



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, October 14, 2026

Time: 5:30 p.m.

Place: CHA Administration Building, 201 Switzler

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of Open Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)
- VI. Public Hearing: Columbia Housing Authority 5-Year and Annual PHA Plan.
- VII. Resolutions

R-3028: Approving the Columbia Housing Authority 5-Year and Annual PHA Plan.

R-3029: Authorizing the Submission of Retention Application for Real Property Associated with RAD Conversion and Final Closeout of the Public Housing Program.

R-3030: Authorizing Submission of FY 20267 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; Bryant Walkway II Housing Development Group, LP; Kinney Point Housing Development Group, LP; Park Avenue Housing Development Group, LP; Providence Walkway Housing Development Group, LP; and Blind Boone Housing Development Group, LP.

VIII. Reports

CEO and Leadership Team Monthly Report: Affordable Housing Development, Safety, Affordable Housing Operations, Facilities and Modernization, Housing Choice Voucher and Resident Services

Current Events

IX. Public and Commissioner Comment

Adjournment

If you wish to participate in the meeting and require specific accommodation or services related to disability, please contact Danielle Gill, Director of Administrative Assistant at (573) 443-2556 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can also contact Ms. Gill by email at the following address: dgill@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 September 16, 2026, BOARD MEETING MINUTES

I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session on September 16, 2026, 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
Rigel Oliveri, Vice Chair
Steve Calloway, Commissioner
Steve Smith, Commissioner
Anthony Allen, Commissioner

CHA Staff: Randy Cole, CEO
Danielle Gill, Housing Development Coordinator
Justin Anthony, Director of Facilities and Modernization
Sam Crites, Interim Director of Finance

III. Adoption of Agenda:

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

Approval of August 26, 2026 Open Meeting Minutes:

Mr. Hutton noted typographical errors made in the August 26, 2026 Meeting Minutes.

Mr. Hutton called for a motion to approve the minutes from the open meeting that occurred on August 26, 2026, pending correction of typographical errors. Mr. Calloway made a motion to approve the minutes as corrected. A second was made by Mr. Smith. All Commissioners voted “aye”. Mr. Hutton declared the minutes adopted.

IV. Commissioner Comment

None.

V. Public Comment

None.

RESOLUTIONS

VI. Resolution 3025: To Approve the Submission of a Family Self-Sufficiency Grant Application to the U.S. Department of Housing and Urban Development.

Mr. Cole introduced the resolution, which would authorize the continuation of three full-time Family Self-Sufficiency (FSS) Coordinator positions through 2027. Mr. Cole noted that this would fund up to \$220,000 to cover Family Self-Sufficiency Coordinator salaries and associated costs. Mr. Cole stated that the amount awarded is based on the number of residents served by this program and that CHA aims to increase enrollment in the FSS program in 2027.

Mr. Hutton asked for a motion to approve Resolution 3025. A motion to approve the resolution was made by Mr. Smith. Ms. Oliveri seconded the motion.

Yes: Smith, Allen, Oliveri, Hutton, Calloway

REPORTS

VII. Special Report: Public Housing Transition, Five-Year PHA Plan, and Housing Policy Updates

Mr. Cole stated that the upcoming Blind Boone RAD closing would bring CHA into the final phase of its Public Housing closeout. As part of this process, CHA will apply to retain its real property, including the Administration Building, Blind Boone Community Center, and Maintenance Warehouse. Mr. Cole reported that CHA had notified residents of adjoining properties, scheduled resident meetings, and ordered appraisals in accordance with HUD requirements for the property retention application. He further noted that the Finance Department was reconciling accounts and working with CHA's RAD transaction manager to determine which funds could be retained. Mr. Cole stated that the Board would further discuss approval of the application at the October 14, 2026, Board Meeting.

Mr. Cole presented a draft of CHA's Five-Year PHA Plan and stated that the October 14, 2026, Board Meeting would focus on finalizing and approving the plan. He explained that the plan would synthesize input gathered throughout the year from the Board's Strategic Planning Meeting, Senior Staff SWOT Analysis, Employee Engagement Survey, CHA Resident Survey, and Local Funders Roundtable. Ms. Oliveri suggested that CHA consider implementing policies governing the use of artificial intelligence, while Mr. Calloway recommended that CHA incorporate contingency planning for potential significant changes in funding.

Mr. Cole reported that he had been invited to a joint City and County work session on September 9 to discuss affordable housing, particularly infrastructure requirements and the funding processes needed to implement recommendations from the City/County Housing Study. He noted that he provided updates on CHA's development projects and discussed prospects for the Park Avenue II development.

VIII. Monthly Financial Report

Mr. Cole stated that revenues were generally performing well, although certain expenses reflected unfavorable variances from the budget. Approximately \$3.9 million in Kinney Point capital funds had been temporarily blended into operations and cash, contributing to variances in the financial statements. Other significant variances included non-cash depreciation at Kinney Point, expenses related to a waterline leak at Bear Creek, fire-damaged units, and legal expenses associated with a difficult termination and eviction at Stuart Parker. Vacancy loss also reflected an unfavorable variance, as the budget may have assumed lower vacancy levels than were ultimately experienced. HCV general expenses reflected a significant variance due primarily to FMR payment corrections, including approximately \$56,000 associated with that project. In contrast, Park Avenue revenues were favorable to budget, and Kinney Point reflected favorable variances in labor and maintenance expenses. Mr. Cole noted that cash balances across the RAD/LIHTC properties remained strong and that the dashboard cash report provided a more current picture of available cash than the formal financial statements because it included projected outstanding checks.

IX. Department Reports: Affordable Housing Development, Safety, Affordable Housing Operations, Facilities and Modernization, Housing Choice Voucher and Resident Services

Affordable Housing Development

Mr. Cole reported that Providence Walkway was targeting an October 8 closing and that CHA had responded to the initial closing review. Site utilities were nearly complete, except for the waterline, and asbestos abatement had been completed in approximately 11 Trinity units. He noted that CHA was evaluating storage options for preordered materials needed to meet expenditure deadlines.

