

5-Year PHA Plan <i>(for All PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.																																
A.1	PHA Name: <u>Housing Authority of the City of Columbia, MO</u> PHA Code: <u>MO007</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2027</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2027-2031</u> PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: The public can access this plan through the Columbia Housing Authority's website at www.columbiaha.com, or in person at 201 Switzler St. Columbia, MO 65203. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) <table border="1"> <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> </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																								
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B.	Plan Elements. Required for all PHAs completing this form.																																
B.1	Mission. State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years. Provide quality affordable housing while delivering comprehensive resident-centered services promoting stability, self-sufficiency, and well-being for individuals and families in Columbia and Boone County.																																

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 5 years. PHA Goal 1: Complete redevelopment initiatives and expand affordable housing opportunities. • Complete current redevelopment and successfully complete full RAD conversion. • Pursue affordable housing development, acquisition, rehabilitation, and preservation. • Remain positioned to pursue federal, state, local, private, and philanthropic funding opportunities. • Maintain and cultivating partnerships with the City of Columbia and Boone County to maximize CHA's impact. • Maintain HCV program compliance through staff training, quality-control, policy updates, performance review, and timely corrective action. • Maximize utilization of voucher programs and available HUD funding. • Strengthen landlord recruitment, retention, education, and participant housing choice. PHA Goal 2: Provide strong resident-centered services promoting stability, self-sufficiency, and well-being. • Continue and strengthen FSS, ROSS, Moving Ahead, Healthy Homes Connection, Independent Living, and other resident-support programs. • Pursue resources and partnerships to expand CHA's comprehensive resident-centered services. • Continue strengthening the Moving Ahead Program's through compliance, licensure depth, program quality, capacity building, and opportunities for expanded services. PHA Goal 3: Promote safe housing communities. • Maintain coordinated Safety functions focused on prevention, resident engagement, incident response, and collaboration with community law enforcement partners. • Continue to support consistent lease enforcement and resident accountability and maintain appropriate due-process and fair-housing protections. • Continue investments in cameras, lighting, environmental design, and other safety improvements. • Regularly evaluate resident safety concerns and property-specific trends to guide prevention and response strategies. PHA Goal 4: Strengthen financial stewardship, operations and long-term organizational sustainability. • Maintain sound budgeting, financial reporting, internal controls, audit readiness, and cash management. • Complete close out and transition of Public Housing Program. • Align balance sheet and assets with RAD closeout activities. • Maintain organizational capacity to navigate changing federal funding, regulatory, insurance, and operating conditions. • Further systemize LIHTC and affordable housing asset management, including property performance, tenant accounts receivable, reserves, debt, capital needs, and partnership obligations. • Maintain responsive preventive and corrective maintenance practices. • Continue implementing capital needs plans addressing building identified physical needs, and emergent issues. • Develop long-range capital plans for LIHTC properties nearing end of compliance periods, investor exit, right of first refusal, recapitalization, refinancing, and rehabilitation. PHA Goal 5: Modernize CHA's technology and business systems. • Implement a modern enterprise resource planning system. • Reduce manual processes, duplicate entry, and aging software or concentration of knowledge. • Expand online resident services and maintain accessible non-digital options. • Increase management utilization of monthly dashboard metrics for decisions. • Develop a policy and guideline for effective and appropriate use of AI tools. PHA Goal 6: Develop and sustain CHA's workforce, leadership, and organizational capacity. • Maintain strong Board capacity, communication, education, community partnerships and readiness for future opportunities. • Strengthen agency-wide employee onboarding. • Develop leadership capacity and succession planning. • Formalize training and systems for post RAD. • Refine post RAD organizational structure. • Align supervisory roles, decision-making authority, and accountability. • Promote institutional knowledge transfer and collaboration.
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. During the previous Five-Year Plan period, the Columbia Housing Authority (CHA) made substantial progress toward its goals of preserving and expanding affordable housing, improving the quality of its housing portfolio, supporting resident stability and self-sufficiency, and strengthening partnerships and organizational capacity. Key accomplishments include: Preserved and redeveloped affordable housing: CHA continued implementation of its long-term strategy to preserve and reposition its public housing portfolio through HUD's Rental Assistance Demonstration (RAD) program and the Low-Income Housing Tax Credit (LIHTC) program. Expanded the affordable housing supply: CHA completed the 34-unit Kinney Point development and advanced additional redevelopment and preservation initiatives, including the 79-unit Park Avenue redevelopment, 25-unit Providence Walkway redevelopment, and 27-unit Blind Boone Apartments redevelopment. Leveraged significant outside investment: CHA secured and combined federal, state, local, philanthropic, private-equity, and conventional financing resources to preserve and expand affordable housing. Partnerships with the City of Columbia, Boone County, MHDC, private lenders and investors, foundations, and nonprofit organizations have been central to these efforts. Improved existing housing: CHA continued capital improvements throughout its housing portfolio, addressing building systems, roofs, accessibility, security, energy efficiency, site improvements, and other physical needs while positioning properties for long-term preservation. Maintained and strengthened rental assistance programs: CHA continued administration of the Housing Choice Voucher program and specialized assistance including HUD-VASH, Mainstream, Continuum of Care, Emergency Housing Vouchers, and locally supported rental assistance, providing housing assistance to more than 2,000 households annually. Promoted housing stability: CHA continued efforts to help residents maintain successful tenancies through property management, resident services, supportive-service partnerships, safety initiatives, and early intervention. The large majority of CHA-assisted households successfully maintain their housing without serious lease violations

