



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

CHALIS Board of Directors Meeting Agenda

Date: Wednesday, July 16, 2025

Time: 4:30 p.m. *

Location: Oak Towers, 700 N. Garth Ave, Columbia, MO 65203

* The meeting will begin immediately following the adjournment of the meeting of the Columbia Housing Authority Board of Commissioners which begins at 4:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Meeting Minutes
- V. **Resolution 146:** Authorizing the Submission of a Proposal to the City of Columbia for FY2026 Social Services Funding to support the Independent Living Program.
- VI. Commissioner Comment
- VII. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Ms. Darcie Hamilton, Housing Development Coordinator at (573) 443-2556, extension 7035, at least one working day prior to the meeting.
(Email: dhamilton@columbiaha.com)

Media Contact: Randy Cole, CEO
Phone: (573) 443-2556
E-mail: columbiaha.info@gmail.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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CHALIS – CHA Low-Income Services, Inc.

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CHA Low-Income Services, Inc. Board of Directors Meeting

December 11, 2024, Open Meeting Minutes

I. Call to Order:

The Board of Directors of CHA Low-Income Services, Inc. (CHALIS) met in open session on December 11, 2024 in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri, 65203. Bob Hutton, Chair, called the meeting to order at 6:58 p.m.

II. Roll Call:

Mr. Cole called the roll:

Present: Bob Hutton, President
 Rigel Oliveri, Secretary
 Steve Calloway, Treasurer
 Olivia Sinclair, Commissioner

Excused: Robin Wenneker, Vice Chair-Via Zoom

CHALIS Staff: Randy Cole, CEO
 Caitlin Hammons, Director of Resident Services
 Debbi Simmons, Senior Accountant
 Darcie Hamilton, Housing Development Coordinator

III. Adoption of Agenda:

Mr. Hutton called for a motion to adopt the agenda as presented. A motion was made by Ms. Oliveri Second by Ms. Sinclair. All Board Members voted “aye” and Mr. Hutton declared the agenda adopted as presented.

IV. Approval November 6, 2024, CHA-Low Income Services Open Regular Meeting Minutes:

Mr. Hutton called for a motion to approve the November 6, 2024; regular open meeting minutes as presented. A motion was made by Ms. Oliveri. Second by Mr. Calloway. All Board Members voted “aye” and Mr. Hutton declared the minutes adopted as presented.

V. Resolution 145: Authorizing the Submission of Grant Application to Veterans United Foundation

to support the Moving Ahead Afterschool and Summer Program.

Mr. Cole reviews the submission memo and shares that CHALIS submits this application to the Veterans United Foundation Annually, however CHALIS is requesting an increase in funding this year and that this request is 10% of the budget.

Mr. Hutton called for a motion to approve Resolution 145 as presented. A motion was made by Mr. Calloway. Second made by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Sinclair, Oliveri, Calloway

No: None

VI. Commissioner Comment:

Discussion is had about the ComoGives campaign and the efforts that have been made this year compared to previous years.

VII. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. Second by Mr. Calloway. Mr. Hutton declared the meeting adjourned at 7:05 p.m.

Bob Hutton, President

Date

Randy Cole, Executive Director

Date

Certification of Public Notice

I, Randy Cole, Executive Director of CHA Low-Income Services, do hereby certify that on December 6, 2024, I posted public notice of the December 11, 2024, CHA Low-Income Services, Inc. Meeting and distributed copies of the notice and agenda to the Board of Directors 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, Executive Director

Date



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Department Source: Resident Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: July 16, 2025

Re: **Resolution 146**, to authorize the submission of a grant application for the City of Columbia Social Services Fund to fund and expand the Independent Living Program.

Executive Summary

Approval of the attached resolution authorizes the submission of the FY2026 Social Services funding application to the City of Columbia, Missouri to support the Independent Living Program and authorizing the execution of the contract award agreements and implementation of each program as described in the Social Services funding application.

Discussion

On July 14th, 2025, the City of Columbia Released a Request for Proposal for funding available through the City's Social Services Fund. The term of this funding is January 1-December 31, 2026 with the option to renew for one additional year. Proposals for this funding are due August 27th, 2025, at 5:00 p.m.

The Independent Living Program is designed to support Columbia Housing Authority (CHA) residents, particularly elderly individuals and those with disabilities, in maintaining their independence and remaining safely housed in their communities for as long as possible. The program plays a vital role in preventing premature and unnecessary institutionalization by offering targeted, person-centered support.

CHA provides affordable housing to a significant number of elderly and disabled residents at Oak Towers, Paquin Tower, and at its family sites. The Independent Living Program strengthens housing stability by building supportive service networks tailored to the needs of these populations.

The program's mission is to establish collaborative partnerships and deliver coordinated services that empower residents to live independently and safely within their public housing communities. Independent Living Service Coordinators are social service professionals dedicated to enhancing residents' quality of life. They serve as a bridge between residents and vital community-based supports. Key responsibilities include:

- Educating residents and CHA staff on aging and disability resources
- Providing formal case management and individualized service planning
- Assessing needs and helping determine eligibility for public benefits
- Linking residents with appropriate community services
- Monitoring service provision and outcomes
- Advocating on behalf of residents with service agencies

With additional funding, the program will expand its impact by introducing a new outcome: resolving immediate crises that threaten a resident's housing stability. These may include urgent needs such as access to food, utilities, emergency medical equipment, or short-term interventions that support residents in moments of acute vulnerability.

Additionally, the program will incorporate components aligned with the role of CHA's Safety Department under the grant's performance metrics. This includes supporting efforts related to enforcement of CHA policies, lease compliance, and community safety. The Independent Living team will collaborate with Safety staff to address issues such as repeated lease



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violations, nuisance behavior, and low-level infractions—ensuring that residents are connected to appropriate resources before such issues escalate to eviction or legal action.

This expanded scope strengthens CHA’s holistic approach to resident well-being by blending supportive services with a structured framework for accountability, stability, and safety across our communities.

Recommended Commission Action

Adopt Resolution 146 approving the proposal submission to the FY2026 City of Columbia Social Service Funding in support of the Independent Living Program.



**Housing Authority of the City of Columbia, Missouri
CHA Low-Income Services, Inc.**

Board Resolution

RESOLUTION #146

**A Resolution to Approve the Submission of a Proposal to the City of Columbia for FY2026
Social Services Funding to support the Independent Living Program.**

WHEREAS, On July 14, 2025, the City of Columbia released a Request for Proposal for funding available through the City's Social Services Fund; and

WHEREAS, CHA Low-Income Services, Inc. provides programs and services focusing on promoting individuals living independently, maintain housing stability, and aging in place; and

WHEREAS, CHA Low-Income Services, Inc. seeks to expand supportive services that promote housing stability, personal safety, and quality of life for elderly and disabled residents through its Independent Living Program, in coordination with the Columbia Housing Authority's Safety Department to ensure safe, compliant, and well-managed housing communities; and

WHEREAS, CHA Low-Income Services, Inc. desires to submit a grant proposal in the amount up to \$150,000 for one year with an option to renew for one additional year to enhance the Independent Living Program; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts this Resolution authorizing the submission a grant application to the City of Columbia for FY2026 Social Services funding; and

BE IT FURTHER RESOLVED that if the grant application should be approved, Resolution #146 also authorizes the execution of all applicable grant contract award agreements and the implementation of the programs and projects as described in the grant application.

Bob Hutton, Chair

Randall Cole, Secretary

July 16th, 2025