certification Requirements.</b></p>
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></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>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p>



	<p><a href="#">Form HUD-50077-SL</a>, <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><b>C.3</b></p>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><i>Form 50077-ST-HCV-HP, 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>		
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> 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><b>D.</b></p>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>		
<p><b>D.1</b></p>	<p><b>Affirmatively Furthering Fair Housing.</b></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="180 968 1455 1415"> <tr> <td data-bbox="180 968 440 1003"><b>Fair Housing Goal:</b></td> <td data-bbox="440 968 1455 1415"></td> </tr> </table>	<b>Fair Housing Goal:</b>	
<b>Fair Housing Goal:</b>			





## Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

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

### **FY 2024-2028 5-Year PHA Plan and Annual Plan**

**January 1, 2024 – December 31, 2024**

## **Certification Attachments**

1. Form HUD-50077-ST-HCV-HP, PHA Certification of Compliance with Plans and Related Regulations
2. Resident Advisory Board (RAB) Comments
3. Form HUD-5007-SL, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
4. Form HUD-50071, Certification of Payments to Influence Federal Transactions
5. Challenged Elements
6. Deconcentration of Poverty Policy
7. Drug Free Workplace Certification
8. Violence Against Women Act (VAWA) Compliance



**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**OMB No. 2577-0226**  
**Expires 3/31/2024**

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the  X  5-Year and/or  X  Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning  FY2024 , in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD’s Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Columbia\_\_\_\_  
 PHA Name

MO007\_\_\_\_\_  
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2024

5-Year PHA Plan for Fiscal Years 2024 - 2028

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director	Randall Cole	Name Board Chairman	Bob Hutton
Signature	Date	Signature	Date

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.





**Civil Rights Certification**  
***(Qualified PHAs)***

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 3/31/2024

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 2024 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Housing Authority of the City of Columbia, MO

MO007

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Randy Cole

Name of Board Chairperson: Bob Hutton

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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.





# Resident Advisory Board Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia, MO 65203

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

## Resident Advisory Board Comments

### Regarding the CHA FY 2024 Annual Plan and the FY 2024-2028 Five-Year Plan

The Resident Advisory Board (RAB) met on September 28, 2023, to review the CHA FY2024 Annual Plan and Five-Year Plan. CHA staff provided an overview of both plans and provided an in-depth review of the 5-Year Plan Goals and planned organizational activities. CHA staff also provided an overview of CHA's overall organization and budget.

RAB members asked questions as it pertained to redevelopment efforts and plans for additional Safety Department capacity. RAB members were also in agreement with the plans as submitted and were supportive of the 5-Year goals. RAB members voiced support to renovate CHA's remaining units of public housing, and the need for more affordable housing.

Attested,

\_\_\_\_\_  
President, CHA Resident Advisory Board Officer

Max Wilkey

“It is the mission of the CHA Resident Advisory Board to facilitate positive communication and understanding among residents and administrators of CHA in order to create opportunities to continually improve affordable housing and the environment of the community.”





## Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

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

September 20, 2023

**To:** De'Carlton Seewood

**From:** Randy Cole

**Subject:** Columbia Housing Authority 5-Year PHA Plan and Annual Plan Certificate of Consistency with the City of Columbia Consolidated Plan

The Columbia Housing Authority (CHA) is required to submit a rolling 5-Year PHA Plan and Annual Plan describing the goals and activities of the Columbia Housing Authority. The plan also requires PHA's to describe any changes in admissions policies or significant changes to organizational operations. PHA's are required to also obtain a "Certificate of Consistency" from its local jurisdiction's Consolidated Plan. This packet contains CHA's draft FY 2024-2028 PHA Plan and Annual Plan. CHA requests a review and signature of the "Certificate of Consistency" to ensure CHA meets HUD requirements for submitting its plan. Electronic Signature is acceptable.

Thank you for your support and assistance.

Randy Cole

Chief Executive Officer

Columbia Housing Authority



**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, De'Carlton Seewood, the City Manager  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2024-2028 and/or Annual PHA Plan for  
fiscal year 2024 of the Housing Authority of the City of Columbia is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Columbia  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

The PHA includes activities and goals that are identified within the City of Columbia's 2020-2024  
Consolidated Plan, as well as its Analysis of Impediments to Fair Housing Choice, Fair Housing  
Task Force Report.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will  
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:

De'Carlton Seewood

Title:

City Manager

Signature:

[Handwritten Signature]

Date:

9-25-23

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. This information is collected to  
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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  
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## Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

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

October 4, 2023

# Challenged Elements

There are no challenged elements of the FY 2024 PHA Annual Plan or the 2024-2028 Five-Year Plan.

Attested to by:

Randy Cole, CEO  
Columbia Housing Authority



## **Units Designated for Elderly or Disabled Families [24 CFR 945]**

The PHA may designate projects or portions of a public housing project specifically for elderly or disabled families. The PHA must have a HUD-approved allocation plan before the designation may take place.

Among the designated developments, the PHA must also apply any preferences that it has established. If there are not enough elderly families to occupy the units in a designated elderly development, the PHA may allow near-elderly families to occupy the units [24 CFR 945.303(c)(1)]. Near-elderly family means a family whose head, spouse, or cohead is at least 50 years old, but is less than 62 [24 CFR 5.403].

If there are an insufficient number of elderly families and near-elderly families for the units in a development designated for elderly families, the PHA must make available to all other families any unit that is ready for re-rental and has been vacant for more than 60 consecutive days [24 CFR 945.303(c)(2)].

The decision of any disabled family or elderly family not to occupy or accept occupancy in designated housing shall not have an adverse affect on their admission or continued occupancy in public housing or their position on or placement on the waiting list. However, this protection does not apply to any family who refuses to occupy or accept occupancy in designated housing because of the race, color, religion, sex, disability, familial status, or national origin of the occupants of the designated housing or the surrounding area [24 CFR 945.303(d)(1) and (2)].

This protection does apply to an elderly family or disabled family that declines to accept occupancy, respectively, in a designated project for elderly families or for disabled families, and requests occupancy in a general occupancy project or in a mixed population project [24 CFR 945.303(d)(3)].

### PHA Policy

The PHA has designated housing. The PHA developments with designated housing are as follows:

Paquin Tower at 1201 Paquin Street, Columbia, Missouri – Mixed Population (Elderly and Persons with Disabilities).

Oak Towers at 700 N Garth Avenue, Columbia, Missouri – Elderly & Near Elderly

## **Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]**

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or

developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

### ***Steps for Implementation [24 CFR 903.2(c)(1)]***

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

#### **PHA Policy**

The PHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

#### **PHA Policy**

The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR

- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

#### PHA Policy

For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:

*Increase advertising in local media*

*Monitor waiting list closely*

*Conduct outreach through area social service agencies by in-services and communication through PHA staff*

*Promote marketing of PHA's public housing developments*

#### **Order of Selection [24 CFR 960.206(e)]**

The PHA system of preferences may select families either according to the date and time of application or by a random selection process.

#### PHA Policy

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the PHA.

When selecting applicants from the waiting list, the PHA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. The PHA will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and PHA policy.

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Columbia

Program/Activity Receiving Federal Grant Funding

Capital Fund; Operating Subsidy; PHA Plans

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

**2. Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

All public housing developments located in City of Columbia, Boone County, Missouri.

AMP1-MO007-1,2,3 Downtown sites/Park Ave., North fifth, Fisher Walkway, Moore Walkway, Providence Walkway, Trinity Place, Boone Drive, and Switzler Streets.

All RAD converted housing units located in the City of Columbia, Boone County, Missouri.

Oak Towers, 700 North Garth (formerly MO007-4, Bear Creek, Elleta Boulevard (formerly MO007-5), Paquin Tower, 1201 Paquin Street (formerly MO007-7), Stuart Parker Apts. (formerly MO007-1), Bryant Walkway Apts., Allen St., Park Ave., Bryant St. and Bryant Walkway, & Bryant Walkway II Apts.-LaSalle Pl. & Pendleton Walkway. (formerly MO007-3).

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Randall Cole

Title

Chief Executive Officer

Signature

X

Date







# Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

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

## **Violence Against Women Act (VAWA)**

CHA Goals and Objectives; Programs and Activities; and Policies

### **CHA Goals and Objectives**

It is the goal of the CHA to provide for the health and safety of all residents and to act quickly to respond to all acts of violence occurring within our neighborhoods. The CHA has the following goals in responding to domestic violence and violence against women:

- CHA Safety Staff will respond immediately to all reports of domestic violence and immediately notify Police, Public Housing Managers and Resident Services of such acts of violence and request appropriate protections and services.
- CHA Safety Staff, Housing Managers and Resident Services will work with the Police and True North (the local domestic violence shelter) to provide for the immediate safety and protection of any victim of domestic violence, dating violence, sexual assault or stalking and assist them with locating safe shelter, medical services, counseling services, and other health and social services.
- The CHA will act quickly to remove the violent offender/domestic violence perpetrator from CHA property through arrest, trespass warning, or eviction and use all legal methods (including lease bifurcation) to prevent the offender from future acts of violence toward their victim and other public housing residents.
- The CHA considers domestic violence as high priority transfer request and will make every effort to transfer a resident of public housing, Low-Income Housing Tax Credit/Project-Based Voucher (LIHTC/PBV) property, or HOME Program resident who is a confirmed victim of domestic violence as soon as possible to another appropriate housing unit in a safer location.
- The CHA will assist all Section 8 Housing Choice Voucher Program participants and others in CHA-administered tenant-based rental assistance programs who are confirmed victims of domestic violence (and willing to relocate) to move to other appropriate rental housing in a safer location as soon as possible, including utilizing portability vouchers where possible and/or appropriate.

### **CHA Programs and Activities**

- The CHA currently has a Memorandum of Understanding (MOU) with True North to mutually refer potential clients to each other. CHA utilizes a variety of housing assistance programs to best meet the needs of clients needing housing with supportive services, including Continuum of Care housing vouchers and Project-Based housing vouchers. True North provides supportive services to clients desiring domestic violence therapy and advocacy supports.
- The CHA has an informal referral agreement with True North for intake, assessment and service referral of all residents living in CHA properties (public housing & LIHTC/PBV), HOME Program residents and Section 8 tenants who report being victims of domestic violence, dating violence, sexual assault or stalking, utilizing the 5380 form or other third party documentation.
- CHA Resident Services provides immediate assistance and service referral to all victims of domestic

violence, dating violence, sexual assault or stalking by a licensed clinical social worker.

### **CHA Policies**

The CHA has completed a full review and revision of its Public Housing Admissions and Continued Occupancy Policy (ACOP), Public & LIHTC/PBV Housing Leases, and Section 8 Housing Choice Voucher Program Administrative Plan.

**The CHA Admissions and Continued Occupancy Policy (ACOP)** provides for Public Housing residents who are victims of domestic violence, dating violence, sexual assault or stalking to be considered as high priority housing transfer requests based on the conditions listed below.

**Section 8 Housing Choice Voucher Program Administrative Plan** provides that Section 8 tenants and others in CHA administered Tenant-Based and Project-Based rental assistance programs, which are confirmed victims of domestic violence, dating violence, sexual assault or stalking, must also meet the conditions below to be considered as high priority transfer requests for their housing voucher to allow them to secure safer housing.

- The victim of domestic violence, dating violence, sexual assault or stalking may complete a HUD Form 5380 and name their abuser if it is safe to do so and known to the victim. If the victim chooses not to complete the HUD Form 5380, they may submit third party documentation regarding the incident.
- All victims of domestic violence, dating violence, sexual assault or stalking may go to True North for assessment and confirmation by The Women's Shelter that an act of domestic violence has occurred.

**The CHA Public Housing & LIHTC/PBV Leases** includes the following additional lease provisions to provide for the protection of victims of domestic violence:

The Landlord enforces the Lease in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA), which gives CHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." The Landlord will pursue all such terminations in accordance with the policies outlined in the ACOP, and as prescribed by HUD. The Resident agrees to abide by the VAWA policies.

**The CHA Public Housing Admissions and Continued Occupancy Policy (ACOP) and the CHA Housing Choice Voucher Administrative Plan (Admin)** provide the following VAWA protection:

### **PROHIBITION AGAINST TERMINATING TENANCY OF VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING**

The Violence against Women Reauthorization Act of 2013 (VAWA), provides that "criminal activity directly relating to domestic violence, dating violence, sexual assault or stalking, engaged in by a member of a tenant's household or any affiliated individual, shall not be cause for termination of the tenancy or occupancy rights, if the tenant or immediate family member of the tenant's family is the victim or threatened victim of that abuse." VAWA further provides that incidents of actual or threatened domestic violence, dating violence, or stalking may not be construed either as serious or repeated violations of the lease by the victim of such violence or as good cause for terminating the tenancy or occupancy rights of the victim of such violence.

