

Streamlined Annual PHA Plan (Small PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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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-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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 if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (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 HCVs combined and is not PHAS or SEMAP troubled.

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> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>50</u> Number of Housing Choice Vouchers (HCVs) <u>1902</u> Total Combined <u>1952</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual 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. 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 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: This plan is available for review at the Columbia Housing Authority Administration Building, 201 Switzler, and on the CHA website at www.ColumbiaHA.com. A copy of CHA's ACOP and Section 8 Administrative Plan is also available at this same location, as well as maps and annual budgets of each of its properties. Each of these documents is also posted on CHA's website for electronic review. CHA staff provided copies of the PHA Plan to each member of the CHA Resident Advisory Board (RAB) and reviewed the Plan with the RAB on September 24, 2026. ☐ 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> </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 Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).														
B.1	Revision of Existing PHA Plan Elements.														

(a) Have the following PHA Plan elements been revised by the PHA since its last **5-Year 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.
- ☐ ☒ Substantial Deviation.
- ☐ ☒ Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

Statement of Housing Needs and Strategy for Addressing Housing Needs.

CHA continues to experience significant demand for affordable housing among low-income, very low-income, and extremely low-income households in Columbia and Boone County. CHA's property-based housing waiting lists currently include more than 1,000 households. CHA anticipates reopening its Housing Choice Voucher waiting list in 2027 and anticipates receiving applications from as many as 1,500 households. Recent housing needs analyses completed by the City of Columbia and Boone County, as well as regional Continuum of Care housing analysis, further demonstrate the continuing need for affordable rental housing and rental assistance. CHA's strategy is to maximize utilization of its existing housing and rental assistance resources, complete its current RAD/LIHTC redevelopment activities, preserve its existing affordable housing portfolio, expand affordable housing when financially feasible, and pursue additional rental assistance and development resources as opportunities become available. CHA will also continue partnerships with local governments, nonprofit and homeless-service organizations, private lenders and investors, and other community partners to address identified housing needs.

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- ☐ ☒ Choice Neighborhoods Grants.
- ☒ ☐ 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.
- ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y)
- ☒ ☐ 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 applicable 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.

Modernization or Development.

CHA will complete its remaining RAD/LIHTC redevelopment activities and continue to pursue opportunities to preserve, rehabilitate, replace, and expand affordable housing. CHA anticipates closing all remaining RAD transactions before 2027; however, construction and project completion activities are expected to continue through 2027 and potentially into 2028. Final closeout of CHA's Public Housing Program is also expected to continue into 2027 or beyond depending upon HUD processing. CHA will continue to evaluate additional development, acquisition, rehabilitation, and LIHTC opportunities that further CHA's mission and respond to identified community housing needs.