Mr. Cole reported that Blind Boone had received its RAD Conversion Commitment and that due diligence meetings would increase to weekly in October. HUD's target closing date was November 19, with the possibility of closing in December. Mr. Cole noted that HUD had requested information regarding remaining public housing funds and operating deficit subsidy.

Mr. Cole stated that Park Avenue was more than 50% complete and that resident relocation was nearly finished. Approximately 36 units would remain vacant until construction was completed and leasing could begin. He reported that demolition for the next phase was planned for early October, with stormwater and sewer work requiring a street closure later in the month.

Mr. Cole reported that Park Avenue II's first technical review identified only minor corrections. The September 30 hearing was for public input, with a funding decision expected in November.

Facilities and Modernization

Mr. Anthony reported that most Park Avenue buildings and site work were complete, with four buildings still under construction. Phase 3 asbestos abatement was approximately 50% complete. Mr. Anthony noted that expanded security camera systems had been installed at Bear Creek, with

the same system planned for Park Avenue, and that new playgrounds had been installed at Stuart Parker and Bear Creek.

Mr. Anthony reported that the Kinney Point parking lot had been resurfaced and a roof leak had been repaired. Repairs at 412 LaSalle were nearly complete. He also noted that maintenance work orders had stabilized and that a nine-month architect walkthrough was planned at Kinney Point.

Safety

Mr. Cole reported that Safety reports overall were consistent with the prior month. Mr. Cole stated that three terminations at Kinney Point were in process. Mr. Cole stated that staff believed consistent enforcement at Kinney Point will help to establish a positive property culture and that CHA is considering moving FSS staff to Kinney Point to increase staff presence.

Affordable Housing Operations

Mr. Cole reported that overall occupancy remained strong, with Oak Towers at 100% and Park Avenue's north block essentially fully occupied. Mr. Cole stated that there are approximately 20 vacant units across CHA properties.

Housing Choice Voucher

Mr. Cole stated that the HCV waitlist remained closed following last year's voucher funding shortfall, and that new voucher issuance was expected to resume in 2027. Mr. Cole reported that the existing waitlist would be purged before reopening due to outdated applicant information. Mr. Cole noted that the limited supply of affordable rental housing will remain the primary challenge in reducing the waitlist, as voucher holders can still wait months to find qualifying units even when funding is available.

Resident Services

Mr. Cole reported that Resident Services had strong participation and metrics, with 127 active ROSS participants. He noted that FSS had a new enrollment and a recent graduate. Mr. Cole reported that the Moving Ahead Program has more than 100 children enrolled for the 2026-2027 school year. He also noted that the food program audit had been completed, with a minor \$300 issue remaining to be resolved.

X. Current Events

Mr. Cole reported that he had continued meeting with Boone County Emergency Management on emergency preparedness planning as it relates to housing. He noted that CHA's public housing property retention informational session and Resident Advisory Board meeting were scheduled for the following week. Mr. Cole stated that Providence Walkway was targeting an October 8 closing and that the next Board meeting would be held on October 14 to address the PHA Plan and other matters.

PUBLIC AND COMMISSIONER COMMENT

XI. Public Comment

None.

XII. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Mr. Calloway
Seconded by Mr. Hutton. Mr. Hutton called the meeting adjourned at 7:18 p.m.

Bob Hutton, Chair

Date

Randall Cole, Chief Executive Officer

Date

Certification of Public Notice

I, Randall Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on September 11, 2026, I posted public notice of the September 16, 2026, 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.

Randall Cole, Chief Executive Officer

Date



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 14, 2026

Re: **Resolution 3028**: Approving the FY 2027 Columbia Housing Authority 5-Year and Annual PHA Plan

Executive Summary

The Columbia Housing Authority is required by the U.S. Department of Housing and Urban Development (HUD) to maintain a Public Housing Agency (PHA) Plan describing the Authority's mission, goals, policies, programs, operations, and strategies for meeting local housing needs.

CHA's current Five-Year PHA Plan covers FY 2022–2026. The proposed FY 2027–2031 Five-Year PHA Plan therefore begins a new five-year planning cycle and is being considered together with CHA's FY 2027 Annual PHA Plan.

The proposed plan reflects a year-long strategic planning process involving Commissioners, residents, employees, senior staff, CHA Directors, local funding partners, and other community stakeholders. It also reflects CHA's continued evolution from a traditional public housing authority into a broader affordable housing, rental assistance, development, asset-management, and resident-services organization.

Discussion

HUD requires PHAs to submit a Five-Year Plan every five years and an Annual Plan each applicable fiscal year. The Five-Year Plan establishes the agency's longer-term mission, goals and objectives, while the Annual Plan identifies significant activities, policy changes and implementation priorities for the upcoming year.

PHA Plans are due to HUD 75 days prior to the beginning of the PHA's fiscal year. For CHA's January 1 fiscal year, the FY 2027 submission deadline is October 18, 2026.

Federal requirements also include:

- Making the proposed PHA Plan and supporting information available for public review for at least 45 days before the public hearing.
- Providing public notice of the hearing and availability of the proposed plan.
- Consulting with CHA's Resident Advisory Board (RAB) and considering resident recommendations.
- Conducting a public hearing before Board approval.
- Providing required certifications, including civil rights compliance and certification that the PHA Plan is consistent with the City's Consolidated Plan.

The Five-Year Plan includes CHA's mission, five-year goals and objectives, progress from the prior five-year period, VAWA-related goals and activities, significant amendment criteria, resident comments and required certifications. The Annual Plan provides the more detailed implementation framework, including significant policy and program changes, capital and development activities, progress toward Five-Year Plan goals, and other HUD-required information.



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Development of CHA's FY 2027–2031 Plan

CHA approached the development of this plan as an organizational strategic-planning process rather than simply a HUD compliance exercise. Input and analysis during 2026 included:

- Board strategic-planning discussions and review of Mission, Vision and Values.
- Local Funders Roundtable with the City of Columbia, Boone County, United Way, Veterans United Foundation and William Guitar Little Foundation.
- 2026 Resident Survey.
- Employee Engagement Survey.
- Senior Staff SWOT Analysis.
- Resident Advisory Board engagement.
- CHA Director development and review of strategic goals.
- Board review of preliminary Five-Year goals in September.