VAWA does not limit the PHA's authority to terminate the tenancy of any tenant if the PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property.

Likewise, both programs offer similar VAWA protections. The following excerpt is from the Public Housing ACOP. Mirror language pertinent to the Section 8 Housing Choice Voucher program is found in the Administrative Plan.

### **Victim Documentation**

#### PHA Policy

When a tenant family is facing lease termination because of the actions of a tenant, household member, or affiliated individual and a tenant or immediate family member of the tenant's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, the PHA will require the individual to submit documentation affirming that claim.

The individual may satisfy the PHA's request by providing any one of the following three forms of documentation [24 CFR 5.2007(b)]:

- (1) A completed and signed HUD-approved certification form (HUD-5382, Certification of Domestic Violence, Dating Violence, or Stalking), which must include the name of the perpetrator only if the name of the perpetrator is safe to provide and is known to the victim
- (2) A federal, state, tribal, territorial, or local police report or court record
- (3) Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence, sexual assault or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; or a medical professional. Acceptable documentation also includes a record of an administrative agency, and documentation from a mental health professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

The PHA may not require third-party documentation (forms 2 and 3) in addition to certification (form 1), except as specified below under "Conflicting Documentation," nor may it require certification in addition to third-party documentation [VAWA final rule].

#### PHA Policy

Any request for documentation of domestic violence, dating violence, sexual assault or stalking will specify a deadline of 14 business days following receipt of the request, will describe the three forms of acceptable documentation, will provide explicit instructions on where and to whom the documentation must be submitted, and will state the consequences for failure to submit the documentation or request an extension in writing by the deadline.

The PHA may, in its discretion, extend the deadline for 10 business days. Any extension granted by the PHA will be in writing.

The PHA also reserves the right to waive these victim verification requirements and accept only a self-certification from the victim if the PHA deems the victim's life to be in imminent danger.

Once a victim has completed certification requirements, the PHA will continue to assist the victim and may use bifurcation as a tool to remove a perpetrator from assistance. Owners will be notified of their legal obligation to continue housing the victim, while using lease bifurcation to remove the perpetrator from a unit. The PHA will make all best efforts to work with victims of domestic violence before terminating the victim's assistance.

In extreme circumstances when the PHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's (including the victim's) tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

### **Terminating or Evicting a Perpetrator of Domestic Violence**

Although VAWA provides protection from termination for victims of domestic violence, it does not provide protection for perpetrators. In fact, VAWA gives the PHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." This authority supersedes any local, state, or other federal law to the contrary. However, if the PHA chooses to exercise this authority, it must follow any procedures prescribed by HUD or by applicable local, state, or federal law for eviction, lease termination, or termination of assistance [Pub.L. 109-271].

#### PHA Policy

When the actions of a tenant or other family member result in a determination by the PHA to terminate the family's lease and another family member claims that the actions involve criminal acts of physical violence against family members or others, the PHA will request that the victim submit the above required certification and supporting documentation in accordance with the stated time frame. If the certification and supporting documentation are submitted within the required time frame or any approved extension period, the PHA will either: a) bifurcate the lease in order to evict or terminate the occupancy rights of the perpetrator or b) require that the family provide documentation that the perpetrator is successfully undergoing rehabilitation or treatment. If the family elects the second option, the PHA will require the perpetrator to submit evidence of his or her current participation in counseling or other treatment. The documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation is progressing successfully. The victim and perpetrator must also sign or attest to the documentation. The documentation must be submitted within 10 days of the PHA's request.

If the PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant's tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's lease.

### **CHA Lease Termination Notice and Notice to Vacate**

The CHA Lease Termination Notice and Notice to Vacate includes the following language regarding the protections provided by VAWA:

The CHA enforces the Lease in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA), which gives CHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a Resident or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a Resident or lawful occupant." The CHA will pursue all such terminations in accordance with the policies outlined in the ACOP, and as prescribed by HUD. The Resident will abide by the VAWA policies.

When a Resident family is facing lease termination because of the actions of a Resident, household member, guest, or other person under the Resident's control and a Resident or immediate family member of the Resident's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, sexual assault or stalking, the PHA will require the individual to submit documentation affirming that claim.

The documentation must include two elements:

- A. A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking; and
- B. One of the following:
  1. A police or court record documenting the actual or threatened abuse; or
  2. A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The required certification and supporting documentation must be submitted to the PHA within 14 days after the individual claiming victim status receives a request for such certification.

The Resident understands that this Termination Notice is considered the request for any certification for VAWA purposes and that the 14 days are ended as of (insert date.)

The Resident must request the certification form prior to the 14-day deadline. This 14-day deadline may be extended at the PHA's discretion. If the individual does not provide the required certification and supporting documentation within 14 days, or the approved extension period, the PHA may proceed with assistance termination.

The PHA also reserves the right to waive these victim verification requirements and accept only a self-certification from the victim if the PHA deems the victim's life to be in imminent danger.

Once a victim has completed certification requirements, the PHA will continue to assist the victim and may use bifurcation as a tool to remove a perpetrator from assistance. The PHA will make all best efforts to work with victims of domestic violence before terminating the victim's assistance.

In extreme circumstances when the PHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's (including the victim's) tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

**PHA Confidentiality Requirements**

All information provided to the PHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared data base nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 4, 2023

Re: August 2023 Unaudited Financial Reports

## Executive Summary

### Financial Highlights for YTD August 2023

- Total LIHTC YTD revenues are \$3,110,156 exceeding budget by \$84,552
- Total LIHTC YTD Cash Flow is \$614,720 exceeding budget by \$119,140
- AMP 1 (Public Housing)
  - Operating subsidy \$18K greater than budget; Capital fund \$146K under budget
  - Investment income \$39K greater than budget; Tenant revenue \$27K under budget
  - Net Gain is \$271K exceeding budget by \$27K
- HCV (Voucher Programs)
  - Total HCV Revenues are \$7,473,262 under budget by \$571,008
  - Total HCV Expenses are \$7,409,519 under budget by \$617,617
  - Actual revenue over expenses is \$63,743

## Monthly Financial Highlight

The combined LIHTC properties are yielding good cash flow for FYE 2023. In this meeting and subsequent board meetings, we will be focusing on our cash position and financial health of different parts of the Columbia Housing Authority.

Total LIHTC	Year to Date	Budget	Variance	Percent of Variance
<i>Total Revenue</i>	3,110,156	3,025,604	84,552	2.8%
Total Operating - Administrative	597,041	610,995	(13,954)	-2.3%
Total Tenant Services	143,101	112,302	(38,947)	-34.7%
Total Utilities	401,670	367,545	34,125	9.3%
Total Maintenance	729,172	675,377	53,794	8.0%
Total Protective Services	7,550	8,146	(596)	-7.3%
Total Insurance Premiums	172,467	171,472	995	0.6%
Total Other General Expenses	142,615	112,971	29,644	26.2%
Total Interest Expense and Amortization Cost	636,925	597,609	39,316	6.6%
<i>Total Operating Expenses</i>	2,830,540	2,733,765	96,775	3.5%
Excess of Operating Revenue over Operating Expenses	279,616	291,839	(12,223)	-4.2%
<i>Total Expenses</i>	4,107,996	4,070,226	37,770	0.9%
<i>Net Gain (Loss)</i>	(997,840)	(1,044,622)	46,782	-4.5%
Interest on seller financing and loan amortization	389,940	260,128	129,812	49.9%
Depreciation Expense	1,222,620	1,279,804	(57,184)	-4.5%
<b>Cash Flow</b>	<b>614,720</b>	<b>495,310</b>	<b>119,410</b>	<b>24.1%</b>

## Recommended Commission Action

Read and review report.







## Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

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

# MONTHLY FINANCIAL STATEMENTS

*(unaudited)*

## August 31, 2023

Fiscal Year End  
December 2023  
Month 8 of 12

as submitted by:

Tim Koske, Chief Financial Officer  
Housing Authority of the City of Columbia, MO

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**Housing Choice Voucher Program**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
HUD PHA Operating Grants - HAP	\$ 933,071	\$ 886,813	\$ 46,258	\$ 6,597,391	\$ 7,094,505	(497,114)	-7%
HUD Admin Fees Earned	102,945	99,158	3,787	856,247	793,261	62,985	8%
<b>Total Fee Revenue</b>	<b>1,036,016</b>	<b>985,971</b>	<b>50,045</b>	<b>7,453,638</b>	<b>7,887,767</b>	<b>(434,129)</b>	<b>-6%</b>
Investment Income - Unrestricted	2,384	417	1,967	17,134	3,335	13,799	414%
Fraud Recovery - HAP	120	100	20	1,931	800	1,131	0%
Fraud Recovery - Admin	-	100	(100)	560	800	(241)	0%
Other Revenue	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>\$ 1,038,519</b>	<b>\$ 986,588</b>	<b>\$ 51,932</b>	<b>\$ 7,473,262</b>	<b>\$ 7,892,701</b>	<b>\$ (419,439)</b>	<b>-5%</b>
Administrative Salaries	32,768	27,863	4,905	232,069	222,905	9,164	4%
Auditing Fees	-	3,333	(3,333)	24,272	26,667	(2,395)	-9%
Management Fee	19,584	20,728	(1,144)	157,536	165,823	(8,287)	-5%
Book-keeping Fee	12,240	12,955	(715)	98,460	103,639	(5,179)	-5%
Advertising and Marketing	-	42	(42)	-	333	(333)	-100%
Employee Benefit contributions - Administrative	6,557	9,320	(2,762)	59,541	74,557	(15,015)	-20%
Office Expenses	6,176	4,842	1,333	62,889	38,737	24,152	62%
Training & Travel	-	367	(367)	1,325	2,933	(1,608)	-55%
Other Administrative Expenses	22,509	7,336	15,173	78,630	58,691	19,940	34%
<b>Total Operating - Administrative</b>	<b>99,834</b>	<b>86,786</b>	<b>13,048</b>	<b>714,723</b>	<b>694,285</b>	<b>20,438</b>	<b>3%</b>
Total Tenant Services	414	-	414	2,104	-	2,104	
Total Utilities	1,050	862	188	7,146	6,894	252	4%
Bldg. Maintenance	1,149	1,367	(218)	10,695	10,939	(243)	-2%
Insurance Premiums	1,388	1,182	206	10,443	9,459	984	10%
Other General Expenses	5,035	551	4,484	12,389	4,407	7,982	181%
<b>Total Operating Expenses</b>	<b>\$ 108,869</b>	<b>\$ 90,748</b>	<b>\$ 18,121</b>	<b>\$ 757,501</b>	<b>\$ 725,983</b>	<b>\$ 31,517</b>	<b>4%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 929,650</b>	<b>\$ 895,840</b>	<b>\$ 33,811</b>	<b>\$ 6,715,761</b>	<b>\$ 7,166,718</b>	<b>\$ (450,957)</b>	<b>-6%</b>
Homeownership	3,930	4,236	(306)	31,195	33,888	(2,693)	-8%
Portable Housing Assistance Payments	18,388	9,450	8,938	154,959	75,600	79,359	105%
S8 FSS Payments	15,132	12,167	2,966	88,942	97,333	(8,391)	-9%
VASH Housing Assistance Payments	56,550	62,430	(5,880)	442,084	499,440	(57,356)	-11%
All Other Vouchers Housing Assistance Payments	754,381	807,035	(52,654)	5,921,232	6,456,277	(535,045)	-8%
<b>Total Housing Assistance Payments</b>	<b>848,381</b>	<b>895,317</b>	<b>(46,936)</b>	<b>6,638,412</b>	<b>7,162,539</b>	<b>(524,126)</b>	<b>-7%</b>
Depreciation Expense	1,701	1,701	-	13,605	13,605	-	
<b>Total Expenses</b>	<b>\$ 958,951</b>	<b>\$ 987,766</b>	<b>\$ (28,815)</b>	<b>\$ 7,409,518</b>	<b>\$ 7,902,127</b>	<b>\$ (492,609)</b>	<b>-6%</b>
<b>Net Gain (Loss)</b>	<b>\$ 79,568</b>	<b>\$ (1,179)</b>	<b>\$ 80,747</b>	<b>\$ 63,744</b>	<b>\$ (9,426)</b>	<b>\$ 73,170</b>	<b>-776%</b>