	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. CHA will complete the conversion of its remaining public housing units through HUD's Rental Assistance Demonstration (RAD) program. CHA anticipates completing all remaining RAD financial closings before 2027, with construction completion, final conversions, reconciliation, and Public Housing Program closeout activities continuing into 2027 and potentially beyond based upon project schedules and HUD processing. Project Based Vouchers. CHA intends to continue utilizing its authority to project-base a portion of its Housing Choice Voucher assistance when doing so advances CHA's affordable housing goals. CHA may allocate additional PBVs to CHA-sponsored or other qualifying LIHTC developments and other affordable housing opportunities when financially and programmatically advantageous to CHA and the households it serves. Any future PBV commitments will be evaluated based upon available voucher authority, funding, housing needs, project feasibility, applicable HUD requirements, and the impact on CHA's tenant-based voucher program.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. PHA Goal: Renovate CHA's remaining public housing and expand CHA's affordable housing portfolio through additional development. - CHA made substantial progress toward completing the redevelopment of its remaining public housing through RAD and LIHTC. CHA completed the 34-unit Kinney Point development and advanced the 79-unit Park Avenue, 25-unit Providence Walkway, and 27-unit Blind Boone developments. - CHA successfully leveraged significant federal, state, local, philanthropic, private equity, and conventional financing resources, including substantial investments from the City of Columbia, Boone County, Veterans United Foundation, MHDC, private investors, and financial institutions. - CHA anticipates completing all remaining RAD financial closings before 2027, with construction completion and final Public Housing Program closeout activities continuing into 2027 and potentially 2028. PHA Goal: Expand the continuum of affordable housing services and partnerships with local organizations. - CHA continued administering and expanding a broad continuum of rental assistance, including Housing Choice Vouchers, HUD-VASH, Mainstream, Continuum of Care, Emergency Housing Vouchers, and locally funded tenant-based rental assistance. - CHA strengthened partnerships with the City of Columbia, Boone County, homeless-service organizations, veterans' organizations, nonprofit service providers, foundations, financial institutions, and other community partners to increase affordable housing and supportive-service opportunities. PHA Goal: Identify policies and procedures to ensure maximum utilization of CHA voucher programs and properties. - CHA continued reviewing payment standards, waiting-list practices, landlord participation, inspections, staffing, and administrative policies to improve program performance and maximize utilization. - CHA continued regular review and revision of its Housing Choice Voucher Administrative Plan and Admissions and Continued Occupancy Policy and implemented HUD regulatory and program changes. - CHA plans to reopen its Housing Choice Voucher waiting list in 2027 in response to continued community demand for rental assistance. PHA Goal: Ensure CHA Safety Officers foster a safe and supportive environment for CHA housing units. - CHA maintained its Safety Department and continued coordination with the Columbia Police Department and other emergency-service partners. - CHA expanded and improved security cameras, lighting, property monitoring, incident response, resident communication, and other safety measures throughout its housing portfolio. PHA Goal: Promote and expand programs providing supportive and economic resources. - CHA continued and expanded resident services including Family Self-Sufficiency, Moving Ahead after-school and summer programming, Independent Living services, food assistance, transportation, health and wellness activities, financial education, and connections to employment, education, and community resources. - CHA continued developing partnerships and securing outside resources to support children, families, older adults, persons with disabilities, veterans, and other CHA-assisted households. PHA Goal: Promote organizational policies to increase efficiency and capacity of CHA operations. - CHA strengthened its development, asset management, financial management, compliance, technology, safety, and operational capacity as its portfolio transitioned from traditional public housing toward a predominantly LIHTC/PBV and rental-assistance model. - CHA continued reviewing organizational structure, staffing, policies, procedures, training, technology, and financial systems to support effective administration of its increasingly diverse affordable housing portfolio.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. HUD approved the most recent 5-Year Action Plan for the Housing Authority of the City of Columbia on

	September 1, 2026, which included the allocation of public housing capital funds for RAD conversion activities.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☒ N ☐ (b) If yes, please describe: CHA's FY 2025 Single Audit identified four significant deficiencies: one related to financial reporting and grant accounting controls and three related to Housing Choice Voucher program compliance, including reporting, HQS inspection/abatement procedures, and application of payment standards. No material weaknesses were identified, and the auditors issued unmodified opinions on CHA's financial statements and compliance with its major federal programs. CHA has sufficiently addressed the findings through corrective actions, including strengthened financial reconciliation and review procedures, additional staff training and supervisory review, enhanced HCV reporting and inspection controls, and corrective review of payment standard calculations. CHA will continue monitoring these controls to ensure ongoing compliance.
	Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.
B.1	New Activities (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☐ Choice Neighborhoods Grants. ☐ ☐ Modernization or Development. ☐ ☐ Demolition and/or Disposition. ☐ ☐ Conversion of Public Housing to Tenant-Based Assistance. ☐ ☐ Conversion of Public Housing to Project-Based Assistance under RAD. ☐ ☐ Homeownership Program under Section 32, 9 or 8(Y) ☐ ☐ 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 applicable 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. (c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan. (d) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
C	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan?

	Y ☒ N ☐ (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. The RAB did have comments to the PHA Plan. Comments included requests for additional attention to afterhours enforcement of noise and homeless individuals coming into the building. Comments also included a desire to replace public computers in each of the Resident computer labs. CHA staff will continue to work with Safety and property management to enforce CHA leases and Trespass Policy, and will plan to replace computer equipment at the next regular cycle for resident computer labs.
C.2	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.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-CRT-SM, <i>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.
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. None noted to date.

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 and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 2.67 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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.

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