The planning process identified several consistent themes: completion of current redevelopment, future affordable housing opportunities, resident-centered services, safety, financial stewardship, technology modernization, workforce development, succession planning and long-term organizational sustainability.

The Resident Advisory Board reviewed the proposed Five-Year Plan and related Public Housing transition activities on September 24, 2026 and provided comments. The Plan is now being presented for public hearing and final Board consideration.

Mission, Vision and Values

As part of the planning process, the Board reviewed CHA's Mission, Vision and Values and supported an updated mission emphasizing both affordable housing and resident outcomes.

Mission:

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.

Vision:

To be our community's leading affordable housing provider with a diverse and expanding portfolio of safe, energy-efficient, and affordable housing options connected to supportive resources that foster stability and upward mobility.

CHA's core values remain Integrity, Accountability, Respect, Diversity, Equity and Inclusion, and Safety. The Accountability value was strengthened to emphasize transparency and stewardship as follows:

We are transparent and responsible in managing and stewarding organizational resources, honoring our role in carrying out the mission while remaining accountable to each other, those we serve, and our community.

FY 2027–2031 Five-Year Goals

The proposed plan establishes six organizational goals:



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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 homeownership.
- 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.



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- 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.

Together, these goals establish the strategic framework that will guide budgets, capital planning, staffing, technology investments, development decisions and annual organizational priorities over the next five years.

Coordination with the City of Columbia

CHA provided the City of Columbia with the proposed FY 2027–2031 Five-Year goals as part of the PHA Plan coordination process. The City Manager certified that CHA's proposed PHA Plan is consistent with the City of Columbia's Consolidated Plan, which guides City funding priorities for affordable housing and community development activities, as well as the City's plans for addressing homelessness.

This alignment reflects the continuing partnership between CHA and the City around affordable rental housing, housing preservation, homeownership opportunities, rental assistance, redevelopment and services for vulnerable households.

Recommended Commission Action

Approve the attached resolution authorizing the submission of CHA's 5-Year and Annual PHA Plan.

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 homeownership. • 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 10/09/2026 03:29PM EST*

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						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
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.

Form identification: MO007-Housing Authority of the City of Columbia, MO Form HUD-50075-SM (Form ID - 10464) printed by Randall Cole in HUD Secure Systems/Public Housing Portal at 10/05/2026 09:37AM EST

Certifications of Compliance with PHA Plan and Related Regulations (Small PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2027, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last

Annual PHA Plan (check all policies, programs, and components that have been changed):

- ☐ 903.7a Housing Needs
- ☐ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
- ☐ 903.7c Financial Resources
- ☐ 903.7d Rent Determination Policies
- ☐ 903.7h Demolition and Disposition
- ☐ 903.7k Homeownership Programs
- ☐ 903.7r Additional Information
 - ☐ A. Progress in meeting 5-year mission and goals
 - ☐ B. Criteria for substantial deviation and significant amendments
 - ☐ C. Other information requested by HUD
 - ☐ (1) Resident Advisory Board consultation process
 - ☐ (2) Membership of Resident Advisory Board
 - ☐ (3) Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHA's should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).

6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
8. For a PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety

Standards Act.

17. The PHA will keep records in accordance with 24 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Columbia, MO

PHA Name

5-Year PHA Plan for Fiscal Years 20__ - 20__

MO007

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2027

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

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

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. 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.

Form identification: *MO007-Housing Authority of the City of Columbia, MO form HUD-50077-CRT-SM (Form ID -417) printed by Randall Cole in HUD Secure Systems/Public Housing Portal at 10/07/26, 07:58 PM EST*

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

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 09/30/2027

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

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

certify that the 5-Year PHA Plan for fiscal years **2027-2031** and/or Annual PHA Plan for fiscal year **2027** of the **MO007 - Housing Authority of the City of Columbia, MO** is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

City of Columbia

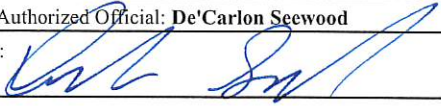
Local Jurisdiction Name

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

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

CHA's 2027-2031 Five-Year PHA Plan and FY 2027 Annual Plan are consistent with the City of Columbia's 2025-2029 Consolidated Plan. CHA's goals to preserve and expand affordable housing, complete redevelopment of its remaining public housing through RAD and LIHTC, maximize Housing Choice Voucher and project-based voucher resources, expand homeownership opportunities, support households experiencing or at risk of homelessness, and strengthen resident services and community partnerships directly support the City's goals of preserving existing housing, expanding affordable rental and homeownership opportunities, addressing homelessness, and increasing housing stability and economic opportunity for low- and moderate-income households.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802).

Name of Authorized Official: De'Carlton Seewood	Title: City Manager
Signature: 	Date: 10/6/26

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. 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.

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Form identification: MO007 - Housing Authority of the City of Columbia, MO form HUD-50077-SL (Form ID - 7916) printed by Randall Cole in HUD Secure Systems/Public Housing Portal at 10/05/2026 09:46AM EST

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

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

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

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

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

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

PHA Policy

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

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

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

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

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

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

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

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

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

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

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

PHA Policy

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

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

PHA Policy

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

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

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

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

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

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

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

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

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

PHA Policy

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

Increase advertising in local media

Monitor waiting list closely

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

Promote marketing of PHA's public housing developments

Order of Selection [24 CFR 960.206(e)]

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

PHA Policy

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

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

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

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



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

Violence Against Women Act (VAWA)

CHA Goals and Objectives; Programs and Activities; and Policies

CHA Goals and Objectives

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

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

CHA Programs and Activities

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

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

CHA Policies

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

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

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

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

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

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

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

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

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

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

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

Victim Documentation

PHA Policy

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

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

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

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

PHA Policy

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

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

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

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

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

Terminating or Evicting a Perpetrator of Domestic Violence

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

PHA Policy

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

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

CHA Lease Termination Notice and Notice to Vacate

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

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

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

The documentation must include two elements:

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

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

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

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

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

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

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

PHA Confidentiality Requirements

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



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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

Resident Advisory Board Comments

Regarding the CHA FY 2027 PHA Plan

The Resident Advisory Board (RAB) met on September 24, 2026, to review the CHA FY2027 PHA Plan. CHA staff provided an overview of the plan and provided a review of the 5-Year Plan Goals and planned organizational activities. CHA staff also provided an overview of CHA's overall organization and budget.