**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 35,747	\$ 26,836	\$ 8,912	\$ 281,040	\$ 214,685	\$ 66,356	31%
Vacancy Loss	(5,385)	(1,427)	(3,959)	(36,869)	(11,414)	(25,455)	223%
Net Tenant Rental Revenue	30,362	25,409	4,953	244,171	203,271	40,900	20%
Tenant Revenue - Other	817	799	18	3,557	6,394	(2,837)	-44%
<b>Total Tenant Revenue</b>	<b>31,179</b>	<b>26,208</b>	<b>4,971</b>	<b>247,728</b>	<b>209,665</b>	<b>38,063</b>	<b>18%</b>
HUD PHA Operating Grants	42,149	38,517	3,632	325,927	308,133	17,794	6%
Capital Fund Grants	3,250	28,363	(25,113)	309,574	226,907	82,667	36%
<b>Total Grant Revenue</b>	<b>45,399</b>	<b>66,880</b>	<b>(21,481)</b>	<b>635,501</b>	<b>535,039</b>	<b>100,462</b>	<b>19%</b>
Investment Income - Unrestricted	5,071	338	4,734	41,923	2,701	39,222	1452%
Fraud Recovery	-	-	-	-	-	-	0%
Other Revenue	1,373	4,338	(2,965)	22,970	34,700	(11,730)	-34%
<b>Total Revenue</b>	<b>\$ 83,022</b>	<b>\$ 97,763</b>	<b>\$ (14,741)</b>	<b>\$ 960,296</b>	<b>\$ 782,105</b>	<b>\$ 178,192</b>	<b>23%</b>
Administrative Salaries	3,799	5,001	(1,203)	38,561	40,011	(1,450)	-4%
Auditing Fees	-	400	(400)	2,130	3,200	(1,070)	-33%
Management Fee	5,440	5,524	(84)	47,219	44,195	3,024	7%
Book-keeping Fee	750	855	(105)	6,510	6,840	(330)	-5%
Advertising and Marketing	-	-	-	-	-	-	-
Employee Benefit contributions - Administrative	1,745	1,759	(14)	14,219	14,071	149	1%
Office Expenses	2,038	984	1,055	10,301	7,869	2,432	31%
Legal Expense	-	125	(125)	-	1,000	(1,000)	-100%
Training & Travel	-	333	(333)	-	2,667	(2,667)	-100%
Other	615	428	188	3,883	3,420	463	14%
<b>Total Operating - Administrative</b>	<b>14,387</b>	<b>15,409</b>	<b>(1,023)</b>	<b>122,823</b>	<b>123,273</b>	<b>(449)</b>	<b>0%</b>
Asset Management Fee	1,200	1,200	-	9,600	9,600	-	0%

**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**

Water	\$	2,376	\$	2,609	\$	(232)	\$	18,695	\$	20,871	\$	(2,176)	-10%
Electricity		3,493		1,310		2,183		13,987		10,481		3,505	33%
Gas		1,428		752		676		6,060		6,017		42	1%
Sewer		2,253		2,581		(328)		18,311		20,650		(2,339)	-11%
<b>Total Utilities</b>		<b>9,551</b>		<b>7,252</b>		<b>2,299</b>		<b>57,052</b>		<b>58,020</b>		<b>(967)</b>	-2%
Maintenance - Labor		17,093		18,118		(1,025)		121,027		144,947		(23,920)	-17%
Maintenance - Materials & Other		56		5,317		(5,261)		30,085		42,537		(12,452)	-29%
Maintenance and Operations Contracts		10,936		8,753		2,184		72,279		70,021		2,258	3%
Employee Benefit Contributions - Maintenance		4,264		5,774		(1,510)		32,918		46,188		(13,270)	-29%
<b>Total Maintenance</b>		<b>32,350</b>		<b>37,962</b>		<b>(5,612)</b>		<b>256,309</b>		<b>303,693</b>		<b>(47,384)</b>	-16%
<b>Total Protective Services</b>		<b>3,394</b>		<b>3,163</b>		<b>230</b>		<b>25,338</b>		<b>25,307</b>		<b>31</b>	0%
<b>Total Insurance Premiums</b>		<b>5,231</b>		<b>4,662</b>		<b>569</b>		<b>40,742</b>		<b>37,295</b>		<b>3,446</b>	9%
Other General Expenses		-		-		-		34,801		-		34,801	#DIV/0!
Payments in Lieu of Taxes		2,081		1,816		265		19,374		14,527		4,848	33%
Bad debt - Tenant Rents		(25)		393		(418)		90		3,146		(3,056)	-97%
<b>Total Other General Expenses</b>		<b>4,487</b>		<b>2,209</b>		<b>2,278</b>		<b>60,952</b>		<b>17,673</b>		<b>43,280</b>	245%
Interest on Notes Payable		(448)		226		(674)		1,426		1,811		(386)	-21%
<b>Total Operating Expenses</b>	\$	<b>70,603</b>	\$	<b>73,008</b>	\$	<b>(2,405)</b>	\$	<b>577,058</b>	\$	<b>584,063</b>	\$	<b>(7,005)</b>	-1%
<b>Excess of Operating Revenue over Operating Expen:</b>	\$	<b>12,420</b>	\$	<b>24,755</b>	\$	<b>(12,335)</b>	\$	<b>383,238</b>	\$	<b>198,042</b>	\$	<b>185,197</b>	94%
Extraordinary Maintenance		-		500		(500)		-		4,000		(4,000)	-100%
Depreciation Expense		13,982		13,875		107		111,854		111,000		854	1%
<b>Total Expenses</b>	\$	<b>84,584</b>	\$	<b>87,383</b>	\$	<b>(2,799)</b>	\$	<b>688,912</b>	\$	<b>699,063</b>	\$	<b>(10,151)</b>	-1%
<b>Net Gain (Loss)</b>	\$	<b>(1,562)</b>	\$	<b>10,380</b>	\$	<b>(11,942)</b>	\$	<b>271,384</b>	\$	<b>83,042</b>	\$	<b>188,343</b>	<b>227%</b>

**Stuart Parker Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 75,718	\$ 75,510	\$ 208	\$ 597,913	\$ 604,080	\$ (6,167)	-1%
Rental Subsidies	86,332	87,080	(748)	702,267	696,640	5,627	1%
Vacancy Loss	(4,587)	(3,658)	(928)	(30,270)	(29,267)	(1,003)	3%
Net Rental Revenue	157,463	158,932	(1,468)	1,269,910	1,271,453	(1,543)	0%
Tenant Revenue - Other	1,220	1,069	151	6,217	8,550	(2,333)	-27%
<b>Total Tenant Revenue</b>	<b>158,683</b>	<b>160,000</b>	<b>(1,317)</b>	<b>1,276,127</b>	<b>1,280,003</b>	<b>(3,877)</b>	<b>0%</b>
Investment Income - Unrestricted	9,906	1,890	8,016	71,984	15,116	56,868	376%
Other Revenue	8,760	7,410	1,350	64,946	59,280	5,666	10%
<b>Total Revenue</b>	<b>\$ 177,349</b>	<b>\$ 169,300</b>	<b>\$ 8,049</b>	<b>\$ 1,413,057</b>	<b>\$ 1,354,399</b>	<b>\$ 58,658</b>	<b>4%</b>
Administrative Salaries	10,613	12,513	(1,900)	78,609	100,100	(21,491)	-21%
Auditing Fees	1,267	1,150	117	10,133	9,200	933	10%
Property Management Fee	9,756	10,045	(289)	80,056	80,357	(302)	0%
Asset Management Fees	1,133	353	779	9,030	2,827	6,203	219%
Advertising and Marketing	-	8	(8)	-	67	(67)	-100%
Employee Benefit contributions - Administrative	3,227	3,701	(474)	23,925	29,609	(5,683)	-19%
Office Expenses	2,853	2,210	644	21,927	17,676	4,251	24%
Legal Expense	46	208	(162)	1,196	1,662	(467)	-28%
Training & Travel	-	194	(194)	2,841	1,549	1,292	83%
Other	735	696	39	4,386	5,567	(1,180)	-21%
<b>Total Operating - Administrative</b>	<b>29,628</b>	<b>31,077</b>	<b>(1,449)</b>	<b>232,104</b>	<b>248,613</b>	<b>(16,509)</b>	<b>-7%</b>
<b>Total Tenant Services</b>	<b>8,110</b>	<b>9,648</b>	<b>(1,538)</b>	<b>69,745</b>	<b>77,181</b>	<b>(7,435)</b>	<b>-10%</b>
Water	8,605	5,545	3,060	48,885	44,363	4,522	10%
Electricity	17,935	12,863	5,072	103,750	102,904	846	1%
Gas	1,089	1,503	(414)	13,225	12,020	1,205	10%
Sewer	5,122	4,110	1,013	33,233	32,878	355	1%
<b>Total Utilities</b>	<b>\$ 32,752</b>	<b>\$ 24,021</b>	<b>\$ 8,731</b>	<b>\$ 199,093</b>	<b>\$ 192,165</b>	<b>\$ 6,927</b>	<b>4%</b>

**Stuart Parker Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	14,237	\$	13,717	\$	520	\$	107,931	\$	109,734	\$	(1,803)	-2%
Maintenance - Materials & Other		15,302		6,704		8,598		84,427		53,632		30,795	57%
Maintenance and Operations Contracts		10,586		9,557		1,029		92,075		76,453		15,623	20%
Employee Benefit Contributions - Maintenance		4,927		4,780		147		37,858		38,243		(385)	-1%
<b>Total Maintenance</b>		<b>45,052</b>		<b>34,758</b>		<b>10,294</b>		<b>322,291</b>		<b>278,062</b>		<b>44,229</b>	<b>16%</b>
<b>Total Insurance Premiums</b>		<b>7,213</b>		<b>6,729</b>		<b>485</b>		<b>57,485</b>		<b>53,830</b>		<b>3,655</b>	<b>7%</b>
Other General Expenses		808		-		808		5,773		-		5,773	
Taxes		5,064		4,859		205		38,051		38,872		(821)	-2%
Bad debt - Tenant Rents		217		800		(583)		1,620		6,400		(4,780)	-75%
<b>Total Other General Expenses</b>		<b>9,925</b>		<b>5,659</b>		<b>4,266</b>		<b>54,346</b>		<b>45,272</b>		<b>9,074</b>	<b>20%</b>
Interest of Mortgage (or Bonds) Payable		16,345		20,967		(4,622)		130,758		167,732		(36,974)	-22%
Interest on Notes Payable (Seller Financing)		20,967		16,345		4,622		188,285		130,758		57,527	44%
Amortization of Loan Costs		2,275		2,274		0		19,518		18,195		1,323	7%
<b>Total Interest Expense and Amortization Cost</b>		<b>39,586</b>		<b>39,586</b>		<b>0</b>		<b>338,561</b>		<b>316,685</b>		<b>21,876</b>	<b>7%</b>
<b>Total Operating Expenses</b>	\$	<b>172,266</b>	\$	<b>151,476</b>	\$	<b>20,790</b>	\$	<b>1,273,624</b>	\$	<b>1,211,808</b>	\$	<b>61,816</b>	<b>5%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	\$	<b>5,083</b>	\$	<b>17,824</b>	\$	<b>(12,741)</b>	\$	<b>139,433</b>	\$	<b>142,591</b>	\$	<b>(3,159)</b>	<b>-2%</b>
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		53,727		53,610		117		429,820		428,883		937	0%
<b>Total Expenses</b>	\$	<b>225,993</b>	\$	<b>205,086</b>	\$	<b>20,907</b>	\$	<b>1,703,444</b>	\$	<b>1,640,691</b>	\$	<b>62,753</b>	<b>4%</b>
<b>Net Gain (Loss)</b>	\$	<b>(48,644)</b>	\$	<b>(35,787)</b>	\$	<b>(12,858)</b>	\$	<b>(290,387)</b>	\$	<b>(286,292)</b>	\$	<b>(4,095)</b>	<b>1%</b>

