



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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

Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, February 7, 2024

Time: 5:30 p.m.

Place: Columbia Housing Authority, 201 Switzler St.

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of Minutes
- V. Special Item: Family Self-Sufficiency Program Graduate Recognition
- VI. Commissioner Comment
- VII. Public Comment (Limited to 5 minutes per speaker)

PUBLIC HEARINGS

RESOLUTIONS

- VIII. **Resolution 2944:** A Resolution to Approve the Submission of the Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2023

REPORTS

- IX. Affordable Housing Development and Compliance, Section 8 Housing Choice Voucher Program, Public Housing & Affordable Housing Properties, Resident Services, Safety, HR, and Finance
- X. Current Events

PUBLIC AND COMMISSIONER COMMENT

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

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Randy Cole, CEO at (573) 443-2556, extension 1100 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Mr. Cole by email at the following address: rcole@columbiaha.com.

Media Contact: Randy Cole, CEO
Phone: (573) 443-2556
E-mail: rcole@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.



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING December 6, 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 December 6, 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 5:32 p.m.

II. Roll Call:

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

CHA Staff: Randy Cole, CEO
Michelle Betz, Executive Assistant
Jeanette Nelson, HR Manager
Laura Lewis, Director of Affordable Housing Operations
Justin Anthony, Director of Resident Services
Jeff Forck, Director of Safety
Tim Koske, Chief Financial Officer
Tammy Matondo, Director of Affordable Housing Development and Compliance
Janice Brooks, Moving Ahead Program Coordinator

Guest: Nakhi Norwood, Fulson Housing Group

III. Adoption of Agenda:

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

IV. Approval of November 1, 2023, Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of November 1, 2023. Mr. Hutton noted that this was a regular meeting. A motion was made by Mr. Calloway and second by Ms. Oliveri. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

V. Public Comment.

There were no public comments.

PUBLIC HEARINGS

SPECIAL ITEM:

- VI.** CHA Affordable Housing Development Update, Fulson Housing Group:
Fulson Housing Group Representative, Nakhi Norwood, provided updates to CHA development as it related to Kinney Point, Park Avenue and Providence Walkway. A recap of progress to date, as well as future milestones was presented.

RESOLUTIONS

- VII. Resolution 2943:** A Resolution to Approve the Job Descriptions for the Moving Ahead Program Lead MAP Assistant and Approving Updates to Appendix 1 – Organizational Chart and Appendix 3 – Range and Salary Plan to the CHA Personnel Policy.

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

Mr. Hutton called for a motion to approve Resolution 2943 as presented. A motion was made by Ms. Rahn. Second by Mr. Calloway. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Wenneker, Hutton, Oliveri, Calloway, Rahn

No: None

REPORTS

VIII. Monthly Financial Report FY 2023 Budget Update

Mr. Koske reviewed highlights from the October report and highlighted LIHTC YTD revenues.

IX. Director Reports: Resident Services, Affordable Housing Operations, Affordable Housing Programs, and Safety.

Resident Services:

Mr. Anthony reviewed highlights from the ROSS Program, FSS Program, Healthy Home Connections Program with County funding, Independent Living Program and Moving Ahead Program (MAP).

Affordable Housing Operations Report:

Ms. Lewis reviewed highlights from the Property Management Report for the month of October 2023, noting 15 families moved in and 13 families moved out or transferred units (1 family purchased a home, 3 households transferred, 2 households moved in with family, 2 households was terminated, 3 households moved to long term care facilities and 2 households moved to the private sector).

Ms. Lewis shared out of 622 LIHTC/PBV units, 33 were vacant as of October 31, 2023, which is an overall occupancy rate of 94.70%. Of the 33 vacant LIHTC/PBV units, 7 were vacant over 60 days. Amp 1 had 23 vacant units, which is an occupancy rate of 80.80%. Ms. Lewis reiterated that AMP 1 units are not being refilled due to planned renovations.

Affordable Housing Programs:

Ms. Edwards shared Columbia Housing Authority is responsible for establishing and maintaining a utility allowance schedule that provides reasonable allowances for tenant paid utilities. The Utility allowance is intended to enable participating families to pay typical costs for utilities and services paid by energy-conserving households occupying units of similar size and type in the same locality.

Safety:

Mr. Forck shared that there were 43 CHA Safety Department Reports in October and 234 Joint Communication Logs for October. The Safety department had 13 lease violations, 8 trespass person's, 10 welfare checks and 2 assault felony. Safety had 8 new residents move in meetings.

X. Public Comment

There was no public comment.

XI. 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. Rahn. Mr. Hutton called the meeting adjourned at 7:17 p.m.

Bob Hutton, Chair

Date

Randy Cole, Chief Executive Officer

Date

Certification of Public Notice

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on December 4, 2023, I posted public notice of the December 6, 2023, Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

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

Randy Cole, Chief Executive Officer

Date



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Department Source: Housing Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 7, 2024

Re: Resolution 2944 to Authorize the Submission of the FY 2023 Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD)

Executive Summary

The Section Eight Management Assessment Program (SEMAP) measures the performance of public housing agencies (PHAs) that administer the Section 8 Housing Choice Voucher Program. SEMAP assists HUD in monitoring program performance of PHA voucher programs, and local needs. The attached resolution provides board authorization to submit the FY 2023 the Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD).