RAB members included the following comments to include with the PHA Plan:

- That CHA continue to focus on and improve safety, security, and residents' right to quiet enjoyment at each of CHA's properties.
- That CHA improves access to technological services for each of their residents, including access to online payment options and upkeep of the computer lab at Paquin Tower.

Attested,

Debbie Richardson
CHA Resident Advisory Representative

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0044

Expiration Date: 2/28/2027

Public reporting burden. Public reporting burden for this collection of information is estimated to average 0.25 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. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. HUD is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected will provide proposed budget data for multiple programs. HUD will use this information in the selection of applicants. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Applicant Name

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

All CHA properties and developments managed the Columbia Housing Authority in Columbia, Boone County, MO including: 201 Switzler St., 211 Boone Drive, 301 N. Providence, Oak Towers 700 N. Garth, Bear Creek Elleta Blvd.; Paquin Tower 1201 Paquin St.; Stuart Parker Apts.; Bryant Walkway & Bryant Walkway II Apts; Park Avenue Apts.; KinneyPoint Apts.; Providence Walkway Apts.; and Blind Boone Apts.

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

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct, true, accurate, and correct.
WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official		Title
Signature		Date
X		

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 1/31/2027)

Public reporting burden for this information collection is estimated to average 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

Housing Authority of the City of Columbia

Program/Activity Receiving Federal Grant Funding

Capital Fund

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Name of Authorized Official	Title
Randall Cole	Chief Executive Officer
Signature	Date (mm/dd/yyyy)
	10/14/2026



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

To: Columbia Daily Tribune Display Advertising

From: Randy Cole, CEO

Date: August 24, 2026

RE: Public Notice for Publishing

Please run the 1 col.in. x 4" Public Notice ad below on the following dates:

- Sunday, August 30, 2026
- Wednesday, October 14, 2026

PHA Plan 45-Day

Notice of Public Comment

This notice serves as a 45-day notice for the Columbia Housing Authority's (CHA) Five Year and Annual PHA Plan for FY 2027 and associated PHA operating budgets. The comment period will run from August 30, 2026, through October 14, 2026. The CHA Board of Commissioners will consider final approval of the plan and PHA operating budgets at a public hearing at its October 14, 2026, regular meeting.

The CHA's PHA Plan for FY 2027-3031, Annual Plan, and Annual Operating Budgets will be available for public review and written comment at the CHA Administration Building, 201 Switzler Street or online at:

www.columbiaha.com

The CHA Board of Commissioners will also receive public comment at their regular meeting Oct. 14 beginning at 5:30 p.m. at the CHA Administration Building, 201 Switzler St.

For more information: (573) 443-2556 TTY 800-735-2966





Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 3028

A Resolution to Approve the Submission of the Five Year and Annual PHA and PHA Certifications of Compliance Statement For the Fiscal Year Beginning January 1, 2027 to the Department of Housing and Urban Development.

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

WHEREAS, the Housing Authority of the City of Columbia, Missouri, has developed the 5-Year PHA Plan including for the fiscal year beginning January 1, 2027 and ending December 31, 2031; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, has developed the PHA Plan including for the fiscal year beginning January 1, 2027 and ending December 31, 2027; and

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

WHEREAS, the Resident Advisory Board of the housing authority has reviewed and provided comments on the PHA Plan; and

WHEREAS, a public hearing was held on October 14, 2026, to receive comments from residents and the general public; and

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, does hereby adopt the Resolution approving the submission of the PHA Annual Plan and PHA Certifications of Compliance Statement for the Fiscal Year beginning January 1, 2027 and ending December 31, 2027 to the Department of Housing and Urban Development, a copy of which is attached hereto and made a part hereof.

Bob Hutton, Chair

Randy Cole, Secretary

Adopted October 14, 2026



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 14, 2026

Re: **Resolution 3029:** Real Property Retention Application Associated with Final RAD Conversion and Public Housing Closeout

Executive Summary

Resolution 3029 authorizes the submission of CHA's Real Property Retention Application to the U.S. Department of Housing and Urban Development (HUD) in connection with CHA's final Rental Assistance Demonstration (RAD) conversion and closeout of the traditional Public Housing program.

As CHA completes the conversion of its remaining Public Housing dwelling units, certain non-dwelling properties historically associated with the Public Housing program must also be addressed through HUD's closeout process. CHA staff is recommending CHA request HUD approval to retain ownership of the CHA Administration Building, Maintenance Warehouse, and J.W. Blind Boone Community Center rather than dispose of the properties.

These facilities remain important operating and community assets and will continue to directly support CHA's affordable housing mission after the Public Housing program closes. Independent appraisals completed in September 2026 established the following current market values: \$1.6 million for the CHA Administration Building at 201 Switzler Street, \$300,000 for the Maintenance Warehouse at 211 Boone Drive, and \$700,000 for the J.W. Blind Boone Community Center at 301 N. Providence Road, for a combined appraised value of approximately \$2.6 million. CHA is requesting approval to retain the properties without compensation to HUD, subject to HUD-approved continued-use requirements.

Discussion

CHA is completing the final phase of its transition from traditional Public Housing through RAD. Following the remaining RAD conversion and Public Housing closeout, CHA will no longer own or operate dwelling units under the Public Housing Annual Contributions Contract (ACC). The transition requires CHA to reconcile and close Public Housing funding, address personal and real property, complete required audits and certifications, and ultimately terminate the ACC.