**Bear Creek Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	20,379	\$	17,859	\$	2,520	\$	146,042	\$	142,873	\$	3,169	2%
Rental Subsidies		29,281		30,780		(1,499)		238,988		246,240		(7,252)	-3%
Vacancy Loss		(2,836)		(1,459)		(1,377)		(18,213)		(11,673)		(6,540)	56%
Net Rental Revenue		<b>46,824</b>		<b>47,180</b>		<b>(356)</b>		<b>366,817</b>		<b>377,440</b>		<b>(10,623)</b>	<b>-3%</b>
Tenant Revenue - Other		-		762		(762)		10,035		6,093		3,943	65%
<b>Total Tenant Revenue</b>		<b>46,824</b>		<b>47,942</b>		<b>(1,117)</b>		<b>376,852</b>		<b>383,533</b>		<b>(6,681)</b>	<b>-2%</b>
Investment Income - Unrestricted		1,815		522		1,292		13,291		4,178		9,113	218%
Other Revenue		2,249		2,258		(10)		18,607		18,067		540	3%
<b>Total Revenue</b>	\$	<b>50,887</b>	\$	<b>50,722</b>	\$	<b>165</b>	\$	<b>408,750</b>	\$	<b>405,777</b>	\$	<b>2,972</b>	<b>1%</b>
Administrative Salaries		2,972		3,115		(143)		21,283		24,917		(3,634)	-15%
Auditing Fees		975		883		92		7,800		7,067		733	10%
Property Management Fee		2,414		2,961		(547)		19,683		23,685		(4,002)	-17%
Asset Management Fees		1,030		275		755		8,583		2,200		6,383	290%
Advertising and Marketing		-		4		(4)		-		33		(33)	-100%
Employee Benefit contributions - Administrative		872		935		(62)		6,181		7,477		(1,296)	-17%
Office Expenses		790		999		(210)		7,859		7,995		(136)	-2%
Legal Expense		-		42		(42)		-		333		(333)	-100%
Training & Travel		-		65		(65)		762		517		245	47%
Other		1,063		204		859		2,017		1,630		387	24%
<b>Total Operating - Administrative</b>		<b>10,115</b>		<b>9,482</b>		<b>633</b>		<b>74,168</b>		<b>75,854</b>		<b>(1,686)</b>	<b>-2%</b>
<b>Total Tenant Services</b>		<b>1,471</b>		<b>3,121</b>		<b>(1,650)</b>		<b>11,770</b>		<b>24,969</b>		<b>(13,199)</b>	<b>-53%</b>
Water		2,328		1,559		769		16,679		12,473		4,207	34%
Electricity		1,050		812		238		5,893		6,493		(600)	-9%
Gas		213		337		(124)		3,325		2,696		629	23%
Sewer		1,640		1,289		351		12,704		10,315		2,389	23%
<b>Total Utilities</b>	\$	<b>5,232</b>	\$	<b>3,997</b>	\$	<b>1,235</b>	\$	<b>38,601</b>	\$	<b>31,977</b>	\$	<b>6,625</b>	<b>21%</b>



**Bear Creek Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 3,804	\$ 3,005	\$ 798	\$ 23,534	\$ 24,041	\$ (508)	-2%
Maintenance - Materials & Other	1,511	2,638	(1,127)	24,086	21,103	2,983	14%
Maintenance and Operations Contracts	12,372	6,361	6,011	56,502	50,884	5,618	11%
Employee Benefit Contributions - Maintenance	1,185	1,078	106	8,502	8,627	(125)	-1%
<b>Total Maintenance</b>	<b>18,871</b>	<b>13,082</b>	<b>5,789</b>	<b>112,623</b>	<b>104,656</b>	<b>7,968</b>	<b>8%</b>
<b>Total Insurance Premiums</b>	<b>5,499</b>	<b>5,079</b>	<b>420</b>	<b>43,883</b>	<b>40,632</b>	<b>3,251</b>	<b>8%</b>
Other General Expenses	109	-	109	1,644	-	1,644	
Property Taxes	1,831	1,791	40	14,169	14,327	(158)	-1%
Bad debt - Tenant Rents	-	306	(306)	-	2,449	(2,449)	-100%
<b>Total Other General Expenses</b>	<b>2,236</b>	<b>2,097</b>	<b>139</b>	<b>17,518</b>	<b>16,776</b>	<b>742</b>	<b>4%</b>
Interest of Mortgage (or Bonds) Payable	3,416	6,714	(3,298)	27,052	53,708	(26,656)	-50%
Interest on Notes Payable (Seller Financing)	6,714	3,487	3,227	60,005	27,895	32,110	115%
Amortization of Loan Costs	1,664	1,664	-	13,670	13,310	360	3%
<b>Total Interest Expense and Amortization Cost</b>	<b>11,793</b>	<b>11,864</b>	<b>(71)</b>	<b>100,727</b>	<b>94,913</b>	<b>5,814</b>	<b>6%</b>
<b>Total Operating Expenses</b>	<b>\$ 55,218</b>	<b>\$ 48,722</b>	<b>\$ 6,495</b>	<b>\$ 399,290</b>	<b>\$ 389,776</b>	<b>\$ 9,514</b>	<b>2%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (4,330)</b>	<b>\$ 2,000</b>	<b>\$ (6,330)</b>	<b>\$ 9,459</b>	<b>\$ 16,001</b>	<b>\$ (6,542)</b>	<b>-41%</b>
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	18,775	18,774	1	150,194	150,195	(1)	0%
<b>Total Expenses</b>	<b>\$ 73,993</b>	<b>\$ 67,496</b>	<b>\$ 6,496</b>	<b>\$ 549,484</b>	<b>\$ 539,972</b>	<b>\$ 9,513</b>	<b>2%</b>
<b>Net Gain (Loss)</b>	<b>\$ (23,105)</b>	<b>\$ (16,774)</b>	<b>\$ (6,331)</b>	<b>\$ (140,735)</b>	<b>\$ (134,194)</b>	<b>\$ (6,540)</b>	<b>5%</b>

**Oak Towers Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 43,891	\$ 48,510	\$ (4,619)	\$ 352,793	\$ 388,080	\$ (35,287)	-9%
Rental Subsidies	46,942	42,511	4,431	375,796	340,088	35,708	10%
Vacancy Loss	(1,494)	(2,276)	781	(19,171)	(18,205)	(966)	5%
Net Rental Revenue	<b>89,339</b>	<b>88,745</b>	<b>593</b>	<b>709,418</b>	<b>709,963</b>	<b>(546)</b>	<b>0%</b>
Tenant Revenue - Other	725	273	452	6,534	2,181	4,352	200%
<b>Total Tenant Revenue</b>	<b>90,063</b>	<b>89,018</b>	<b>1,045</b>	<b>715,951</b>	<b>712,145</b>	<b>3,807</b>	<b>1%</b>
Investment Income - Unrestricted	2,988	659	2,329	21,531	5,271	16,260	309%
Other Revenue	2,691	1,700	991	18,059	13,602	4,457	33%
<b>Total Revenue</b>	<b>\$ 95,742</b>	<b>\$ 91,377</b>	<b>\$ 4,364</b>	<b>\$ 755,541</b>	<b>\$ 731,017</b>	<b>\$ 24,524</b>	<b>3%</b>
Administrative Salaries	6,419	7,520	(1,101)	50,055	60,157	(10,102)	-17%
Auditing Fees	1,358	1,233	125	10,867	9,867	1,000	10%
Property Management Fee	5,476	5,443	33	43,617	43,545	72	0%
Asset Management Fees	1,047	292	755	8,348	2,333	6,015	258%
Advertising and Marketing	-	4	(4)	-	33	(33)	-100%
Employee Benefit contributions - Administrative	2,175	2,299	(124)	15,346	18,392	(3,046)	-17%
Office Expenses	1,538	1,071	467	12,414	8,568	3,846	45%
Legal Expense	-	141	(141)	733	1,127	(395)	-35%
Training & Travel	-	164	(164)	1,473	1,310	163	12%
Other	1,825	236	1,589	3,401	1,890	1,511	80%
<b>Total Operating - Administrative</b>	<b>19,838</b>	<b>18,403</b>	<b>1,435</b>	<b>146,254</b>	<b>147,223</b>	<b>(968)</b>	<b>-1%</b>
<b>Total Tenant Services</b>	<b>6,340</b>	<b>7,297</b>	<b>(956)</b>	<b>48,479</b>	<b>58,373</b>	<b>(9,894)</b>	<b>-17%</b>
Water	2,687	1,639	1,048	16,129	13,109	3,019	23%
Electricity	11,657	8,848	2,810	70,704	70,781	(77)	0%
Gas	1,503	780	723	8,096	6,237	1,859	30%
Sewer	1,531	1,091	440	9,785	8,725	1,060	12%
<b>Total Utilities</b>	<b>\$ 17,378</b>	<b>\$ 12,357</b>	<b>\$ 5,021</b>	<b>\$ 104,713</b>	<b>\$ 98,852</b>	<b>\$ 5,861</b>	<b>6%</b>

**Oak Towers Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 9,052	\$ 8,207	\$ 844	\$ 67,708	\$ 65,659	\$ 2,048	3%
Maintenance - Materials & Other	3,775	2,905	870	26,389	23,242	3,147	14%
Maintenance and Operations Contracts	13,822	8,402	5,420	61,510	67,216	(5,706)	-8%
Employee Benefit Contributions - Maintenance	2,491	2,660	(169)	19,101	21,276	(2,175)	-10%
<b>Total Maintenance</b>	<b>29,140</b>	<b>22,174</b>	<b>6,966</b>	<b>174,708</b>	<b>177,393</b>	<b>(2,685)</b>	<b>-2%</b>
Property Insurance	2,352	3,092	(740)	18,815	24,738	(5,923)	-24%
Workmen's Compensation	317	391	(74)	2,503	3,127	(623)	-20%
All Other Insurance	206	75	132	1,650	597	1,053	177%
<b>Total Insurance Premiums</b>	<b>2,875</b>	<b>3,558</b>	<b>(683)</b>	<b>22,969</b>	<b>28,461</b>	<b>(5,492)</b>	<b>-19%</b>
Other General Expenses	251	-	251	8,547	-	8,547	
Taxes	2,532	2,430	103	19,025	19,436	(411)	-2%
Bad debt - Tenant Rents	1,301	303	998	6,390	2,421	3,969	164%
<b>Total Other General Expenses</b>	<b>5,671</b>	<b>2,732</b>	<b>2,939</b>	<b>38,980</b>	<b>21,857</b>	<b>17,123</b>	<b>78%</b>
Interest of Mortgage (or Bonds) Payable	5,598	9,215	(3,618)	44,278	73,722	(29,444)	-40%
Interest on Notes Payable (Seller Financing)	9,215	5,701	3,515	82,520	45,604	36,916	81%
Amortization of Loan Costs	1,568	1,568	(0)	13,264	12,544	720	6%
<b>Total Interest Expense and Amortization Cost</b>	<b>16,381</b>	<b>16,484</b>	<b>(103)</b>	<b>140,063</b>	<b>131,870</b>	<b>8,193</b>	
<b>Total Operating Expenses</b>	<b>\$ 97,623</b>	<b>\$ 83,004</b>	<b>\$ 14,619</b>	<b>\$ 676,166</b>	<b>\$ 664,029</b>	<b>\$ 12,137</b>	<b>2%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (1,881)</b>	<b>\$ 8,374</b>	<b>\$ (10,255)</b>	<b>\$ 79,375</b>	<b>\$ 66,988</b>	<b>\$ 12,387</b>	<b>18%</b>
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	33,434	40,528	(7,094)	267,469	324,224	(56,755)	-18%
<b>Total Expenses</b>	<b>\$ 131,056</b>	<b>\$ 123,532</b>	<b>\$ 7,525</b>	<b>\$ 943,635</b>	<b>\$ 988,253</b>	<b>\$ (44,618)</b>	<b>-5%</b>
<b>Net Gain (Loss)</b>	<b>\$ (35,315)</b>	<b>\$ (32,154)</b>	<b>\$ (3,160)</b>	<b>\$ (188,094)</b>	<b>\$ (257,236)</b>	<b>\$ 69,142</b>	<b>-27%</b>

**Mid-Missouri Veterans Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 9,321	\$ 8,321	\$ 1,000	\$ 67,837	\$ 66,567	\$ 1,270	2%
Rental Subsidies	8,104	8,750	(646)	67,313	70,000	(2,687)	-4%
Vacancy Loss	(666)	(335)	(331)	(3,714)	(2,683)	(1,032)	38%
Net Rental Revenue	<b>16,759</b>	<b>16,735</b>	<b>24</b>	<b>131,436</b>	<b>133,884</b>	<b>(2,448)</b>	<b>-2%</b>
Tenant Revenue - Other	84	125	(41)	999	1,000	(1)	0%
<b>Total Tenant Revenue</b>	<b>16,843</b>	<b>16,860</b>	<b>(17)</b>	<b>132,434</b>	<b>134,884</b>	<b>(2,449)</b>	<b>-2%</b>
Investment Income - Unrestricted	549	147	401	4,159	1,179	2,979	253%
Other Revenue	154	200	(46)	1,871	1,600	271	17%
<b>Total Revenue</b>	<b>\$ 17,546</b>	<b>\$ 17,208</b>	<b>\$ 338</b>	<b>\$ 138,464</b>	<b>\$ 137,663</b>	<b>\$ 801</b>	<b>1%</b>
Administrative Salaries	991	972	19	6,900	7,773	(873)	-11%
Auditing Fees	522	708	(186)	4,961	5,667	(706)	-12%
Property Management Fee	850	838	12	6,715	6,702	13	0%
Asset Management Fees	1,560	1,034	526	8,516	8,271	245	3%
Employee Benefit contributions - Administrative	280	292	(12)	1,956	2,333	(376)	-16%
Office Expenses	432	349	83	3,233	2,793	440	16%
Legal Expense	-	17	(17)	-	133	(133)	-100%
Training & Travel	-	20	(20)	293	163	130	80%
Other	165	65	101	615	517	98	19%
<b>Total Operating - Administrative</b>	<b>4,800</b>	<b>4,298</b>	<b>502</b>	<b>33,190</b>	<b>34,385</b>	<b>(1,196)</b>	<b>-3%</b>
<b>Total Tenant Services</b>	<b>-</b>	<b>21</b>	<b>(21)</b>	<b>-</b>	<b>167</b>	<b>(167)</b>	<b>-100%</b>
Water	831	194	637	3,448	1,555	1,894	122%
Electricity	1,583	1,026	557	8,593	8,207	385	5%
Gas	143	452	(309)	4,056	3,613	443	12%
Sewer	387	149	237	1,882	1,195	687	58%
<b>Total Utilities</b>	<b>\$ 2,943</b>	<b>\$ 1,821</b>	<b>\$ 1,122</b>	<b>\$ 17,979</b>	<b>\$ 14,570</b>	<b>\$ 3,409</b>	<b>23%</b>