Discussion

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

The 14 key indicators of PHA performance are:

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

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



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

For FY 2023, CHA anticipates receiving High Performer status. Highlights for the past fiscal year include the following:

- **Reasonable Rents Paid:** A sample list of Housing Choice Voucher Program assisted families indicates at least 98% of units sampled demonstrated rent amounts paid to the owner was reasonable and compared with market rates for unassisted units. For FY 2023, CHA updated the rent reasonable software (GoSection8.com) to ensure we have the most accurate and up to date rental rates for unassisted units.
- **Housing Quality Standards Inspections and HQS Quality Control Inspections:** McCright Inspection Services provided inspections for the Columbia Housing Authority. Director of Housing Programs, Tawanda Edwards and Director of Housing Operations, Laura Lewis performed Quality Control Inspections to ensure these inspections are high quality as well as ensuring that the rental housing that we subsidize meets all HQS requirements.
- **Timely Annual Reexaminations:** CHA completes annual recertification's or updates at least 90-120 days in advance of the anniversary date, including notifying the family and landlords of any increases or decreases in rent at least 30 days before the anniversary date. Our sample of Housing Choice Voucher Program assisted families indicate that 98% of files sampled documented that the Annual reexamination was completed timely.
- **Proper selection of applicants from the housing choice voucher waiting list:** CHA has preferences for our waiting list. These preferences include a preference for persons with disabilities and elderly persons. SEMAP requires us to document that at least 98% of applicant families and admitted families sampled for quality control were selected from the waiting list for admission in accordance with our policies and met the selection criteria that determined their places on the waiting list and in their order of their selection. Our Intake Specialist does an excellent job documenting all preferences during the waiting list selection and admission process.
- **Determination of Adjusted Income:** Quality control sample of tenant files shows that at the time of admission and reexamination, we properly obtained the verification of adjusted income and used the verified information in determining adjusted income. CHA has properly attributed allowances for expenses, and where the family is responsible for utilities under their lease, we have used the appropriate utility allowance unit leased in determining gross rent for at least 98% of our file sampled.

Recommended Commission Action

Approve the Resolution authorizing staff to submit the FY 2023 Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD).



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2944

A Resolution To Approve The Submission of the Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2023

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2944 approving the submission of the annual Section Eight Management Assessment Program (SEMAP) report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2023.

Bob Hutton, Chair

Randy Cole, Secretary

Adopted February 7, 2024



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 7, 2024

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 pieces for each of CHA's affordable housing development priorities. CHA Development Staff and Fulson Housing Group met in person on January 31 at CHA's Admin Building. These in-person meetings will be occurring on a bi-weekly basis for the foreseeable future. A summary of recent and current efforts by each project is as follows.

Kinney Point:

- Kinney Point's Firm Submission was submitted to MHDC on Friday, January 12, 2024. MHDC will review this submission, make requests for clarifications and additional information. Once all requests are approved, MHDC will issue a Firm Commitment and set a closing date. It is anticipated at this time the closing date will be towards the end of April 2024.
- Red Stone began working with CHA's Development Staff and Fulson Housing Group in the closing of Kinney Point, setting up bi-weekly calls reviewing the Due Diligence Checklist for items needed. Once Firm Commitment is issued, all parties involved will be a part of this call, including MHDC underwriter and attorney; Weylin Watson from Gilmore Belle; Tom Duda of Rosenblum Goldenhersh; and Legacy Bank.
- An As Is Appraisal was ordered to complete the Subsidy Layering Review Packet for HUD. Once this is completed, the review packet will be sent to HUD Field Office for approval. It will then be forwarded to HUD for final approval. Approval will allow continuing to move towards converting 34 Housing Choice Vouchers to Project Based Vouchers.

Park Avenue:

- CHA staff is continuing to work on the RAD Financing Plan and the MHDC Firm Submission, as the RAD Conversion will take extra time, firm submission and closing will likely be in the third quarter of 2024.
- The City of Columbia is in the process of completing an Environmental Part 58 review of Park Avenue. This review must be completed prior to the release and utilization of HUD funding. The City has put out a 30 day notice ending on February 19th. On or about that date they will request that HUD release the funding. Staff anticipates the funding to be released by HUD mid to late March 2024.
- CHA staff anticipate conducting a resident informational meeting in May to update Park Avenue residents on project timelines.

Providence Walkway:



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- Providence Walkway CHAP Award was received December 11, 2023.
- MHDC made the decision to not award the Providence Walkway 9% application. However, CHA remains committed to renovating this property, and discussions immediately began on how to continue these efforts with a 4% LIHTC Application to MHDC. The next 4% application is April 5, 2024 and there is an additional application date of July 5, 2024. CHA staff will continue to work with the City of Columbia regarding the ARPA Agreement, and the City has indicated flexibility and support to renovate or rebuild all or a portion of its remaining units depending upon the level of equity raised for the 4% application. CHA staff will also continue to update the residents to meet the RAD requirements of notifications to residents of significant changes and tracking of residents to meet relocation requirements.

Recommended Commission Action

Review and consider the report.

Section 8 - Housing Choice Voucher (HCV) Program - Monthly Management Report

December 31, 2023

HOUSING CHOICE VOUCHER = HCV + VASH + MAINSTREAM + PORT-INS																			ATTRITION RATE			
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (Includes Actual & Anticipated)	HAP Over/(Under)/Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased this Month	Current Vouchers (Looking)	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased
															Utilization		YTD Utilization					
Jan-23	\$ 7,909,344	\$ 659,112	\$ 212.18	\$ 578	\$ 612,549	\$ (46,563)	1,059	1,212	1,059	1,147	(88)	(88)	9	91	87%	93%	87%	93%	6	0.6%	6	0.6%
Feb-23	\$ 7,296,795	\$ 663,345	\$ 176.38	\$ 586	\$ 617,236	\$ (92,672)	1,053	1,212	2,112	1,140	(87)	(174)	9	86	87%	93%	87%	93%	14	1.3%	10	0.9%
Mar-23	\$ 6,679,559	\$ 667,956	\$ 211.86	\$ 590	\$ 613,119	\$ (54,837)	1,039	1,212	3,151	1,142	(103)	(278)	12	104	86%	92%	87%	93%	8	0.8%	9	0.9%
Apr-23	\$ 6,066,441	\$ 674,049	\$ 212.69	\$ 602	\$ 627,537	\$ (46,512)	1,042	1,212	4,193	1,129	(87)	(364)	20	114	86%	93%	86%	93%	7	0.7%	9	0.8%
May-23	\$ 5,438,904	\$ 679,863	\$ 211.07	\$ 610	\$ 639,597	\$ (40,266)	1,048	1,212	5,241	1,123	(75)	(440)	14	127	86%	94%	86%	93%	6	0.6%	8	0.8%
Jun-23	\$ 4,799,307	\$ 685,615	\$ 211.50	\$ 616	\$ 653,587	\$ (32,028)	1,061	1,212	6,302	1,122	(61)	(501)	8	118	88%	95%	87%	93%	6	0.6%	8	0.7%
Jul-23	\$ 4,145,719	\$ 690,953	\$ 207.22	\$ 626	\$ 659,122	\$ (31,831)	1,053	1,212	7,355	1,114	(61)	(562)	8	120	87%	95%	87%	94%	6	0.6%	8	0.7%
Aug-23	\$ 3,486,597	\$ 697,319	\$ 206.03	\$ 635	\$ 660,484	\$ (36,835)	1,040	1,212	8,395	1,113	(73)	(634)	13	123	86%	95%	87%	94%	8	0.8%	8	0.7%
Sep-23	\$ 2,826,113	\$ 706,528	\$ 213.77	\$ 644	\$ 656,147	\$ (50,381)	1,019	1,212	9,414	1,123	(104)	(738)	17	156	84%	93%	86%	94%	9	0.9%	8	0.7%
Oct-23	\$ 2,169,966	\$ 723,322	\$ 213.57	\$ 636	\$ 674,779	\$ (48,543)	1,061	1,212	10,475	1,175	(114)	(853)	20	182	88%	93%	86%	94%	4	0.4%	7	0.7%
Nov-23	\$ 1,495,187	\$ 747,593	\$ 216.22	\$ 652	\$ 678,643	\$ (68,950)	1,041	1,212	11,516	1,253	(212)	(1,064)	24	180	86%	91%	86%	93%	8	0.8%	7	0.7%
Dec-23	\$ 816,544	\$ 816,544	\$ 215.80	\$ 646	\$ 682,912	\$ (133,631)	1,057	1,212	12,573	1,264	(207)	(1,271)	17	167	87%	84%	86%	93%	10	0.9%	8	0.7%