HUD Notice PIH 2016-20 and 2 CFR 200.311 provide a process for PHAs to request retention of non-dwelling real property that is no longer required for traditional Public Housing purposes. CHA staff have identified three properties that should remain under CHA ownership because each will continue to serve affordable housing residents, voucher participants, and low-income households after RAD conversion.

Independent appraisals were completed by Moore & Shryock with an effective valuation date of September 15, 2026. The properties have a combined appraised market value of \$2,600,000.



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Properties Proposed for Retention

CHA Administration Building, 201 Switzler Street: Appraised Value: \$1,600,000

The Administration Building contains approximately 10,206 square feet on a 42,720-square-foot site. The property serves as CHA's primary administrative headquarters and will remain essential following RAD conversion. It supports administration of the Housing Choice Voucher program, RAD Project-Based Voucher assistance, affordable housing operations, development activities, finance, resident services, human resources and other agency functions. Retaining this property allows CHA to continue administering the programs and partnerships necessary to provide and expand affordable housing opportunities throughout Columbia and Boone County.

CHA Maintenance Warehouse, 211 Boone Drive, Appraised Value: \$300,000

The Maintenance Warehouse includes approximately 3,400 square feet on a 16,704-square-foot site and currently functions as CHA's maintenance and operations facility. Although CHA is exiting traditional Public Housing, its need for centralized maintenance and property operations remains. The facility will continue supporting maintenance, repair, equipment and material storage, property management, security coordination and other operating needs associated with CHA's growing affordable housing portfolio.

J.W. Blind Boone Community Center, 301 N. Providence Road, Appraised Value: \$700,000

The Blind Boone Community Center contains approximately 7,810 square feet on a 41,818-square-foot site and is currently used for after school programming through the Moving Ahead Program. The appraisal values the property at \$700,000 and assumes the separate multifamily building located at the southwest portion of the site will be removed as planned.

The facility is a central component of CHA's resident-services mission and supports the Moving Ahead Program and other educational, youth, family and supportive-service activities. Retaining the facility preserves a long-term community asset dedicated to improving stability, self-sufficiency and well-being for CHA residents and other income-eligible households.

Continued Mission Use

CHA's request is to maintain these assets to continue to meet its mission. CHA is recommending CHA request HUD to allow the properties to remain under CHA ownership to continue to serve substantially the same organizational and resident-support purposes after the Public Housing program ends.

Together, the three properties provide the physical infrastructure necessary to:

- Administer CHA's voucher, PBV, affordable housing and resident-service programs;
- Operate and maintain CHA's affordable housing portfolio;
- Provide educational, supportive and economic-opportunity programming to residents;
- Support continued affordable housing development and preservation; and
- Maintain CHA's organizational capacity to carry out its mission following RAD conversion.

CHA staff is recommending board approval of requesting HUD authorization to retain the properties without payment of compensation to HUD, based upon their continued use for activities benefiting low-income and



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income-eligible households. CHA staff understands and expects that HUD may impose continued-use restrictions or other conditions to ensure the properties remain dedicated to approved purposes.

Public and HUD Process

The proposed retention has been coordinated with CHA's FY 2027–2031 Five-Year PHA Plan and Public Housing closeout process. CHA staff have undertaken the applicable resident consultation, public participation, appraisal, environmental, civil-rights and other due-diligence activities required for the application.

The proposed retention was presented to CHA's Resident Advisory Board and CHA staff also conducted outreach to residents adjoining the properties proposed for retention. The action is included in the FY 2027 PHA Plan being considered by the Board and through the associated public hearing process. Resolution 3029 authorizes the CEO to finalize and submit the application and to execute certifications, use restrictions and other documents reasonably required by HUD to complete the retention process. HUD requires PHAs to submit a Five-Year Plan every five years and an Annual Plan each applicable fiscal year. The Five-Year Plan establishes the agency's longer-term mission, goals and objectives, while the Annual Plan identifies significant activities, policy changes and implementation priorities for the upcoming year.

Recommended Commission Action

Approve the attached resolution authorizing the submission of CHA's 5-Year and Annual PHA Plan.



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DRAFT – To Be Executed Following Board and HUD Approval of FY 2027 PHA Plan.

October 14, 2026

U.S. Department of Housing and Urban Development
Special Applications Center
Public and Indian Housing

RE: Certification Regarding PHA Plan – Real Property Retention Application

To Whom It May Concern:

The Housing Authority of the City of Columbia, Missouri (CHA) has prepared an application to retain certain public housing real property pursuant to 2 CFR part 200 and applicable HUD requirements.

CHA has incorporated the proposed retention action into its FY 2027 PHA Plan. The FY 2027 PHA Plan, including the proposed retention action, is being presented to the CHA Board of Commissioners for consideration on October 14, 2026. The description of the retention action contained in the PHA Plan is substantially identical to the description contained in CHA's Retention Application to HUD.

CHA has undertaken the applicable public participation, resident consultation, civil rights, accessibility, and other procedural requirements associated with the FY 2027 PHA Plan and proposed retention action. Upon approval by the CHA Board of Commissioners, the FY 2027 PHA Plan will be submitted to HUD for approval.

CHA understands that HUD approval of the Retention Application is contingent upon CHA's compliance with the applicable PHA Plan requirements and HUD approval of the FY 2027 PHA Plan. Following approval of the Plan by the CHA Board of Commissioners and HUD, I will execute this certification under the corporate seal of CHA, confirming that these requirements have been satisfied.

Sincerely,

Randall Cole
Chief Executive Officer
Columbia Housing Authority



Housing Authority of the City of Columbia, Missouri

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Description of Public Housing Real Property Proposed for Retention

Property/Building: J.W. Blind Boone Community Center

Facility Use Description: The facility is used exclusively to provide direct services to school-aged youth from CHA resident and program-participant households through state-licensed afterschool and summer programming. Services include educational curriculum, enrichment activities, tutoring, nutrition, life-skills development, and personal growth opportunities. All youth served are from households with incomes at or below 50% of Area Median Income (AMI).