**Mid-Missouri Veterans Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 1,307	\$ 1,002	\$ 305	\$ 7,911	\$ 8,014	\$ (103)	-1%
Maintenance - Materials & Other	61	510	(450)	5,791	4,083	1,708	42%
Maintenance and Operations Contracts	602	1,762	(1,160)	9,588	14,096	(4,508)	-32%
Employee Benefit Contributions - Maintenance	400	360	41	2,847	2,877	(30)	-1%
<b>Total Maintenance</b>	<b>2,370</b>	<b>3,634</b>	<b>(1,264)</b>	<b>26,137</b>	<b>29,070</b>	<b>(2,934)</b>	<b>-10%</b>
<b>Total Protective Services</b>	<b>1,011</b>	<b>1,018</b>	<b>(7)</b>	<b>7,550</b>	<b>8,146</b>	<b>(596)</b>	<b>-7%</b>
<b>Total Insurance Premiums</b>	<b>1,011</b>	<b>1,067</b>	<b>(56)</b>	<b>8,015</b>	<b>8,533</b>	<b>(517)</b>	<b>-6%</b>
Other General Expenses	18	-	18	1,458	-	1,458	
Taxes	642	616	26	4,827	4,931	(104)	-2%
Bad debt - Tenant Rents	-	157	(157)	-	1,258	(1,258)	-100%
<b>Total Other General Expenses</b>	<b>814</b>	<b>774</b>	<b>40</b>	<b>7,001</b>	<b>6,189</b>	<b>812</b>	<b>13%</b>
Interest of Mortgage (or Bonds) Payable	708	-	708	5,613	-	5,613	#DIV/0!
Amortization of Loan Costs	681	681	0	5,599	5,445	154	3%
<b>Total Interest Expense and Amortization Cost</b>	<b>1,388</b>	<b>1,381</b>	<b>8</b>	<b>11,212</b>	<b>11,044</b>	<b>168</b>	<b>2%</b>
<b>Total Operating Expenses</b>	<b>\$ 14,337</b>	<b>\$ 14,013</b>	<b>\$ 324</b>	<b>\$ 111,084</b>	<b>\$ 112,104</b>	<b>\$ (1,020)</b>	<b>-1%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 3,208</b>	<b>\$ 3,195</b>	<b>\$ 13</b>	<b>\$ 27,381</b>	<b>\$ 25,559</b>	<b>\$ 1,821</b>	<b>7%</b>
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	10,277	10,277	0	82,216	82,216	0	0%
<b>Total Expenses</b>	<b>\$ 31,683</b>	<b>\$ 31,372</b>	<b>\$ 311</b>	<b>\$ 248,135</b>	<b>\$ 250,976</b>	<b>\$ (2,841)</b>	<b>-1%</b>
<b>Net Gain (Loss)</b>	<b>\$ (14,137)</b>	<b>\$ (14,164)</b>	<b>\$ 27</b>	<b>\$ (109,671)</b>	<b>\$ (113,313)</b>	<b>\$ 3,642</b>	<b>-3%</b>

**Bryant Walkway Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 15,002	\$ 10,656	\$ 4,346	\$ 115,184	\$ 85,247	\$ 29,937	35%
Rental Subsidies	16,039	20,520	(4,481)	133,144	164,160	(31,016)	-19%
Vacancy Loss	(1,140)	(933)	(207)	(10,966)	(7,462)	(3,504)	47%
Net Rental Revenue	<b>29,901</b>	<b>30,243</b>	<b>(342)</b>	<b>237,362</b>	<b>241,945</b>	<b>(4,583)</b>	<b>-2%</b>
Tenant Revenue - Other	6	167	(161)	2,691	1,333	1,357	102%
<b>Total Tenant Revenue</b>	<b>29,907</b>	<b>30,410</b>	<b>(503)</b>	<b>240,053</b>	<b>243,278</b>	<b>(3,225)</b>	<b>-1%</b>
Investment Income - Unrestricted	612	221	390	4,742	1,770	2,972	168%
Other Revenue	92	114	(21)	726	908	(182)	-20%
<b>Total Revenue</b>	<b>\$ 30,611</b>	<b>\$ 30,745</b>	<b>\$ (133)</b>	<b>\$ 245,521</b>	<b>\$ 245,956</b>	<b>\$ (435)</b>	<b>0%</b>
Administrative Salaries	3,141	3,121	20	26,988	24,971	2,018	8%
Auditing Fees	1,358	1,233	125	10,867	9,867	1,000	10%
Property Management Fee	1,754	1,826	(72)	14,394	14,611	(217)	-1%
Asset Management Fees	725	-	725	5,797	-	5,797	#DIV/0!
Advertising and Marketing	-	4	(4)	-	33	(33)	-100%
Employee Benefit contributions - Administrative	529	992	(463)	4,283	7,933	(3,650)	-46%
Office Expenses	559	352	207	3,956	2,818	1,138	40%
Legal Expense	-	25	(25)	-	200	(200)	-100%
Training & Travel	-	50	(50)	677	400	277	69%
Other	522	119	403	1,275	955	319	33%
<b>Total Operating - Administrative</b>	<b>8,588</b>	<b>7,723</b>	<b>865</b>	<b>68,236</b>	<b>61,787</b>	<b>6,448</b>	<b>10%</b>
<b>Total Tenant Services</b>	<b>1,075</b>	<b>2,250</b>	<b>(1,176)</b>	<b>8,180</b>	<b>18,003</b>	<b>(9,824)</b>	<b>-55%</b>
Water	1,105	879	226	9,561	7,034	2,527	36%
Electricity	321	383	(62)	2,872	3,060	(188)	-6%
Gas	136	151	(16)	1,472	1,209	263	22%
Sewer	930	860	70	8,411	6,881	1,529	22%
<b>Total Utilities</b>	<b>\$ 2,492</b>	<b>\$ 2,273</b>	<b>\$ 219</b>	<b>\$ 22,315</b>	<b>\$ 18,184</b>	<b>\$ 4,131</b>	<b>23%</b>

**Bryant Walkway Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,497	\$ 2,852	\$ (355)	\$ 20,920	\$ 22,813	\$ (1,892)	-8%
Maintenance - Materials & Other	848	972	(125)	11,753	7,779	3,974	51%
Maintenance and Operations Contracts	4,886	2,520	2,366	21,498	20,158	1,340	7%
Employee Benefit Contributions - Maintenance	1,050	1,057	(7)	8,026	8,454	(428)	-5%
<b>Total Maintenance</b>	<b>9,280</b>	<b>7,400</b>	<b>1,880</b>	<b>62,197</b>	<b>59,203</b>	<b>2,994</b>	<b>5%</b>
<b>Total Insurance Premiums</b>	<b>3,064</b>	<b>3,157</b>	<b>(93)</b>	<b>24,536</b>	<b>25,257</b>	<b>(721)</b>	<b>-3%</b>
Other General Expenses	1	-	1	389	-	389	
Property Taxes	1,609	1,574	35	12,455	12,594	(139)	-1%
Bad debt - Tenant Rents	683	130	552	799	1,043	(245)	-23%
<b>Total Other General Expenses</b>	<b>3,023</b>	<b>1,705</b>	<b>1,319</b>	<b>15,366</b>	<b>13,637</b>	<b>1,729</b>	<b>13%</b>
Interest of Mortgage (or Bonds) Payable	629	1,268	(639)	5,059	10,143	(5,084)	-50%
Interest on Notes Payable	1,268	647	621	10,143	5,172	4,971	
Amortization of Loan Costs	526	526	0	4,686	4,211	474	11%
<b>Total Interest Expense and Amortization Cost</b>	<b>2,423</b>	<b>2,441</b>	<b>(18)</b>	<b>19,889</b>	<b>19,527</b>	<b>362</b>	<b>2%</b>
<b>Total Operating Expenses</b>	<b>\$ 29,945</b>	<b>\$ 26,950</b>	<b>\$ 2,995</b>	<b>\$ 220,719</b>	<b>\$ 215,599</b>	<b>\$ 5,119</b>	<b>2%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 666</b>	<b>\$ 3,795</b>	<b>\$ (3,129)</b>	<b>\$ 24,802</b>	<b>\$ 30,357</b>	<b>\$ (5,555)</b>	<b>-18%</b>
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	24,641	24,812	(171)	197,131	198,495	(1,365)	-1%
<b>Total Expenses</b>	<b>\$ 54,587</b>	<b>\$ 51,762</b>	<b>\$ 2,825</b>	<b>\$ 417,849</b>	<b>\$ 414,095</b>	<b>\$ 3,755</b>	<b>1%</b>
<b>Net Gain (Loss)</b>	<b>\$ (23,975)</b>	<b>\$ (21,017)</b>	<b>\$ (2,958)</b>	<b>\$ (172,329)</b>	<b>\$ (168,139)</b>	<b>\$ (4,190)</b>	<b>2%</b>

**Bryant Walkway II Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 8,958	\$ 5,929	\$ 3,029	\$ 70,228	\$ 47,431	\$ 22,798	48%
Rental Subsidies	10,028	13,140	(3,112)	81,660	105,120	(23,460)	-22%
Vacancy Loss	(777)	(571)	(207)	(7,137)	(4,564)	(2,573)	56%
Net Rental Revenue	<b>18,209</b>	<b>18,498</b>	<b>(289)</b>	<b>144,751</b>	<b>147,987</b>	<b>(3,236)</b>	<b>-2%</b>
Tenant Revenue - Other	225	167	58	1,036	1,333	(297)	
<b>Total Tenant Revenue</b>	<b>18,434</b>	<b>18,665</b>	<b>(231)</b>	<b>145,787</b>	<b>149,320</b>	<b>(3,533)</b>	<b>-2%</b>
Investment Income - Unrestricted	480	142	338	3,510	1,137	2,373	209%
Other Revenue	(474)	42	(516)	(474)	333	(808)	-242%
<b>Total Revenue</b>	<b>\$ 18,440</b>	<b>\$ 18,849</b>	<b>\$ (409)</b>	<b>\$ 148,823</b>	<b>\$ 150,791</b>	<b>\$ (1,968)</b>	<b>-1%</b>
Administrative Salaries	1,330	2,071	(741)	12,065	16,570	(4,505)	-27%
Auditing Fees	1,358	1,233	125	10,867	9,867	1,000	0%
Property Management Fee	1,078	1,119	(42)	8,719	8,955	(237)	-3%
Asset Management Fees	725	-	725	5,797	-	5,797	#DIV/0!
Advertising and Marketing	-	4	(4)	-	33	(33)	-100%
Employee Benefit contributions - Administrative	292	658	(366)	2,375	5,261	(2,886)	-55%
Office Expenses	251	171	80	1,854	1,365	488	36%
Legal Expense	-	13	(13)	274	100	174	174%
Training & Travel	-	33	(33)	189	267	(78)	-29%
Other	513	89	424	951	715	236	33%
<b>Total Operating - Administrative</b>	<b>5,546</b>	<b>5,392</b>	<b>155</b>	<b>43,089</b>	<b>43,133</b>	<b>(44)</b>	<b>0%</b>
<b>Total Tenant Services</b>	<b>650</b>	<b>1,370</b>	<b>(720)</b>	<b>4,927</b>	<b>10,957</b>	<b>(6,030)</b>	<b>-55%</b>
Water	1,681	572	1,109	9,035	4,573	4,462	98%
Electricity	132	177	(44)	1,665	1,412	253	18%
Gas	207	96	111	1,151	764	387	51%
Sewer	1,096	631	466	7,117	5,047	2,070	41%
<b>Total Utilities</b>	<b>\$ 3,116</b>	<b>\$ 1,475</b>	<b>\$ 1,641</b>	<b>\$ 18,968</b>	<b>\$ 11,797</b>	<b>\$ 7,171</b>	<b>61%</b>