The purpose of this Management Report is to provide an overview of the Section 8 Housing Choice Voucher program. The report provides information on budget and voucher utilization as well as program trends and statistics.

Funds Available Through The End of the Year: The funds available through the end of the year is the projected amount of funding remaining for the Section 8 program. This is a projected number because the actual number is subject to change depending upon what HUD actually authorizes on a monthly basis.

Projected monthly funds available: This is the projected amount of funding the program will have available for that month.

Average Tenant Payment: Based upon our total tenant payments and our total number of vouchers, this is the average amount each tenant will pay out of pocket for rent.

Average Housing Assistance Payment (HAP) Per Voucher: This is the average HAP per voucher under lease for the current month based upon the total HAP for the current month divided by the number of vouchers under lease.

Total Housing Assistance Payment (HAP): This is the actual and anticipated amount of HAP paid out for that month.

Housing Assistance Payment (HAP) Over/Under Authorized: This amount HAP that is over or under authorized based on the current monthly budget and average HAP payment per voucher.

Current Vouchers in Lease: This is the number of current vouchers in lease for the Section 8 program on the last day of the month.

Total vouchers available = 1132

Target Number of Vouchers: target number of vouchers the program should have in lease for that particular month based upon the current monthly budget and average HAP payment per voucher.

Number Vouchers Over/Under Authorized: This is the number of vouchers the program has over authorized or under authorized for that particular month based upon the target number of vouchers.

Newly Leased This Month: This is the number of new vouchers that have been utilized to lease up within this month.

Current Vouchers Looking: This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit.

Homeownership: Current number of homeownership vouchers

Family Self Sufficiency Participants (FSS): Current number of participants involved in the Section 8 Family Self Sufficiency Program.

Section 8 - RAD Project Based Voucher (RAD-PBV) Program - Monthly Management Report

December 31, 2023

RAD PROJECT BASED VOUCHER (RAD-PBV)																		ATTRITION RATE				
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (Includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/(Under) Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased this Month	Current Vouchers (Looking)	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased
															Utilization		YTD Utilization					
Jan-23	\$ 2,300,000	\$ 191,667	\$ 222.41	\$ 327	\$ 195,038	\$ 3,371	584	597	584	597	(13)	(13)	5	-	97.8%	101.8%	97.8%	101.8%	3	0.5%	3	0.5%
Feb-23	\$ 2,104,962	\$ 191,360	\$ 196.91	\$ 321	\$ 191,455	\$ 94	583	597	1,167	597	(14)	(27)	4	-	97.7%	100.0%	97.7%	100.9%	11	1.9%	7	1.2%
Mar-23	\$ 1,913,508	\$ 191,351	\$ 224.02	\$ 330	\$ 196,838	\$ 5,487	578	597	1,745	597	(19)	(46)	9	-	96.8%	102.9%	97.4%	101.6%	4	0.7%	6	1.0%
Apr-23	\$ 1,716,669	\$ 190,741	\$ 224.19	\$ 332	\$ 198,345	\$ 7,604	579	597	2,324	597	(18)	(64)	8	-	97.0%	104.0%	97.3%	102.2%	4	0.7%	6	0.9%
May-23	\$ 1,518,325	\$ 189,791	\$ 224.02	\$ 328	\$ 195,553	\$ 5,762	581	597	2,905	597	(16)	(80)	12	-	97.3%	103.0%	97.3%	102.3%	16	2.8%	8	1.3%
Jun-23	\$ 1,322,772	\$ 188,967	\$ 225.43	\$ 338	\$ 201,644	\$ 12,676	582	597	3,487	597	(15)	(95)	5	-	97.5%	106.7%	97.3%	103.1%	6	1.0%	7	1.3%
Jul-23	\$ 1,121,128	\$ 186,855	\$ 225.18	\$ 329	\$ 196,526	\$ 9,671	582	597	4,069	597	(15)	(110)	8	-	97.5%	105.2%	97.4%	103.4%	11	1.9%	8	1.4%
Aug-23	\$ 924,603	\$ 184,921	\$ 225.34	\$ 326	\$ 194,340	\$ 9,419	577	597	4,646	597	(20)	(130)	7	-	96.6%	105.1%	97.3%	103.6%	10	1.7%	8	1.4%
Sep-23	\$ 730,263	\$ 182,566	\$ 229.83	\$ 334	\$ 199,184	\$ 16,619	576	597	5,222	597	(21)	(151)	5	-	96.5%	109.1%	97.2%	104.2%	16	2.8%	9	1.6%
Oct-23	\$ 531,079	\$ 177,026	\$ 230.42	\$ 331	\$ 197,865	\$ 20,839	566	597	5,788	597	(31)	(182)	12	-	94.8%	111.8%	97.0%	105.0%	9	1.6%	9	1.6%
Nov-23	\$ 333,213	\$ 166,607	\$ 231.54	\$ 338	\$ 201,588	\$ 34,981	566	597	6,354	597	(31)	(213)	11	-	94.8%	121.0%	96.8%	106.4%	8	1.4%	9	1.5%
Dec-23	\$ 131,626	\$ 131,626	\$ 231.82	\$ 325	\$ 194,144	\$ 62,519	567	597	6,921	597	(30)	(243)	6	-	95.0%	147.5%	96.6%	109.8%	7	1.2%	9	1.5%