	or termination. Expanded supportive-service partnerships: CHA strengthened partnerships with community organizations serving families, older adults, persons with disabilities, veterans, and people experiencing or at risk of homelessness. These partnerships support housing stability, employment, education, health, transportation, food security, and other resident needs. Strengthened resident services and self-sufficiency efforts: CHA continued resident engagement and service coordination designed to increase economic opportunity, housing stability, and connections to community resources. Advanced neighborhood and community partnerships: CHA worked closely with local government, financial institutions, contractors, service providers, philanthropic organizations, law enforcement, and other community partners to address affordable housing and neighborhood needs. Strengthened organizational capacity: CHA continued improving financial management, compliance, asset management, development capacity, technology, safety, and operational systems necessary to administer an increasingly diverse affordable-housing portfolio. Overall, CHA made significant progress toward the goals established in its previous Five-Year Plan while adapting to changing housing needs, funding opportunities, regulatory requirements, and development conditions. This progress provides the foundation for CHA's goals and objectives for the next Five-Year Plan period.
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking. The Columbia Housing Authority (CHA) is committed to protecting the housing, safety, and confidentiality of survivors of domestic violence, dating violence, sexual assault, and stalking. During the Five-Year Plan period, CHA will continue to implement and strengthen its VAWA policies and practices through the following goals and activities: Protect survivors from loss of housing or assistance. CHA will administer its housing and rental assistance programs consistent with VAWA protections so that survivors are not denied assistance, evicted, or terminated from housing assistance because of domestic violence, dating violence, sexual assault, or stalking committed against them. Respond quickly to safety concerns. CHA Safety Staff, Housing Management, Resident Services, and other appropriate staff will respond promptly to reports of domestic violence and coordinate with law enforcement and community service providers when necessary to protect survivors and other residents. Provide access to safer housing. CHA will continue to treat qualifying VAWA-related transfer requests as a high priority and make reasonable efforts to relocate survivors to appropriate housing in a safer location. For Housing Choice Voucher and other tenant-based rental assistance participants, CHA will assist survivors seeking to relocate, including use of portability when appropriate. Maintain community partnerships. CHA will continue its partnership and referral relationship with True North and other community organizations to connect survivors with emergency shelter, advocacy, counseling, medical care, and other supportive services. Provide individualized assistance and referrals. CHA Resident Services will assist survivors with accessing appropriate housing and community resources and coordinate supportive-service referrals based upon individual needs. Separate survivors from perpetrators when appropriate. Consistent with VAWA and HUD requirements, CHA may utilize lease bifurcation and other lawful measures to remove a perpetrator from a household or terminate the perpetrator's occupancy or assistance while preserving housing and assistance for the survivor and other eligible household members. Maintain accessible certification procedures. CHA will continue to accept applicable HUD VAWA certification forms and allowable third-party documentation and will not require documentation beyond that permitted by HUD requirements. When appropriate, CHA may extend documentation deadlines or waive verification requirements when necessary to address an imminent threat to a survivor's safety. Protect survivor confidentiality. Information concerning a person's status as a survivor of domestic violence, dating violence, sexual assault, or stalking will be maintained in confidence and disclosed only as authorized by the survivor or otherwise permitted or required by law. Maintain VAWA protections throughout CHA programs and policies. CHA will continue incorporating VAWA requirements into its Admissions and Continued Occupancy Policy, Housing Choice Voucher Administrative Plan, leases, termination procedures, transfer practices, and other applicable program policies. Promote staff awareness and consistent implementation. CHA will continue to educate appropriate staff regarding VAWA protections, survivor confidentiality, available housing options, documentation requirements, and community resources to support consistent and trauma-informed responses to survivors. Through these activities, CHA's goal is to preserve housing stability, increase access to safe housing, protect survivor confidentiality, and ensure that survivors can access CHA housing and rental assistance programs without being penalized for violence committed against them.
B.5	Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.
C.	Other Document and/or Certification Requirements.

C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. 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. 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. Any proposed demolition, disposition, new development, or mixed-finance proposal are considered significant amendments. CHA is completing RAD Conversion of all public housing units 2026 and will likely complete further technical closeout aspects in 2027. Any significant changes in uses to the CFP will require a Significant Amendment, however CHA does not contemplate any further significant CFP changes at this time. The following are not considered significant amendments to the PHA 5-Year Plan. 1. The transfer of work projects, from one grant year to another in the Capital Fund Program (fungibility), which are included in the approved Capital Fund Program 5-Year Action Plan; 2. The transfer of funds in the Capital Fund Program from one line item to another within the same grant year budget; 3. Additional work projects funded by the Capital Fund Program not included in the 5-Year Action Plan, which have been deemed to be emergencies. 4. Policy changes resulting from HUD or other federal agency mandates, regulations, or directives; and 5. Any changes in the Housing Choice Voucher Administrative Plan or Public Housing Admissions and Continued Occupancy Policy, which are not specifically described in the HUD PHA 5-Year and Annual Plan or required PHA Plan elements.
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N ☐ ☒ (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.
C.3	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. 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. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ (b) If yes, include Challenged Elements.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.23 hours per year per response or 6.15 hours per response every five years, 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.

Privacy Notice. 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.

Form identification: *MO007 - Housing Authority of the City of Columbia, MO form HUD-50075-5Y (Form ID - 4883) printed by Randall Cole in HUD Secure Systems/Public Housing Portal at 09/22/2026 10:23AM EST*