**Bryant Walkway II Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 848	\$ 951	\$ (102)	\$ 7,079	\$ 7,605	\$ (526)	-7%
Maintenance - Materials & Other	771	400	371	3,118	3,199	(81)	-3%
Maintenance and Operations Contracts	2,428	1,671	757	18,258	13,371	4,887	37%
Employee Benefit Contributions - Maintenance	352	352	(1)	2,761	2,819	(57)	-2%
<b>Total Maintenance</b>	<b>4,398</b>	<b>3,374</b>	<b>1,024</b>	<b>31,216</b>	<b>26,993</b>	<b>4,223</b>	<b>16%</b>
<b>Total Insurance Premiums</b>	<b>1,945</b>	<b>1,845</b>	<b>100</b>	<b>15,579</b>	<b>14,759</b>	<b>820</b>	<b>6%</b>
Other General Expenses	0	-	0	168	-	168	
Property Taxes	1,104	1,080	24	8,548	8,643	(96)	-1%
Bad debt - Tenant Rents	-	75	(75)	-	596	(596)	-100%
<b>Total Other General Expenses</b>	<b>1,383</b>	<b>1,155</b>	<b>228</b>	<b>9,404</b>	<b>9,239</b>	<b>164</b>	<b>2%</b>
Interest on Notes Payable	2,676	-	2,676	24,081	-	24,081	#DIV/0!
Amortization of Loan Costs	271	271	0	2,393	2,166	227	10%
<b>Total Interest Expense and Amortization Cost</b>	<b>2,946</b>	<b>2,946</b>	<b>0</b>	<b>26,474</b>	<b>23,571</b>	<b>2,903</b>	
<b>Total Operating Expenses</b>	<b>\$ 19,985</b>	<b>\$ 17,556</b>	<b>\$ 2,429</b>	<b>\$ 149,657</b>	<b>\$ 140,449</b>	<b>\$ 9,208</b>	<b>7%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (1,545)</b>	<b>\$ 1,293</b>	<b>\$ (2,838)</b>	<b>\$ (834)</b>	<b>\$ 10,342</b>	<b>\$ (11,176)</b>	<b>-108%</b>
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	11,974	11,974	0	95,790	95,790	0	
<b>Total Expenses</b>	<b>\$ 31,959</b>	<b>\$ 29,530</b>	<b>\$ 2,429</b>	<b>\$ 245,447</b>	<b>\$ 236,239</b>	<b>\$ 9,208</b>	<b>4%</b>
<b>Net Gain (Loss)</b>	<b>\$ (13,519)</b>	<b>\$ (10,681)</b>	<b>\$ (2,838)</b>	<b>\$ (96,624)</b>	<b>\$ (85,448)</b>	<b>\$ (11,176)</b>	<b>13%</b>

**Columbia Housing Authority**  
**Administration Revenue and Expense Summary**

	Total Adminstration	Year to Date Budget	Budget Variance	
Management Fee	\$ 241,983	\$ 235,589	\$ 6,395	3%
Asset Management Fee	9,600	9,600	-	0%
Book Keeping Fee	106,965	114,079	(7,114)	-6%
<b>Fee Revenue</b>	<b>358,548</b>	<b>359,268</b>	<b>\$ (720)</b>	<b>0%</b>
Interest Income	17,486	12,667	4,818	38%
Investment Income	577,982	495,127	82,855	17%
Other Revenue	307,372	273,542	33,830	12%
<b>Total Revenue</b>	<b>\$ 1,261,388</b>	<b>\$ 1,140,605</b>	<b>\$ 120,783</b>	<b>11%</b>
Administrative Salaries	560,657	552,358	8,299	2%
Auditing Fees	6,418	6,000	418	7%
Advertising and Marketing	36	550	(514)	-93%
Employee Benefits - Admin.	144,162	151,693	(7,532)	-5%
Office Expenses	56,312	64,543	(8,231)	-13%
Legal Expense	7,100	333	6,767	2030%
Training & Travel	7,433	4,000	3,433	86%
Other	30,498	12,819	17,678	138%
<b>Total Operating - Administration</b>	<b>812,615</b>	<b>792,297</b>	<b>20,318</b>	<b>3%</b>
Water	895	547	349	64%
Electricity	4,281	3,673	607	17%
Gas	1,765	1,067	699	65%
Sewer	458	229	228	100%
<b>Total Utilities</b>	<b>7,399</b>	<b>5,516</b>	<b>1,883</b>	<b>34%</b>
<b>Total Maintenance</b>	<b>25,175</b>	<b>8,861</b>	<b>16,314</b>	<b>184%</b>
<b>Total Insurance Premiums</b>	<b>24,427</b>	<b>23,481</b>	<b>945</b>	<b>4%</b>
<b>Total Other Expenses</b>	<b>71,518</b>	<b>51,877</b>	<b>19,641</b>	<b>38%</b>
Interest of Bonds Payable	207,701	200,000	7,701	4%
Interest on Notes Payable	15,037	14,000	1,037	
<b>Total Interest/Amortization</b>	<b>222,738</b>	<b>214,000</b>	<b>8,738</b>	<b>4%</b>
<b>Total Operating Expenses</b>	<b>\$ 1,163,872</b>	<b>\$ 1,096,033</b>	<b>\$ 67,839</b>	<b>6%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 97,516</b>	<b>\$ 44,572</b>	<b>\$ 52,944</b>	<b>119%</b>
Depreciation Expense	25,081	18,164	6,917	38%
<b>Total Expenses</b>	<b>\$ 1,188,953</b>	<b>\$ 1,114,197</b>	<b>\$ 74,757</b>	<b>7%</b>
<b>Net Gain (Loss)</b>	<b>\$ 72,435</b>	<b>\$ 26,408</b>	<b>\$ 46,027</b>	<b>174%</b>

### Columbia Housing Authority Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total	
Tenant Rental																			
Revenue	\$ 281,040	\$ 1,349,997	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,088	\$ 6,900	\$ -	\$ -	\$ -	\$ -	\$ 1,659,025	\$ -	\$ 1,659,025	
Rental Subsidies		1,599,168	-	-	-	-	-	-	-	-	-	-	-	-	-	1,599,168	(1,599,168)	-	
Vacancy Loss	(36,869)	(89,472)	-	-	-	-	-	-	-	-	-	-	-	-	-	(126,341)		(126,341)	
Net Rental Revenue	244,171	2,859,693	-	-	-	-	-	-	-	21,088	6,900	-	-	-	-	3,131,852	(1,599,168)	1,532,684	
Tenant Revenue - Other	3,557	27,511	-	-	-	-	-	-	-	-	452	-	-	-	-	31,520		31,520	
<b>Total Tenant Revenue</b>	<b>247,728</b>	<b>2,887,204</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>21,088</b>	<b>7,352</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,163,372</b>	<b>(1,599,168)</b>	<b>1,564,204</b>	
HUD PHA																			
Operating Grants	635,501	-	6,597,391	5,361	94,246	254,353	229,217	-	129,415	-	-	-	-	-	-	7,945,485	-	7,945,485	
HUD Voucher																			
Admin Fees		-	856,247	-	-	-	-	-	-	-	-	-	-	-	-	856,247	-	856,247	
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	241,983	241,983	(241,983)	-	
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,600	(9,600)	-	
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	106,965	106,965	(106,965)	-	
<b>Total Fee Revenue</b>	<b>635,501</b>	<b>-</b>	<b>7,453,638</b>	<b>5,361</b>	<b>94,246</b>	<b>254,353</b>	<b>229,217</b>	<b>-</b>	<b>129,415</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>358,548</b>	<b>9,160,280</b>	<b>(358,548)</b>	<b>8,801,732</b>	
Other																			
Government Grants	-	-	-	-	-	-	-	85,315	-	508,211	-	-	-	-	-	593,525	-	593,525	
Interest Income	41,923	119,217	17,134	78	-	-	-	-	-	1,019	55,831	-	16,460	4,052	7,305	263,017	-	263,017	
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	567,651	-	567,651	(567,651)	-	
Fraud Recovery	-	-	2,491	-	-	-	-	-	-	-	-	-	-	-	-	2,491	-	2,491	
Other Revenue	22,970	103,735	-	-	14,162	-	-	-	-	50,464	50,700	154,221	-	285,825	21,547	703,624	(160,106)	543,518	
Gain/Loss on Sale of Capital Assets	12,175	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,175	-	12,175	
<b>Total Revenue</b>	<b>\$ 960,296</b>	<b>\$ 3,110,156</b>	<b>\$ 7,473,262</b>	<b>\$ 5,439</b>	<b>\$ 108,408</b>	<b>\$ 254,353</b>	<b>\$ 229,217</b>	<b>\$ 85,315</b>	<b>\$ 129,415</b>	<b>\$ 580,782</b>	<b>\$ 113,883</b>	<b>\$ 154,221</b>	<b>\$ 16,460</b>	<b>\$ 857,529</b>	<b>\$ 387,400</b>	<b>\$ 14,466,135</b>	<b>\$ (2,685,473)</b>	<b>\$ 11,780,662</b>	
Administrative																			
Salaries	38,561	195,900	232,069	-	1,670	3,635	7,678	1,122	-	30,794	-	-	55,157	232,794	272,707	1,072,087	-	1,072,087	
Auditing Fees	2,130	55,495	24,272	-	-	-	-	-	-	1,954	3,289	-	-	2,631	3,787	93,557	-	93,557	
Management Fee	47,219	173,184	157,536	-	-	3,192	-	-	-	1,000	565	-	-	-	-	382,696	(382,696)	-	
LIHTC Asset																			
Mgmt	6,510	46,072	98,460	-	-	1,995	-	-	-	-	-	-	-	-	-	153,037	(106,965)	46,072	

## Columbia Housing Authority Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Advertising and Marketing	-	-	-	-	-	-	-	-	-	866	-	-	-	-	36	902	-	902
Employee	14,219	54,066	59,541	-	454	427	1,190	141	-	4,063	-	-	13,568	65,437	65,157	278,264	-	278,264
Office Expenses	10,301	51,243	62,889	-	22	397	1,476	94	1,801	11,901	5,002	218	1,972	25,470	28,871	201,657	-	201,657
Legal Expense	-	2,202	-	-	-	-	-	-	-	-	1,675	-	-	7,100	-	10,977	-	10,977
Training & Travel	-	6,235	1,325	2,699	-	-	-	-	715	2,016	-	-	421	2,524	4,488	20,423	-	20,423
Other	3,883	12,644	78,630	109	815	951	1,759	529	228	9,260	3,195	743	539	5,675	24,284	143,245	-	143,245
<b>Total Operating - Admin.</b>	<b>122,823</b>	<b>597,041</b>	<b>714,723</b>	<b>2,808</b>	<b>2,961</b>	<b>10,596</b>	<b>12,103</b>	<b>1,886</b>	<b>2,744</b>	<b>61,856</b>	<b>13,727</b>	<b>961</b>	<b>71,657</b>	<b>341,630</b>	<b>399,329</b>	<b>2,356,845</b>	<b>(489,661)</b>	<b>1,867,184</b>
<b>Asset Management Fee</b>	9,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,600	(9,600)	-
Salaries	1,591	64,797	-	-	-	2,429	-	-	95,412	338,649	-	-	-	-	-	502,879	-	502,879
Employee Benefit	122	19,383	-	-	-	604	-	-	28,702	58,491	-	-	-	-	-	107,302	-	107,302
Tenant Services -	1,103	58,920	2,104	900	-	22,143	-	-	-	119,091	-	-	-	-	-	204,261	-	204,261
<b>Total Tenant Services</b>	<b>2,816</b>	<b>143,101</b>	<b>2,104</b>	<b>900</b>	-	<b>25,177</b>	-	-	<b>124,114</b>	<b>516,231</b>	-	-	-	-	-	<b>814,443</b>	-	<b>814,443</b>
Water	18,695	103,737	947	-	-	-	-	-	-	-	61	-	-	580	316	124,335	-	124,335
Electricity	13,987	193,476	4,689	-	-	-	-	-	-	-	173	-	-	2,717	1,563	216,605	-	216,605
Gas	6,060	31,325	1,206	-	-	-	-	-	-	-	-	-	-	1,363	402	40,355	-	40,355
Sewer	18,311	73,132	304	-	-	-	-	-	-	-	73	-	-	356	101	92,278	-	92,278
<b>Total Utilities</b>	<b>57,052</b>	<b>401,670</b>	<b>7,146</b>	-	-	-	-	-	-	-	<b>306</b>	-	-	<b>5,017</b>	<b>2,382</b>	<b>473,573</b>	-	<b>473,573</b>
Maintenance - Labor	121,027	235,082	-	-	-	-	-	-	-	-	-	-	-	-	-	356,109	-	356,109
Maintenance - Materials	30,085	155,563	-	-	-	-	-	-	-	1,881	778	909	-	1,051	1,660	191,927	-	191,927
Maintenance - Contracts	72,279	259,430	10,695	-	-	-	-	-	-	21,940	4,521	-	-	-	6,665	375,532	(6,977)	368,555
Employee Benefits - Maint.	32,918	79,096	-	-	-	-	-	-	-	-	-	-	-	-	-	112,013	-	112,013
<b>Total Maintenance</b>	<b>256,309</b>	<b>729,172</b>	<b>10,695</b>	-	-	-	-	-	-	<b>23,821</b>	<b>5,299</b>	<b>909</b>	-	<b>1,051</b>	<b>8,326</b>	<b>1,035,581</b>	<b>(6,977)</b>	<b>1,028,605</b>
Protective Services - Labor	20,343	6,176	-	-	-	-	-	-	-	-	-	89,379	-	-	-	115,899	-	115,899
Employee Benefit	4,995	1,374	-	-	-	-	-	-	-	-	-	22,884	-	-	-	29,252	-	29,252
<b>Total Protective Services</b>	<b>25,338</b>	<b>7,550</b>	-	-	-	-	-	-	-	-	-	<b>112,263</b>	-	-	-	<b>145,151</b>	-	<b>145,151</b>
Property Insurance	30,714	159,780	2,672	-	-	-	-	-	-	1,480	517	-	-	2,131	891	198,186	-	198,186