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Housing Assistance Payment (HAP) Over/Under Authorized: This amount HAP that is over or under authorized based on the current monthly budget and average HAP payment per voucher.

Current Vouchers in Lease: This is the number of current vouchers in lease for the Section 8 program on the last day of the month.

Total vouchers available = 1132

Target Number of Vouchers: target number of vouchers the program should have in lease for that particular month based upon the current monthly budget and average HAP payment per voucher.

Number Vouchers Over/Under Authorized: This is the number of vouchers the program has over authorized or under authorized for that particular month based upon the target number of vouchers.

Newly Leased This Month: This is the number of new vouchers that have been utilized to lease up within this month.

Current Vouchers Looking: This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit.

Homeownership: Current number of homeownership vouchers

Family Self Sufficiency Participants (FSS): Current number of participants involved in the Section 8 Family Self Sufficiency Program.

Section 8 - Tenant Based Rental Assistance - Monthly Management Report

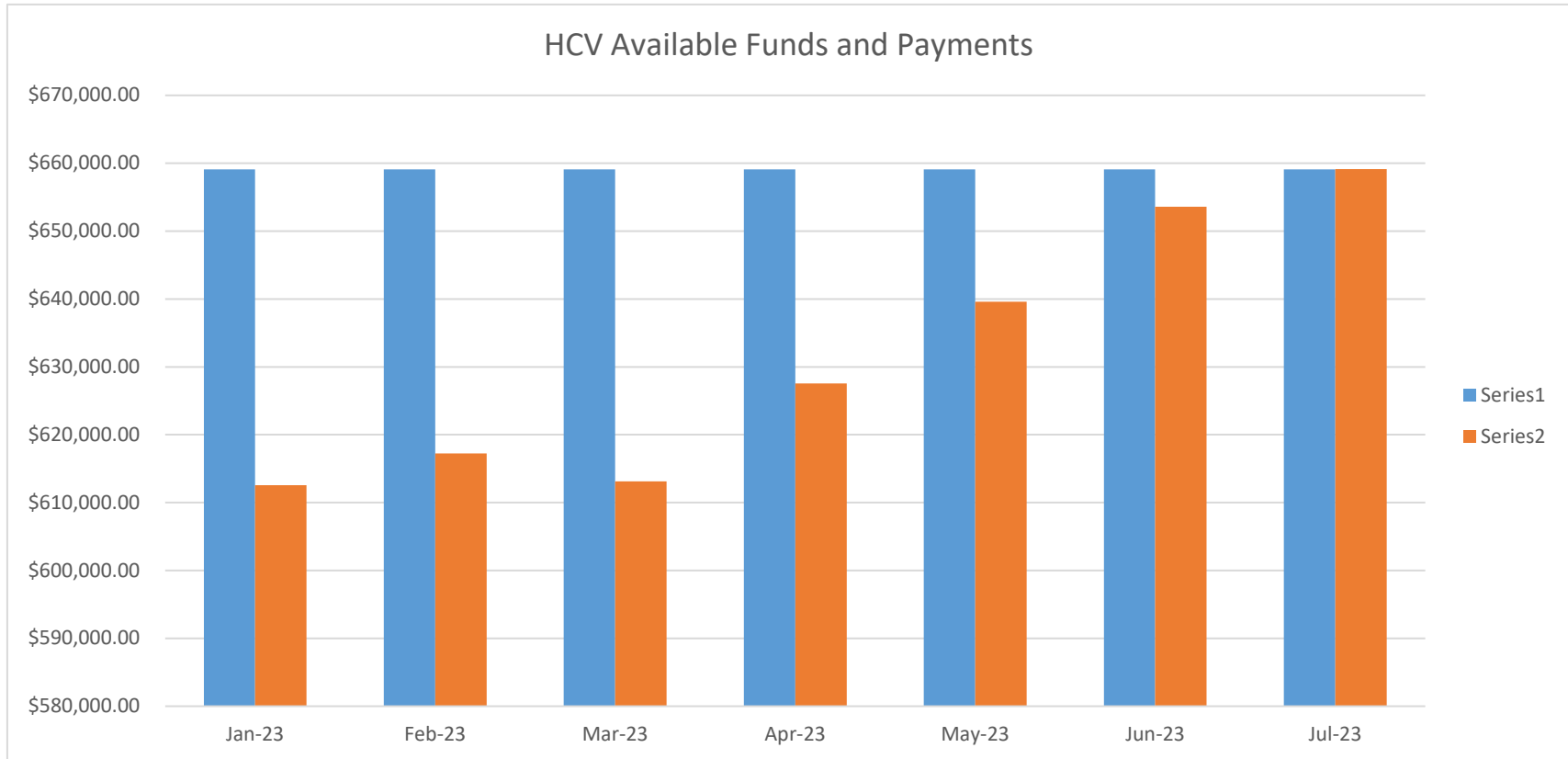
December 31, 2023

Tenant Based Rental Assistance (TBRA)										
Month	Funds Available Through December 31, 2022	Projected Monthly Funds Available	Average Tenant Payment	Ave. HAP Payments + Deposits/Adjustments	Total Request (TRA+UAP+Dep/Adj)	HAP s Over/(Under) Authorized	Current Vouchers in Lease	Target Number of Vouchers	Number of Vouchers Over/(Under) Authorized	Vouchers Issued
May-23	\$ 100,000	\$ 12,500	\$ 137.85	\$ 687	\$ 4,811	\$ (7,689)	7	18	(11)	3
Jun-23	\$ 95,189	\$ 13,598	\$ 147.93	\$ 751	\$ 11,263	\$ (2,335)	15	18	(3)	1
Jul-23	\$ 83,926	\$ 13,988	\$ 129.38	\$ 725	\$ 10,878	\$ (3,110)	15	19		1
Aug-23	\$ 73,048	\$ 14,610	\$ 176.69	\$ 687	\$ 10,301	\$ (4,309)	15	21	(6)	1
Sep-23	\$ 62,747	\$ 15,687	\$ 191.42	\$ 703	\$ 9,841	\$ (5,846)	14	22	(8)	1
Oct-23	\$ 52,906	\$ 17,635	\$ 146.08	\$ 745	\$ 9,685	\$ (7,950)	13	24	(11)	2
Nov-23	\$ 43,221	\$ 21,610	\$ 146.08	\$ 815	\$ 10,595	\$ (11,015)	13	27	(14)	3
Dec-23	\$ 32,626	\$ 32,626	\$ 167.77	\$ 790	\$ 11,054	\$ (21,572)	14	41	(27)	5

In May 2023, one grant period funding was completed and another began. A \$100,000 grant authorized by the City is now being utilized through December 31, 2023.

Section 8 - Housing Choice Voucher (HCV) Program - Monthly Management Report

December 2023





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: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 7, 2024

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

Executive Summary

This report provides a summary of statistics for CHA Public Housing, Project Based Vouchers and LIHTC units for the month of December 2023.

Discussion

In December, seven (7) families moved in, and eleven (11) families moved out or transferred units. Of the eleven (11) families that moved out or transferred units, two (2) tenants passed away, three (3) households transferred units, two (2) households moved to the private sector, three (3) households were terminated, and one (1) household abandoned their unit. Out of 622 LIHTC/PBV units there were thirty-four (34) vacant as of December 31, 2023, which is an overall occupancy rate of 95.00%. This is a .6% increase from 94.40% occupancy on October 31, 2023. Of the 34 vacant LIHTC/PBV units, seventeen (17) were vacant over 60 days. As of 12/31/2023 Amp. 1 had twenty-six (26) vacant units, which is an occupancy rate of 78%. Twelve (12) households submitted an intent to vacate, and 5 terminations were issued for reasons other than non-payment.

Recommended Commission Action

Review and consider the monthly report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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Department Source: Resident Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 7, 2024

Re: Monthly Resident Services Report

Executive Summary