Address: 301 N. Providence Road, Columbia, Missouri 65203

Legal Description: Lot 101B1 of Providence Walkway, Plat No. 1B, a major subdivision located in Section 12, Township 48 North, Range 13 West, City of Columbia, Boone County, Missouri, containing approximately 2.01 acres.

Property/Building: CHA Maintenance Building

Address: 211 Boone Drive, Columbia, Missouri 65203

Facility Use Description: The facility serves as CHA's centralized maintenance and property operations center for its downtown affordable housing properties. The building provides workspace for maintenance and property management staff, storage for tools, equipment, and limited operating supplies and consumable materials, and space to support routine property maintenance activities. Property management staff also use the facility to provide resident services, including accepting tenant payments and addressing property-related needs. The facility additionally serves as a hub for CHA's security camera system, including equipment, monitoring, and viewing capabilities supporting surrounding downtown family housing sites.

Legal Description: Lot 101B2 of Providence Walkway, Plat No. 1B, a major subdivision located in Section 12, Township 48 North, Range 13 West, City of Columbia, Boone County, Missouri, containing approximately 0.38 acres.

Property/Building: CHA Administration Building and Associated Parking

Facility Use Description: The facility serves as CHA's primary administrative and program operations center. It houses organizational functions including executive administration, Finance, Human Resources, Housing Choice Voucher and other rental assistance programs, Family Self-Sufficiency (FSS), asset management, and affordable housing development activities. Housing Choice Voucher and other voucher program participants use the facility to submit documentation, attend program briefings, meet with staff, and complete other required program activities. Prospective residents and applicants for CHA's LIHTC and Project-Based Voucher properties also use the facility for application, eligibility, and related housing processes. The building supports the centralized administration and delivery of CHA's affordable housing and rental assistance programs.

Address: 201 Switzler Street, Columbia, Missouri 65203

Primary Administration Building Parcel – Legal Description: Lot 5B of the Douglas School Area Administrative Replat of Lots 5 and 6, City of Columbia, Boone County, Missouri.

Additional Administration Building Parking Lot Parcel – Legal Description: Lot Three (3) of Douglass School Area Replat Number Two (2), as shown by the plat thereof recorded in Plat Book 6, Page 49, Boone County, Missouri Records. The parcel is used as additional parking serving the CHA Administration Building.



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NOTICE PIH 2016-20 (HA) Section 10, c: A statement describing why the public housing real property is no longer needed for public housing purposes;

The Columbia Housing Authority (CHA) is completing the conversion of its remaining public housing units through HUD's Rental Assistance Demonstration (RAD) program. Upon completion of these conversions, CHA will no longer own or operate dwelling units under the Public Housing program or its Public Housing Annual Contributions Contract (ACC). Accordingly, the real property included in this retention request will no longer be needed to support the ownership, management, maintenance, or operation of public housing units.

CHA intends to retain these properties to support its continuing affordable housing mission, including administration of the Housing Choice Voucher and RAD Project-Based Voucher programs, management and maintenance of CHA's affordable housing portfolio, resident and supportive services, and other activities serving low-income households in the Columbia community. Retention of the properties will allow CHA to continue using these assets for affordable housing and related public purposes following completion of its Public Housing program closeout.



U.S. Department of Housing and Urban Development
Special Applications Center

**RE: Support for Columbia Housing Authority Real Property Retention Application – HUD
Notice PIH 2016-20 (HA)**

To Whom It May Concern:

On behalf of the City of Columbia, Missouri, I am writing in support of the Housing Authority of the City of Columbia, Missouri (CHA) and its application to the U.S. Department of Housing and Urban Development to retain certain public housing real property pursuant to 2 CFR 200.311(c)(1) and HUD Notice PIH 2016-20 (HA).

CHA is completing the conversion of its remaining public housing units through HUD's Rental Assistance Demonstration (RAD) program. As part of the resulting Public Housing program closeout, CHA is requesting HUD approval to retain the following properties:

- CHA Administration Building – 201 Switzler Street
- CHA Maintenance Warehouse – 211 Boone Drive
- Blind Boone Community Facility – 301 N. Providence Road

Although these properties will no longer be needed to support traditional public housing units following completion of CHA's RAD conversions, they will continue to support CHA's broader affordable housing mission. CHA intends to use the properties in connection with its Housing Choice Voucher and RAD Project-Based Voucher programs, management and maintenance of its affordable housing portfolio, resident and supportive services, and other activities benefiting low-income households in Columbia.

The City of Columbia supports CHA's proposed retention of these properties and their continued use in furtherance of affordable housing and services for low-income residents of our community.

Please accept this letter as the City of Columbia's support for CHA's application to HUD for retention of the properties identified above.

Sincerely,

De'Carlton Seewood
City of Columbia, City Manager



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

Resident Consultation and Opportunity for Comment

The Columbia Housing Authority (CHA) has undertaken a resident consultation process regarding its proposed retention of the CHA Administration Building, Maintenance Warehouse, and Blind Boone Community Facility pursuant to HUD Notice PIH 2016-20 (HA). CHA's consultation process is intended to provide affected residents and resident organizations with actual and meaningful opportunities to review the proposed action, ask questions, and provide comments before CHA submits its final retention application to HUD.

CHA provided written notice of the proposed retention action to residents living in CHA-owned housing adjoining or contiguous to the properties proposed for retention. The written communication described the proposed retention and informed residents of the opportunity to review the draft application and provide written comments to CHA.

CHA is also conducting an informational meeting for affected residents on September 24, 2026, at 3:00 p.m. to explain the proposed retention, answer questions, and provide an additional opportunity for resident input. The proposed retention will also be presented and discussed with CHA's Resident Advisory Board (RAB) at its September 24, 2026, meeting at 4:00 p.m. In addition, the proposed retention will be included as part of CHA's PHA Plan process and discussed during the public hearing scheduled for October 14, 2026. Copies of the draft retention application will be made available for residents and RAB review as required by HUD Notice PIH 2016-20 (HA).