### Columbia Housing Authority Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Liability																		
Insurance	4,421	-	3,940	-	-	-	-	-	-	3,236	67	-	-	11,251	-	22,915	-	22,915
Workmen's Compensation	2,991	8,349	3,831	-	25	96	115	17	1,581	5,963	-	1,487	892	3,894	4,569	33,810	-	33,810
All Other Insurance	2,615	4,338	-	-	-	-	-	-	-	2,496	-	643	200	400	200	10,892	-	10,892
<b>Total Insurance Premiums</b>	<b>40,742</b>	<b>172,467</b>	<b>10,443</b>	<b>-</b>	<b>25</b>	<b>96</b>	<b>115</b>	<b>17</b>	<b>1,581</b>	<b>13,176</b>	<b>584</b>	<b>2,130</b>	<b>1,092</b>	<b>17,675</b>	<b>5,660</b>	<b>265,802</b>	<b>-</b>	<b>265,802</b>
Other General Expenses	34,801	17,980	4,307	-	-	769	-	-	-	-	32,740	623	2,778	51,943	-	145,940	(12,416)	133,524
Payments in Lieu of Taxes	19,374	97,074	-	-	-	-	-	-	-	2,108	690	-	-	-	-	119,247	-	119,247
Bad debt - Tenant Rents	90	8,809	-	-	-	-	-	-	-	-	-	-	-	-	-	8,900	-	8,900
<b>Total Other Expenses</b>	<b>60,952</b>	<b>142,615</b>	<b>12,389</b>	<b>-</b>	<b>-</b>	<b>1,087</b>	<b>-</b>	<b>-</b>	<b>3,841</b>	<b>8,415</b>	<b>33,430</b>	<b>2,744</b>	<b>2,778</b>	<b>60,142</b>	<b>8,599</b>	<b>336,991</b>	<b>(12,416)</b>	<b>324,575</b>
Interest of Mortgage Payable	-	212,760	-	-	-	-	-	-	-	-	-	818	-	207,701	-	421,279	-	421,279
Interest on Notes Payable	1,426	365,034	-	-	-	-	-	-	-	-	-	-	-	15,037	-	381,497	-	381,497
Amortization of Loan Costs	-	59,130	-	-	-	-	-	-	-	-	-	-	-	-	-	59,130	-	59,130
<b>Total</b>	<b>1,426</b>	<b>636,925</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>818</b>	<b>-</b>	<b>222,738</b>	<b>-</b>	<b>861,907</b>	<b>(567,651)</b>	<b>294,255</b>
<b>Total Operating Expenses</b>	<b>\$ 577,058</b>	<b>\$ 2,830,540</b>	<b>\$ 757,501</b>	<b>\$ 3,708</b>	<b>\$ 2,986</b>	<b>\$ 36,956</b>	<b>\$ 12,219</b>	<b>\$ 1,903</b>	<b>\$ 132,280</b>	<b>\$ 623,498</b>	<b>\$ 53,346</b>	<b>\$ 119,827</b>	<b>\$ 75,526</b>	<b>\$ 648,252</b>	<b>\$ 424,295</b>	<b>\$ 6,299,894</b>	<b>\$ (1,086,305)</b>	<b>\$ 5,213,588</b>
<b>Excess of Operating</b>	<b>\$ 383,238</b>	<b>\$ 279,616</b>	<b>\$ 6,715,761</b>	<b>\$ 1,731</b>	<b>\$ 105,422</b>	<b>\$ 217,398</b>	<b>\$ 216,999</b>	<b>\$ 83,412</b>	<b>\$ (2,865)</b>	<b>\$ (42,716)</b>	<b>\$ 60,536</b>	<b>\$ 34,394</b>	<b>\$ (59,066)</b>	<b>\$ 209,277</b>	<b>\$ (36,895)</b>	<b>\$ 8,166,242</b>	<b>\$ (1,599,168)</b>	<b>\$ 6,567,074</b>
Housing Assistance Payments	-	-	6,638,412	-	121,295	200,360	217,049	83,412	-	-	-	-	-	-	-	7,260,528	(1,599,168)	5,661,360
Depreciation Expense	111,854	1,222,620	13,605	-	-	-	-	-	-	12,590	2,264	-	-	24,284	797	1,388,015	-	1,388,015
<b>Total Expenses</b>	<b>\$ 688,912</b>	<b>\$ 4,107,996</b>	<b>\$ 7,409,518</b>	<b>\$ 3,708</b>	<b>\$ 124,281</b>	<b>\$ 237,315</b>	<b>\$ 229,268</b>	<b>\$ 85,315</b>	<b>\$ 132,280</b>	<b>\$ 636,088</b>	<b>\$ 55,610</b>	<b>\$ 119,827</b>	<b>\$ 75,526</b>	<b>\$ 672,536</b>	<b>\$ 425,092</b>	<b>\$ 15,003,272</b>	<b>\$ (2,685,473)</b>	<b>12,317,798</b>
<b>Net Gain (Loss)</b>	<b>\$ 271,384</b>	<b>\$ (997,840)</b>	<b>\$ 63,744</b>	<b>\$ 1,731</b>	<b>\$ (15,873)</b>	<b>\$ 17,038</b>	<b>\$ (51)</b>	<b>\$ -</b>	<b>\$ (2,865)</b>	<b>\$ (55,306)</b>	<b>\$ 58,272</b>	<b>\$ 34,394</b>	<b>\$ (59,066)</b>	<b>\$ 184,992</b>	<b>\$ (37,692)</b>	<b>\$ (537,136)</b>	<b>\$ -</b>	<b>\$ (537,136)</b>





# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Resident Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: 10/4/2023

Re: Monthly Resident Services Report

## Executive Summary

This report summarizes the Resident Services Department’s activities for August 2023.

## 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 coordinator continues to provide referrals services to AMP 1 tenants. The ROSS coordinator also arranged a class with the University of Missouri for healthy eating and cooking classes.

Total Households that Qualify for ROSS	118
Total ROSS Participants	51

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

FSS workers had 1 person graduate with \$4,116.58 and had a total of 5 new enrollees. FSS workers attended a Holiday program meeting.

	Participants						
	Current Participants	Escrowing	Employed	New Enrolls	Trans	Exits	Grads
Housing Choice Vouchers	71	32	46	4	0	1	1
Public Housing / Project-Based Vouchers	61	19	27	1	0	1	0



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

HHC workers provided a lot of transportation for clients to the pantries and Dr. appointments. HHC workers distributed school supplies and backpacks from the New Horizons foundation. HHC workers also assisted CHA families with enrolling in the Moving Ahead Program.

Breakdown by Description -	Units		
	Tennille Chiles	Hattie Haerr	Totals
CM Address Food Barrier	31	20	51
CM Address Personal/Household Supply Needs	318	211	529
CM Assist with Financial Concerns/Budgeting/Employment	42	25	67
CM Develop/Follow Up Family Service Pledge-Needs Assessment	157	65	222
CM Assist with Obtaining Documentation	15	54	69
CM Assist with Housing Sanitary Conditions	19	13	32
CM Follow Up/Prep Checking in on Clients	56	62	118
CM Program Coordination/Preparation	18	115	133
CM Flyer Distribution	8	12	20
			<b>1241</b>

## **Independent Living Program (ILP) – Serving 55 & Over and Persons with Disabilities, All sites**

ILP workers have been providing case management to residents by helping with paperwork, addressing food insecurities and assistance with accessing mental health services and diabetes clinics. Workers have had BBQs, pancakes and coffee and doughnuts. Case workers have had group activities such as bingo and arts and crafts.

	People			# of Individuals Receiving Ea. Service			
	Units of Service	Total # of Contacts	MTHLY Undup. Ind.	Basic Needs	Removing Barriers	Health & Wellness	Household Development
<b>Paquin Tower</b>	772	790	0	159	147	74	42
<b>Oak Towers</b>	495	462	0	90	200	22	183
<b>Other Residents</b>	90	56	0	46	26	0	18

## **Food Distribution**

We continue to help address food insecurities through the Annie Fischer food pantry and senior boxes and food trucks at the towers.





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Location	Individuals Served	Households Served	Pounds of Food
Annie Fisher	296	130	1,100
Paquin Tower	77	76	3,098
Oak Towers	63	62	3,248

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

MAP was closed for 2.5 weeks in July preparing for the start of the school year. MAP had an open house for students and parents.

Total Units of Service	Total Attendance	Family Development	Family Education
5956	95	18	0

Recommended Commission Action

Read and review Monthly Report.





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Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 4, 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 August 2023.

## Discussion

In August, seven (7) families moved in, and twelve (12) families moved out or transferred units. Of the twelve (12) families that moved out or transferred units, one (1) household was transferred, two (2) tenants passed away, two (2) households moved in with family, one (1) household was terminated, four (4) households moved to the private sector and two (2) households abandoned their unit. Out of 622 LIHTC/PBV units there were twenty (20) vacant as of August 31, 2023, which is an overall occupancy rate of 96.80%. This is a small decrease from 97.10% occupancy on July 31, 2023. Of the 20 vacant LIHTC/PBV units, six (6) were vacant over 60 days. As of 8/31/2023 Amp. 1 had twenty-one (21) vacant units, which is an occupancy rate of 82.50%. Seventeen (17) intents to vacate were submitted by participants. Nine (9) terminations were issued for reasons other than non-payment.

## Recommended Commission Action

Review and consider the monthly report.



## Property Management Report for August 2023

Property	Total units	Occupancy for August 31, 2022	Occupancy for August 31, 2023	YTD Occupancy as of 8/31/23	#Vacant units under 0-60 days as of 8/31/23	#Vacant units over 61 days as of 8/31/23	Move-in August	Move-outs August	Total number of Work Orders for August	Unit restores (Aug)	Avg. cost per restore	Total \$ Amount billed in August
Amp 1 - PH	120	95.80%	82.50%	89.40%	8	13	0	1	71	3	\$969.85	\$1,130.39
Bear Creek	76	98.70%	97.40%	96.22%	0	2	0	1	50	1	\$2,101.60	\$375.31
Oak Tower	147	98.00%	97.30%	97.80%	4	0	3	2	65	4	\$426.36	\$182.33
Paquin Tower	200	98.50%	97.50%	97.63%	4	1	2	1	94	4	\$927.25	\$424.88
Stuart Parker	84	97.60%	97.60%	98.66%	1	1	0	3	27	0	N/A	\$157.84
BWW	54	96.30%	94.40%	95.79%	2	1	0	1	21	0	N/A	\$16.38
BWWII	36	100.00%	88.90%	92.40%	3	1	1	3	14	0	\$0.00	\$54.46
Patriot Place	25	100.00%	100.00%	97.94%	0	0	1	0	6	0	N/A	\$0.00

Property	Total units	TARS uncollected for Aug	delinquent 31-60	delinquent 61-90	delinquent 90+	# Accts. with deposit due (July)	total Security deposit due (July)	# Accts. with deposit due (Aug)	Total security deposit due (Aug)	# Non-pymnt termination issued in Aug	# other termination issued in Aug	# Intent to vacate submitted for Aug
Amp 1 - PH	120	\$3,115.11	\$1,699.56	\$746.03	\$4,618.99	20	\$7,252.78	19	\$6,993.28	3	0	2
Bear Creek	76	\$4,171.02	\$461.80	\$49.06	\$2,450.78	13	\$5,391.87	11	\$5,129.97	1	0	2
Oak Tower	147	\$5,908.94	\$2,499.86	\$763.00	\$2,640.39	14	\$4,286.56	15	\$4,344.37	2	5	4
Paquin Tower	200	\$1,865.66	\$1,503.65	\$0.00	\$1,574.21	19	\$6,392.26	20	\$6,597.26	3	2	5
Stuart Parker	84	\$5,879.52	\$3,179.00	\$985.58	\$6,755.92	3	\$1,159.00	3	\$1,128.00	0	1	1
BWW	54	\$3,877.72	\$2,788.00	\$1,288.00	\$5,496.00	14	\$4,031.00	14	\$4,226.50	0	1	2
BWWII	36	\$299.00	\$497.37	\$537.64	\$1,261.36	3	\$1,384.00	3	\$953.32	0	0	1
Patriot Place	25	\$3,212.07	\$904.00	\$157.65	\$35.00	N/A	N/A	N/A	N/A	0	0	0





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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 4, 2023

Re: Affordable Housing Development and Compliance Report

## Executive Summary

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

## Discussion

CHA staff have been working with several important deadlines for each of CHA's affordable housing development priorities. CHA's Park Avenue project has a firm submission deadline to MHDC of October 31, 2023, Kinney Point has a firm submission deadline of October 15, 2023. A summary of recent and current efforts by each project is as follows.