This report summarizes the Resident Services Department’s activities for December 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 are provided in the tables below:

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

The ROSS coordinator continues to provide referral services to AMP 1 tenants. The ROSS coordinator has worked diligently on the year end reports for ROSS. Caitlin Hammons has taken over the position of ROSS coordinator.

Total Households that Qualify for ROSS		96
Total ROSS Participants		62

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

In December there was 1 new enrollment; 1 program exit; and 2 graduations. One FSS graduate took home \$5,000 and the other took home \$3,000. One graduate was able to move out of housing and into market rate housing! This month coordinators continued regular participant meetings, assisted with Christmas meals for the residents at Paquin and Oak Towers, assisted with the FSS families who attended the HHC holiday party, and passed out gifts to all FSS families that we signed up for the VAC Holiday Party. There was also a staff transition; one FSS Coordinator moved to the ROSS position within CHA and a new FSS Coordinator was hired.

	Participants						
	Current Participants	Escrowing	Employed	New Enrolls	Trans	Exits	Grads
Housing Choice Vouchers	74	33	47	1	0	1	2
Public Housing / Project-Based Vouchers	61	14	23	0	0	0	0



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

In the month of December, Family Support Specialists held a family development event for the winter holidays. Specialists supported families by providing activities for children during the holiday event, to encourage social and emotional development. Family Support Specialists helped families connect with VAC to receive and coordinate pick up of holiday gifts. Staff worked with tenants to complete post assessment surveys. Specialists connected tenants with many resources and assisted in enrolling in programs to help with rent, weatherization, and utility bill assistance. Family support specialists helped tenants create resumes and search for jobs, to help maintain income and housing.

Breakdown by Description -	Units		
	Tennille Chiles	Hattie Haerr	Hannah Elliott
CM Address Food Barrier	20	0	12
CM Address Personal/Household Supply Needs	99	87	40
CM Assist with Financial Concerns/Budgeting/Employment	8	40	4
CM Develop/Follow Up Family Service Pledge-Needs Assessment	133	43	55
CM Assist with Obtaining Documentation	7	17	0
CM Assist with Housing Sanitary Conditions	4	13	6
CM Follow Up/Prep Checking in on Clients	8	12	68
CM Program Coordination/Preparation	33	101	168
CM Flyer Distribution	12	12	12

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 worked with VAC for Christmas gifts with the tenants of both towers. Case workers have had group activities such as bingo and arts and crafts. Family site ILP workers have provided basic needs to tenants including cleaning supplies, pillows, blankets, and slippers.

	People			# of Individuals Receiving Ea. Service			
	Units of Service	Total # of Contacts	MTHLY Undup. Ind.	Basic Needs	Removing Barriers	Health & Wellness	Household Development
Paquin Tower	1,296	1,116	0	258	155	40	59
Oak Towers	896	709	0	411	375	19	91
Other Residents	239	56	0	124	105	0	10



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Food Distribution

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

Location	Individuals Served	Households Served	Pounds of Food
Annie Fisher	232	91	1,102
Paquin Tower	83	83	2,005
Oak Towers	60	60	3,669

Moving Ahead Program (MAP) -

The Moving Ahead Program had a very exciting December. The program had a holiday family development dinner with over 100 participants. Moving Ahead was also able to provide Holiday presents for all enrolled students and the staff personally shopped for, packed, and delivered the presents to the residents. Moving Ahead was also visited by a professional Santa provided by volunteers from State Farm who took pictures with our students. At the end of the year surveys, 100% of the students responded that they feel safe at Moving Ahead and 100% of students maintained or improved in academics.