Residents and resident organizations have been or will be informed that they may submit written comments regarding the proposed retention to CHA and that any written comments received will be provided to HUD as part of CHA's retention application, together with CHA's evaluation of those comments.

Resident Comments and CHA Evaluation

CHA's resident consultation and public-comment process is currently underway. As of the preparation of this draft, CHA has not completed the consultation period and therefore has not finalized its summary or evaluation of resident comments.

Following completion of the resident consultation process and the October 14, 2026, PHA Plan public hearing, CHA will summarize the resident input received and incorporate that information into the final retention application. Copies of written comments received will be included with the application, along with CHA's evaluation and response to the comments, as required by HUD Notice PIH 2016-20 (HA).



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Fair Market Value, HUD Participation, and Request for Retention Without Compensation

The Columbia Housing Authority (CHA) has engaged an independent appraiser to establish the fair market value, based upon highest and best use without Public Housing ACC and DOT/DORC restrictions, of the following properties proposed for retention:

- CHA Administration Building – 201 Switzler Street
- Maintenance Warehouse – 211 Boone Drive
- Blind Boone Community Facility – 301 N. Providence Road

The independent appraisal is currently in process and is expected to be completed by September 30, 2026. Upon receipt, CHA will incorporate the final appraised values into this application and provide the appraisal report to HUD.

Property	Appraised Fair Market Value
CHA Administration Building – 201 Switzler Street	\$ _____
Maintenance Warehouse – 211 Boone Drive	\$ _____
Blind Boone Community Facility – 301 N. Providence Road	\$ _____
Total Fair Market Value	\$ _____

For purposes of determining HUD's participation, CHA is not asserting that HUD's percentage of participation is less than the appraised fair market value based upon non-Public Housing investment. Rather, CHA is requesting HUD approval to retain the properties without compensation to HUD based upon their continued use for the benefit of income-eligible households.

Importantly, the function and purpose of these properties will not change as a result of RAD conversion or Public Housing closeout. The Administration Building will continue to administer CHA's federally assisted and affordable housing programs; the Maintenance Warehouse will continue to support maintenance and operation of CHA's affordable housing portfolio; and the Blind Boone Community Facility will continue to provide resident services, programming, and related activities.

Before and after RAD conversion, these facilities will remain dedicated to supporting and serving income-eligible households, including households residing in CHA's RAD Project-Based Voucher developments, consistent with applicable RAD PBV requirements. RAD conversion changes the federal assistance platform for CHA's remaining housing units but does not change the affordable housing purpose of these facilities, their functions, or the population they serve.

Accordingly, CHA respectfully requests that HUD approve retention of these properties without compensation to HUD, subject to applicable HUD use restrictions, so that CHA may continue using the properties for their existing affordable housing and resident-serving purposes.



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

Notice of Intent and Request for Exception to Compensation Requirement

The Columbia Housing Authority (CHA) hereby provides notice that it does not intend to compensate HUD for HUD's percentage of participation in the original acquisition or improvement costs of the public housing real property proposed for retention. Instead, CHA respectfully requests an exception to the compensation requirement pursuant to HUD Notice PIH 2016-20 (HA) based upon the continued use of the properties for purposes benefiting income-eligible households.

CHA proposes to retain the following properties:

- **CHA Administration Building – 201 Switzler Street:** The property will continue to serve as CHA's administrative offices and support the administration and management of CHA's federally assisted and affordable housing programs, including its RAD Project-Based Voucher portfolio.
- **Maintenance Warehouse – 211 Boone Drive:** The property will continue to serve as CHA's maintenance facility supporting the operation, repair, and maintenance of CHA's affordable housing portfolio, including RAD PBV properties.
- **Blind Boone Community Facility – 301 N. Providence Road:** The property will continue to provide resident services, supportive programming, community activities, and related services benefiting CHA residents and other income-eligible households.

The function and purpose of these properties will remain substantially the same before and after RAD conversion and Public Housing program closeout. The properties will remain dedicated to activities supporting and serving income-eligible households, including households assisted through CHA's RAD PBV developments, consistent with applicable RAD PBV requirements.

RAD conversion changes the federal assistance platform for CHA's remaining housing units but does not change the affordable housing mission served by these properties, their essential functions, or the population benefiting from their continued use.

Accordingly, CHA requests that HUD approve retention of the properties without compensation to HUD, subject to the applicable continued-use requirements of HUD Notice PIH 2016-20 (HA).



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Environmental Review – Proposed Real Property Retention

HUD Notice PIH 2016-20 (HA) requires CHA's real property retention application to include certification that an environmental review covering the proposed retention and proposed future use of the properties has been completed in accordance with 24 CFR Part 50 or Part 58.

CHA is proposing to retain the following properties:

- CHA Administration Building – 201 Switzler Street
- CHA Maintenance Warehouse – 211 Boone Drive
- Blind Boone Community Facility – 301 N. Providence Road

CHA is not proposing a change in the physical use of these properties as part of the retention. Following completion of CHA's RAD conversions, the Administration Building will continue to support administration of CHA's affordable housing programs; the Maintenance Warehouse will continue to support maintenance and operation of CHA's affordable housing portfolio; and the Blind Boone Community Facility will continue to provide resident services and programming. These facilities will remain dedicated to serving and supporting income-eligible households, including residents assisted through CHA's RAD Project-Based Voucher program.

CHA has previously completed environmental reviews under 24 CFR Part 58 in connection with its Blind Boone and Providence Walkway RAD redevelopment activities. CHA is coordinating with the City of Columbia, as the Responsible Entity, to determine whether those existing environmental reviews encompass the proposed retention and continued use of these properties or whether additional review, reevaluation, or supplemental documentation is necessary.

Prior to submission of the final retention application to HUD, CHA will obtain the appropriate environmental review documentation and certification demonstrating compliance with 24 CFR Part 50 or Part 58, as required by HUD Notice PIH 2016-20 (HA).