### **Kinney Point:**

- The final plat and final zoning action for Kinney Point was approved by City Council on October 2, 2023.
- CHA staff provided final exhibits to the City of Columbia necessary for the Kinney Point HOME ARP agreement. CHA staff anticipates this to be considered at the October 16, 2023 meeting.
- Fulson Housing Group is working with DED for their review and approval of the bid packets. Once this approval is received EM Harris will begin obtaining bids to get firm pricing prior to closing.
- MHDC staff is working to complete HUD subsidiary layering requirements and AHAP requirements for converting Housing Choice Vouchers to Project Based Vouchers for Kinney Point.

### **Park Avenue:**

- CHA staff is working to submit the RAD financing Plan within the HUD system prior to October 7, 2023, which will facilitate a Feb. 4<sup>th</sup> RAD conversion date within the HUD system.
- Firm submission items are due to MHDC on October 31, 2023. Currently CHA staff is working on MHDC's Stage II Relocation Requirements, a grouping of notices, tenant lists, move in and move outs are a portion of these requirements.
- County ARPA Funding Agreement was authorized for \$5,000,000 on September 19, 2023

### **Providence Walkway:**

- Providence Walkway application was submitted by Fulson Housing Group on September 22, 2023.
- The City Council approved \$320,000 in CDBG and \$150,000 in HOME funds for Providence Walkway at their September 18<sup>th</sup> meeting as a part of the FY 2024 budget approval.
- The City approved a Resolution of support for Providence Walkway on September 18<sup>th</sup> during the City Council meeting, allocating \$3,000,000 in ARPA funds contingent upon project approval for MHDC and other available sources to construct Providence Walkway.
- CHA staff is continuing to work to submit the CHAP for Providence Walkway to allow for additional vacancies to be utilized for relocation.



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## Recommended Commission Action

Review and consider the report.





# Housing Authority of the City of Columbia, Missouri

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

Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 4, 2023

Re: Safety Report

## Executive Summary

This report provides a summary of August Safety Department reports and calls.

## Discussion

### Yearly Totals for CHA Safety Reports:

	January	February	March	April	May	June	July	August	September	October	November	December	
	2023	2023	2023	2023	2023	2023	2023	2023	2022	2022	2022	2022	
Bear Creek	3	3	7		6	6	4	2	4	5	3	1	3
Bryant Walk	4	1	4		3	6	5	4	1	3	1	1	1
Downtown	4	3	5		5	5	8	6	3	13	4	4	4
Oak Towers	11	15	10		14	9	7	6	4	9	7	3	8
Patriot Place	0	1	4		2	8	9	1	2	2	3	3	0
Paquin Towers	13	15	15		15	19	14	9	17	11	14	8	12
Stuart Parker	2	1	0		1	7	5	2	6	1	4		1
misc										0	0		
<b>Total</b>	37	39	45		46	60	52	30	33	44	36	20	29

### Joint Communications log:

	January	February	March	April	May	June	July	August	September	October	November	December	
	2023	2023	2023	2023	2023	2023	2023	2023	2022	2022	2022	2022	
Columbia Police Response	92	94	82		129	121	122	129	122	108	90	87	92
Columbia Police Reports	6	5	13		16	16	12	12	16	11	14	12	13
Fire/Ems	91	93	106		67	97	115	100	103	77	72	60	105
<b>Total</b>	189	192	201		212	234	249	241	241	196	176	159	210

**10** Lease Violations

**6** trespass person reports

**4** check Welfare

**3** assaults/arrest of residents

### Safety Department New Resident Move

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

### Safety Department other activities:

Assist CPD with Drone activity off property.

## Recommended Commission Action

Review and consider Report





Coverage You Can  
Count On

# Columbia City Council to discuss affordable housing improvements Monday night

- [John Murphy, KOMU 8 Reporter](#)

Columbia City Council members will discuss funding for affordable housing at a time where the need for it is great.

COLUMBIA - Columbia City Council members will have their first of three public discussions of the city's 2024 fiscal year budget at Monday's meeting. Part of it includes allocating funds to improving and expanding affordable housing in the city.

The current budget will send \$470,000 to the [Columbia Housing Authority](#) (CHA) to partially fund the demolition and reconstruction of the Providence Walkway apartments across the road from its headquarters on Switzler Street.

Randy Cole, CEO of the CHA, highlighted the organization's commitment to raising living conditions.

"We really want our properties to be nice, healthy, energy efficient, good quality housing, and we need more of it," Cole said.

And they're building more of it.

The organization will start construction on the Kinney Point complex near the corner of West Sexton Road and North Garth Road this fall. That new building will have 34 units.

And early next year, they'll begin demolition and reconstruction of their Park Avenue structure. The new complex will have 79 units, nine more than the old one.

In total, 43 new units will be created through both projects. This comes at a time when CHA's waitlist of families for vouchers is over 1,200 households. Cole says it's the largest expansion since 1978.

The city of Columbia paid the CHA \$2 million for each the Kinney Point and Park Avenue projects. The total cost for both of these projects is approximately \$32 million. They are fully funded.

CHA is still seeking additional funding for the Providence Walkway project, which they hope to start construction on during the first quarter of 2025.

Randi Woodson lives at the current Providence Walkway complex. She's been there for 13 months.

"I haven't always had to come to public housing personally," Woodson said. "I've lived in market-rate, rent-paid, but now I have to be here because I can't afford any place else. But I'm thankful for where I am, but it could be better."

Cole said those buildings were constructed in the late 1950s and early 1960s and badly need an update.

Woodson hopes that a new and improved neighborhood will inspire the children who live there.

"They would be proud of their surroundings and so they would want to make sure they keep it up and get out and get a job," she said. "I just see it being a better opportunity for the children to see what they can do and come home to."

Cole emphasized CHA housing is available to the lowest income earners. He said, on average, tenants pay about \$200 a month per unit.



# Columbia City Council approves 2024 budget

- Tyler Kading, KOMU 8 Reporter & Sruthi Ramesh, KOMU 8 Digital Producer

Sep 18, 2023

COLUMBIA - Columbia City Council approved the city's fiscal year 2024 budget at its meeting Monday night.

The proposed budget accounts for over \$500 million in revenues, an increase of 13.63% over the city's most recent reported FY23 projection. That mark is also a 4.5% increase over the original budgeted revenues from the FY23. The current revenue estimate provided by the city for the FY23 budget is just over \$441 million.

Of note, the city proposed a \$6.7 million increase in investment revenues from its most recent FY23 projections. That number also marks a 104.7% increase from the original number budgeted for FY23. The city's budget summary claims this is due to higher interest rates, which led to investments earning a higher return.

The budget called for increases in revenue for sales and use taxes, in part due to an additional \$1 million budgeted for sales tax related to the legalization of recreational marijuana.

Property taxes were also budgeted to increase by \$1.16 million from their most recent 2023 estimate, due to the [reassessment of property values](#) in Boone County.

The biggest decline in projected revenues is due to revenue from other governments, which the city says is due to receiving less money from the American Rescue Plan Act (ARPA) than in previous years. ARPA was a plan created by the federal government in response to the COVID-19 pandemic.

The budget also accounts for a \$10-million commitment to increasing the pay of city employees, as promised by City Manager, De'Carlton Seewood, during his [State of the City address](#).

Council previously approved a 7% pay raise for employees in 2022 and an additional [6% mid-year adjustment](#) just last month.

The FY24 budget includes a move to a new minimum pay adjustment for any city employees currently paid below that minimum and an increase of 2% for eligible permanent city employees (not exceeding the new maximum pay range). All supervisors' wages will also be adjusted to make 1% above the highest paid employee they supervise.

## Affordable housing projects

Council voted to allocate \$3 million in ARPA funding toward low-income housing projects in downtown Columbia, contingent on receipt of tax credits and other necessary funding.

The money would partially go [toward the redevelopment of 50 units](#) on the east side of Providence Road near Park Avenue, a program spearheaded by the Columbia Housing Authority.

Council members also expressed their support for the development of three additional CHA projects, which will add [273 housing units around Columbia](#):



# Columbia City Council prioritizes affordable housing and homelessness in its recommendations for ARPA money

By [Morgan Buresh](#)

September 28, 2023 6:30 PM

COLUMBIA, Mo. (KMIZ)

The Columbia City Council will vote Monday to award \$25.2 million in American Rescue Plan Act funds.

The city listed the recommended funding in a news release Thursday, with affordable housing set to receive the most money at \$8.6 million.

Organizations intended to receive some of this funding include the Columbia Housing Authority, Central Missouri Community Action and the Columbia Community Land Trust.

The Columbia Housing Authority could receive the most funds, including \$3 million for Providence Walkway Affordable Housing and \$2 million for Park Avenue reconstruction. The awarding of the money still requires city council approval.

Columbia Housing Authority CEO Randy Cole said the Providence Walkway Affordable Housing project will complete the last stage in the renovation of 50 public housing units.

"We'll be demolishing those structures and rebuilding new, nice, affordable housing for our residents," Cole said. "So, we're really excited."

That project will also include more veteran housing and updates to the Blind Boone Community Center.

He said the Providence Walkway Affordable Housing project and the Park Avenue reconstruction, along with another project in the works, will create 50 more housing units. He said this will help some of the 1,400 households waiting for assistance get affordable housing more quickly.

"There's a lot of excitement amongst our residents about our community investing in them and their lives," Cole said.

Cole said if the funds aren't awarded, the project will likely get shelved until more funding could be awarded.

"Every investment in our housing and expansion thereof makes a difference," Cole said. "And we're going to feel the impacts of the funding for these projects."

The proposal would award the next largest chunk of ARPA funds, more than \$5.6 million, to address homelessness. Organizations recommended for this funding include Love Columbia, True North, Room at the Inn, the Voluntary Action Center and the CoMo Mobile Aid Collective.

Love Columbia is recommended to receive \$600,000 for transitional housing. Executive director Jane Williams said this money will go toward a sixplex on the corner of College and Ash Streets to house families in difficult times.

"Transitional housing is really important because there's often a need to wait on a waiting list for an income-based housing or for a housing choice voucher. That takes time," Williams said. "Also, just to pay off old debt or save for that first month's rent and deposit, it takes time. So, we're very excited about this opportunity to really help families in their lowest moments."

She said she's pleased to see the city recognizing the need for housing in the community, and what she called the 'invisible homeless;' people who aren't out on the streets, but are living with family members and just trying to get enough money to get by.

"There's a great book out, 'Homelessness is a Housing Problem,' and we see that in communities where there's a higher rate of homelessness, it's typically because of low rental vacancy and high rental prices," Williams said. "And we have that situation here in Columbia."

### [Columbia-ARPA-recommendations](#)

The full list of ARPA recommendations includes:

- \$8.6 million for affordable housing



- \$5.6 million to address homelessness
- \$3 million for mental health
- \$2.4 million for workforce development
- \$2.1 million to address community violence
- \$1.3 million for access to services
- \$1.3 million for workforce support
- \$750,000 for capacity building

The city [released a survey last summer](#) of nearly 4,500 residents about how they wanted ARPA funds to be spent. According to the survey, people want to see the funds spent on health services including mental health, affordable housing, premium worker pay, funding for homeless residents and household assistance.