Total Units of Service	Total Attendance	Family Development	Family Education
9650	113	52	0

Home Ownership-

Walls have started going up on 207 Lynn. Caitlin, Steven and I met with a prospective FSS participant who is very interested in the home. We will start walking her through the financial process.

Recommended Commission Action

Read and review Monthly Report.



Housing Authority of the City of Columbia, Missouri

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Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 7, 2024

Re: Safety Report

Executive Summary

This report provides a summary of December 2023, 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	2023	2023	2023	
Bear Creek	3	3	7		6	6	4	2	4	7	3	1	7
Bryant Walk	4	1	4		3	6	5	4	1	3	3	0	0
Downtown	4	3	5		5	5	8	6	3	10	10	9	9
Oak Towers	11	15	10		14	9	7	6	4	10	3	5	6
Patriot Place	0	1	4		2	8	9	1	2	1	5	5	2
Paquin Towers	13	15	15		15	19	14	9	17	17	19	24	24
Stuart Parker	2	1	0		1	7	5	2	6	3	0	1	1
misc										0	0		
Total	37	39	45		46	60	52	30	33	51	43	45	49

10 Lease Violations

10 Trespass person reports

4 Check Welfare

1 Child abuse, CPD arrest of nonresident

1 Adult abuse, CPD arrest nonresident

Joint Communications log:

	January	February	March	April	May	June	July	August	September	October	November	December	
	2023	2023	2023		2023	2023	2023	2023	2022	2023	2023	2023	
Columbia Police Response	92	94	82		129	121	122	129	122	134	122	111	118
Columbia Police Reports	6	5	13		16	16	12	12	16	19	14	5	17
Fire/Ems	91	93	106		67	97	115	100	103	87	98	86	92
Total	189	192	201		212	234	249	241	241	240	234	202	227

Properties	2023 Totals:	2022 Totals	2021 Totals
Bear Creek	53	59	43
Bryant Walkway	33	24	62
Downtown	77	75	135
Oak towers	101	127	182
Patriot Place	47	30	35
Paquin Towers	203	171	321
Stuart Parker	29	24	53
Totals	543	510	831

Safety Department New Resident Move

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

Safety Department other activities:

Christmas lunches at Paquin and Patriot Place

Recommended Commission Action

Review and consider Report



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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Department Source: Human Resources

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 7, 2024

Re: Human Resources Monthly Report

Executive Summary

This report provides a monthly account of Human Resources.

Discussion

Current Openings:

Housing Ambassador – Reviewing Applications
LIHTC Compliance Specialist – Reviewing Applications
Affordable Housing Manager I (Paquin Towers) – Interviewing
Pt MAP Assistants – Interviewing
Moving Ahead Program Coordinator – Posting Position
Executive Assistant – not filling at this time
Finance Assistant I – Hired: Brienne White, start date 2/12/24
Accountant – Promotion: Melissa Laudenslager
HCV Specialist – Hired: Gina Weber, start date 2/19/24

Trainings:

- March 5th: Diversity, Equity & Inclusion Conference: (Randy & Jeanette)
- March 15th: Trauma Informed Property Management

- 2023 Staff Performance Reviews Completed = 100% compliance
- Starting the 2024 MHAPCI Loss Control Incentive Program

Staff Anniversary's: Feb 26th – Rino Chellis – 34yrs

Feb 3rd – Laura Lewis 15 yrs

Feb 9th – ElTonya Rhoades – 15 yrs

Feb 12th – Caitlin Hammons – 6 yrs

Feb 21st – Brandon Gladback – 1yr

Feb 22nd – Tiffany Anguiano – 1yr

Recommended Commission Action

Board to review and consider Report.

Welcome to MHAPCI's Loss Control Incentive Program

In 2020 MHAPCI's Board launched an exciting training and incentive program developed for our Members by MHAPCI's Safety & Loss Control Committee. The program was suspended in March due to competing priorities for Members and MHAPCI alike. Beginning in January 2021, we implemented a new training calendar and program. The program is designed to assist your Housing Authority to prevent injury and loss and to promote a positive safety culture at your Authority. Our loss control initiative provides financial incentives and monthly program goals. When your Authority completes **6 of the monthly goals**, simply submit the documentation of completion to be eligible to receive a check in the amount of **\$200 to be used for staff recognition and celebration**.

For those Authorities that complete all **12 monthly goals** in a program year, a gold certificate will be presented to the Member at the MHAPCI Annual Membership meeting, along with a check in the amount of **\$1000 to be utilized by the Authority for loss prevention, safety, and risk management purposes**.

MHAPCI Member Loss Control



2024 Schedule



JANUARY

Safety
Program

FEBRUARY

Incident &
Claim
Reporting

MARCH

Commissioner
& Employee
Ethics Training

APRIL

Cybersecurity
Awareness

MAY

Discrimination
& Harassment
Training

JUNE

Fire
Prevention

JULY

Grounds,
Parking Lots,
Playgrounds

AUGUST

New Tenant
Training

SEPTEMBER

Slip & Fall
Ice & Snow

OCTOBER

Driver and
Auto Safety
Training

NOVEMBER

Maintenance
and Roof
Inspections

DECEMBER

Contractor
Safety &
Compliance



Housing Authority of the City of Columbia, Missouri

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Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 7, 2024

Re: February 2024 Finance Department Report

Executive Summary

This report includes present and future updates of the CHA Finance Department operations.

Discussion

CHA Finance staff has been focusing its attention on completing steps necessary for the FY 2023 audit. CHA Finance staff will provide a financial report at the March meeting. This report includes a summary of Finance Department operations, as well as a summary analysis of CHA cashflow since May of 2023.

This past Friday CHA Finance staff completed its initial submission to [RubinBrown](#) for the combined LIHTC property audit. CHA Finance staff will work through the auditor's questions in February and have a draft to review by March 1st. Preliminary LIHTC cash flow calculations were available in mid-March last year, and staff anticipates a similar timeframe for FY 2023 calculations. Finance is also working to complete end-of-the-year reports to its investors (e.g., Redstone, Sugar Creek, UMB), and Redstone has approved an extension through February 12th due to staff attention to the audit. CHA Finance staff anticipate submission of reports to Red Stone prior to the February 12th deadline.

The CHA CFO has been providing cash flow reports across all CHA accounts to the CEO since May 10, 2023. This is an effort to monitor cash flow needs throughout the year. CHA has a significant level of capacity to operate with regards to its collective cash flow, as total cash available cash is regularly over \$7 million and has exceeded \$8 million. There is also a significant level of reserves for various pieces of CHA operations. Current reserves are at the following level:

- Total Public Housing Operating Reserve: \$1,119,954
- Total Operating and Replacement Reserves (All 6 LIHTC Properties): \$2,298,834
- Total Columbia Community Housing Trust (non-federal funds): \$1,116,139
- CHA Affordable Housing Development (non-federal funds): \$60,180 (development dept. operations are covered from this account)
- There is also a significant level of reserve funds held in addition to these accounts for LIHTC properties.

CHA has significant cash flow capacity to conduct CHA operations, however four primary challenges require close monitoring and planning to maintain an efficient operation throughout the year. The four challenges are as follows:

1. LIHTC property cash and CHA operational cash is often segmented and restricted to specific purposes, and often requires 3rd party approvals for access.
2. CHA LIHTC security costs are paid as a loan to the LIHTC properties and reimbursed after waterfall calculations are completed in the spring of each year. This amount totaled \$182,000 in FY 2022.



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3. A significant portion of CHA Business Activities revenue is received after waterfall calculations are completed in the spring of each year, rather than a more level flow throughout the year.
4. Many of CHALIS grant funding sources are paid on a reimbursement basis, and the Central Office Cost Center covers CHALIS costs as a loan, until reimbursement occurs. CHALIS also historically incurs a higher level of costs late in the year and can present challenges when a lag in reimbursement exists.

These four dynamics impact the Central Office Cost Center and CHA Business Activities accounts, particularly towards the end of the calendar year. This requires close monitoring, as a large portion of CHA staff and administrative costs are covered through the Central Office Cost Center and CHA Business Activities accounts. A spreadsheet outlining cash flow balances across CHA accounts is included in this packet and demonstrates the dynamics outlined in this report, including the Central Office Cost Center, CHA Business Activities account and CHA Affordable Housing Development account. These accounts will receive a large distribution after waterfall calculations are completed in March of 2024. FY 2022 included over \$650,000 in distributions across CHA accounts receiving distribution, therefore the Central Office Cost Center and CHA Business Activities accounts will be in a strong cash position in April/May of 2024. This capacity will also increase as CHA closes on its Kinney Point and Park Avenue development projects in 2024.

The CFO and CEO are working to identify measures to implement in 2024 and 2025 to assist with leveling out cashflow throughout the year, to ensure efficient and effective utilization of CHA resources for its operations. Preliminary approaches being considered are as follows:

- Ensure staff allocations maximize the funding sources available and allow for ease of implementation and efficient tracking.
- Work with Jason Casterline of Housing Consultants USA to assist with restructuring CHA budget allocation methodology and process. CHA's current budget structure includes a Central Office Cost Center. The conversion of all public housing to LIHTC presents an opportunity to convert to an allocation methodology. HUD allows for both structures and the allocation method will be more applicable upon conversion of remaining public housing units.
- Explore structuring the maintenance department budget based upon a central service center billed to each property, rather than apportioned across each property.
- Work with Red Stone to allow for security expenses to be covered monthly out of LIHTC operations, rather than through the waterfall distributions. The CFO has had productive conversations with our Red Stone representative, Mark Wells, and there is progress towards potentially having security costs covered monthly to assist CHA operations. This change would require Red Stone approval and CHA Board approval; therefore, staff will seek board approval at the appropriate time.
- Identify cost saving measures and more efficient expenditure of CHALIS grant funding throughout the year, with specific attention to the end of the calendar year.
- Utilize additional revenue received through new development of Kinney Point and Park Avenue to establish more flexible operation reserve.
- Explore obtaining a line of credit with First Mid Bank & Trust to establish an operating line of credit in the near term, given a significant level of predevelopment costs for Kinney Point and Park Avenue. This line of credit would be intended to assist with fluctuations of cash levels. CHA staff will seek board approval prior to obtaining a line of credit.



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These are some of the current areas of focus for the Finance Department and CEO, with additional attention analysis to CHA cash flow. The CHA Finance Department will provide a financial report and yearend summary at the March meeting.

Recommended Commission Action

Review and consider the report.



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 7, 2024

Re: Current Events

Executive Summary

This memo provides a summary of both recent and future current events.

Discussion

The following is a list of recent and future current events and activities associated with the Columbia Housing Authority:

1/5: COMO Magazine interview for Vouchers and CHA property successes.

1/8: County ARPA funding meeting.

1/10: Introduction of new CHA intern, Jenny Harline.

1/11: Meeting with Missourian Editor and new student reporters for 2024.

1/11: Race Matters Friends meeting regarding affordable housing needs.

1/16: Affordable Housing Coalition presentation of CHA successes and 2-page impact report.

1/17: Tour of CHA operations for 2nd ward Council Member, Rachel Proffit and HCDC Chairperson, Tom Rose.

1/18: Chamber of Commerce Leadership Columbia Co-Chair Introduction, Local Government Day.

1/18: City of Columbia Consolidated Plan meeting. Non-profit representatives.

1/19: COMO Magazine interview with local leaders.

1/24: Columbia Values Diversity Breakfast. 8 CHA staff attended at CHA sponsored table.

1/24: Housing and Community Development Commission, Public needs hearing.

1/26: County ARPA submissions completed. Providence Walkway and Bear Creek Renovations.

1/27: CHA Moving Ahead Program Parent Forum

1/28: KFRU Morning Roundtable. Vacant and Abandoned Properties Conference Recap.

1/31: Fulson on site for development planning and updates.

2/8-9th: HUD REAC/INSPIRE inspections of public housing.

2/5: City Council meeting. CDBG and HOME agreements. Blind Boone renovations, TBRA funds.

2/8: Lunch with new Director of Housing and Neighborhood Services.

2/8: Planning and Zoning Commission Meeting. Bear Creek and Oak Towers neighboring properties.

2/14: Boone County Family Resources Award for community partner.

2/22: CHA Senior Staff Quarterly meeting. SWOT Analysis, CHA Teamwork and Operations

2/19: City Council meeting. Potential ARPA agreement Providence Walkway

2/21: Chamber QMB, Quarterly Breakfast

2/21: Housing and Community Development Commission Meeting, Reallocation of CDBG/HOME

3/5: DEI conference. Jeanette, and Randy

3/13: Housing and Community Development Commission meeting, FY 2025 RFP

3/15: All staff training: Trauma Informed Approaches to Property Management.

4/10: Housing and Community Development Commission meeting

5/15: Housing and Community Development Commission, City CDBG and HOME Proposals

5/21-5/23: HUD training in St Louis, 30 CHA staff identified.



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5/22: Housing and Community Development Commission meeting, CDBG and HOME Proposal Presentations

Recommended Commission Action

Review and consider the report.

Construction on new Columbia affordable housing units to begin by May

Julius Evans, KOMU 8 Reporter
Jan 31, 2024

COLUMBIA — With the ever-growing demand for affordable housing in Columbia, the Columbia Housing Authority (CHA) is continuing to try and close the gap.

From 2021 through the end of 2023, CHA utilized more than \$1 million in vouchers for over 2,000 Columbia families. Vouchers assist in rent and utility payments for families, so they don't have to spend any more than 30% of their gross income on housing.

Despite those efforts, Randy Cole, chief executive officer of CHA, said there is still work that needs to be done.

"We still have over 12,000 households on our waitlist, so there's a very high demand," Cole said. "We typically see over 100 people in our lobby every week in need of housing and searching for housing."

Cole said it's not the funding for vouchers that's keeping many people on the waitlist, but the current supply and demand in the housing market.

"We just need more housing infrastructure built," Cole said. "The demand is so high and the supply is so low that it pushes up prices and makes it hard for people to find affordable housing."

However Cole said that won't stop the CHA from continuing to push for more options. Construction on two projects will start in the second quarter of 2024 that will bring 43 new housing units.

The two projects will be on Kinney Point (off of East Sexton Road and North Garth Avenue) and Park Avenue. Kinney Point will have 34 new units while Park Avenue will see a complete breakdown and reconstruction of its existing 70 units. CHA will build back 79 units for a total of 43 new units.

Kinney Point will cost \$12 million, which will be funded through the City of Columbia's HOME program, Veterans United Foundation, Missouri Department of Economic Development, Missouri Housing Development Commission, and CHA.

Park Avenue will cost \$22 million and will be funded partly by City of Columbia American Rescue Plan Act (ARPA) funds and Boone County ARPA funds. The Housing Development Commission and CHA will also contribute funding.

Gayle Tabron, who has lived in CHA-owned property for over six years, said she is excited about the changes and the investment in the community.

"I think things are going to work out here in a minute. I plan to do a lot in this community you know, and I'd like to give back some of the things that have been given to me," Tabron said.

Cole said the Kinney Point construction should start by May, while Park Avenue will begin in late summer. Both should be finished by the summer of 2025. He expects these projects to have a positive impact on the community, but to really make a difference in the long term, Cole said available space still needs to be addressed.

"Investments in affordable housing and expanding affordable housing in our community is a really important need," Cole said.

[MORE INFORMATION](#)



CHA receives additional funds for Kinney Point affordable housing

Columbia Housing Authority awarded funds for Kinney Point Resource Center

Columbia Housing Authority awarded tax credits for Park Avenue affordable housing development

Julius Evans

LOCAL

Columbia Housing Authority uses vouchers to secure housing for about 4,500 people



Charles Dunlap

Columbia Daily Tribune

Published 4:11 a.m. CT Feb. 1, 2024 | Updated 4:11 a.m. CT Feb. 1, 2024

Work started roughly two years ago by Columbia Housing Authority is paying off for people seeking housing.

Between 2021 and 2023 federal Department of Housing and Urban Development voucher utilization increased by \$1 million, CHA announced in a news release. This means that CHA's work with 364 area landlords has secured housing for 2,000 households, or roughly 4,500 people.

A 2023 Community Impact Report provided to the Tribune notes 100 households moved into market-rate housing; 50 landlords, property managers and nonprofit partners were trained on CHA programs and resources; and that CHA added a full-time homeless outreach coordinator who connected 51 unsheltered households with housing and supportive services, and that 88 unsheltered or at-risk households utilized housing vouchers.

The end-of-year report also highlighted youth, stewardship and additional support services, along with noting more affordable housing stock was coming.

CHA CEO Randy Cole explained next steps for the Kinney Point development and Park Avenue redevelopment in a recent follow-up email to the Tribune.

CHA has completed its firm submission roughly two weeks ago of documents to the Missouri Housing Development Commission for Kinney Point.

"We are awaiting MHDC to review and schedule closing on all financing, which moves us to having access us to all funding to break ground," Cole wrote. "I believe this process takes

MHDC 30-90 days depending on the level of closings they are working with other entities across the state on. I am excited we are at this point."

So, if MHDC gave the closing OK to CHA on Friday, CHA could break ground on Kinney Point anywhere from March 2 to May 2, as an example.

More: Columbia City Council finalizes \$2 million ARPA allocation to Columbia Housing Authority

Residents along Park Avenue will have a meeting in May with CHA "to help communicate timelines for moving and project start to CHA residents," Cole wrote. The Park Avenue project will demolish existing, and aging housing, to be rebuilt and actually increase the housing stock along Park Avenue. It also means current residents will have to temporarily move to other CHA properties or CHA will have to coordinate temporary housing with other property managers.

"We have all of our zoning, architectural designs, predevelopment (and more) completed for Park Avenue and all funding sources secured," Cole wrote. "In early January, City of Columbia staff finished their HUD Part 58 Environmental Review, which is required for us to seek final HUD approval to move forward and the city is in their 30-day notice period that ends in late Feb prior to seeking HUD approval."

Once that finishes, CHA can seek a financing closing date with both HUD and MHDC, he added.

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