This version is safer than saying the requirement has already been satisfied. It tells the RAB exactly what HUD requires, what the proposed reuse is, what environmental work CHA already has, and what remains to be completed.



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Civil Rights Compliance Certification

The Columbia Housing Authority (CHA) hereby certifies that it will comply with all applicable federal civil rights requirements related to the proposed retention and continued use of the properties, including applicable fair housing, nondiscrimination, accessibility, and equal opportunity requirements.

CHA further certifies that the retained properties will continue to be operated and used in a manner consistent with applicable civil rights requirements and in support of CHA's affordable housing programs and services for income-eligible households.

Certified by:

Randall Cole, CEO/Executive Director
Columbia Housing Authority

Signature: _____

Date: _____



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Certification of Compliance with HUD Approval, Record-Keeping, and Reporting Requirements

The Columbia Housing Authority (CHA) hereby certifies that it will comply with all terms and conditions of HUD's approval of its Retention Application, including all requirements related to future use of the retained properties, applicable use restrictions, record-keeping, and reporting.

CHA further certifies that it will retain records of the Retention Application and all actions taken to implement HUD's approval for a period of three (3) years following the last required action under HUD's approval, including, as applicable, the expiration of any required use restriction.

CHA will make these records available for inspection upon request by HUD, the U.S. Government Accountability Office (GAO), and the HUD Office of Inspector General (OIG).

Certified by:

Randall Cole, CEO/Executive Director
Columbia Housing Authority

Signature: _____

Date: _____



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 3029

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI, APPROVING THE SUBMISSION OF A REAL PROPERTY RETENTION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH CHA'S FINAL RENTAL ASSISTANCE DEMONSTRATION CONVERSION AND PUBLIC HOUSING PROGRAM CLOSEOUT

WHEREAS, the Housing Authority of the City of Columbia, Missouri ("CHA") is a public housing agency organized under the laws of the State of Missouri and administers federally assisted affordable housing programs in Columbia, Missouri; and

WHEREAS, CHA is completing the conversion of its remaining Public Housing dwelling units through the U.S. Department of Housing and Urban Development's ("HUD") Rental Assistance Demonstration ("RAD") program; and

WHEREAS, following completion of CHA's remaining RAD conversions and Public Housing program closeout, CHA will no longer own or operate dwelling units assisted under the Public Housing Annual Contributions Contract ("ACC"); and

WHEREAS, CHA owns certain non-dwelling Public Housing real property that has historically supported its Public Housing program, including:

1. **CHA Administration Building – 201 Switzler Street, Columbia, Missouri;**
2. **CHA Maintenance Warehouse – 211 Boone Drive, Columbia, Missouri; and**
3. **Blind Boone Community Facility – 301 N. Providence Road, Columbia, Missouri;**

together with the associated land, parking, improvements, and other interests more particularly described in CHA's Real Property Retention Application to HUD (collectively, the "Properties"); and

WHEREAS, CHA desires to retain ownership of the Properties because their functions will continue following RAD conversion and Public Housing closeout and because the Properties remain integral to CHA's affordable housing mission; and

WHEREAS, the Administration Building will continue to support CHA's administration of federally assisted and affordable housing programs, including the Housing Choice Voucher and RAD Project-Based Voucher programs; the Maintenance Warehouse will continue to support the operation, repair, maintenance, property management, and security functions of CHA's affordable housing portfolio; and the Blind Boone Community Facility will continue to provide resident services, supportive programming, educational activities, and other services benefiting income-eligible households; and

WHEREAS, CHA has prepared a Real Property Retention Application pursuant to 2 CFR 200.311(c)(1), HUD Notice PIH 2016-20 (HA), and other applicable HUD requirements requesting authorization to retain the Properties following completion of CHA's Public Housing program; and



Housing Authority of the City of Columbia, Missouri

Board Resolution

WHEREAS, CHA is requesting that HUD permit CHA to retain the Properties without compensation to HUD, based upon their continued use for affordable housing programs, resident services, and other purposes benefiting income-eligible households, subject to such continued-use restrictions and other conditions as HUD may require; and

WHEREAS, CHA has incorporated the proposed retention action into its FY 2027 Five-Year PHA Plan and has undertaken the applicable resident consultation, public participation, environmental review, civil rights, appraisal, and other processes required in connection with the Retention Application; and

WHEREAS, the Board of Commissioners finds that retention of the Properties is in the best interests of CHA, the residents and households it serves, and the Columbia community and will allow these publicly owned assets to continue supporting affordable housing and low-income households following CHA's transition from the traditional Public Housing program;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, as follows:

Section 1. Approval of Retention Application.

The Board of Commissioners hereby approves CHA's proposed retention of the Properties and the submission of CHA's Real Property Retention Application to HUD pursuant to 2 CFR 200.311(c)(1), HUD Notice PIH 2016-20 (HA), and other applicable HUD requirements.

Section 2. Continued Affordable Housing Use.

The Board finds that retention of the Properties will further CHA's continuing affordable housing mission and benefit income-eligible households through administration of CHA's Housing Choice Voucher and RAD Project-Based Voucher programs, management and maintenance of CHA's affordable housing portfolio, provision of resident and supportive services, and other related affordable housing activities.

Section 3. Request for Retention Without Compensation to HUD.

The Board hereby approves CHA's request that HUD permit CHA to retain the Properties without payment of compensation to HUD based upon the continued use of the Properties for purposes benefiting income-eligible households. The Board acknowledges that HUD may condition such approval upon continued use of the Properties for HUD-approved purposes and the execution or recording of appropriate use restrictions or other agreements.

Section 4. Compliance with HUD Requirements.

CHA shall complete and document all requirements applicable to the Retention Application, including the required property descriptions and title documentation, appraisal and fair market value information, resident consultation and public participation, PHA Plan requirements, environmental review, civil rights compliance, local government support, certifications, and other documentation required by HUD.

Section 5. Acceptance of HUD Conditions.

The Board authorizes CHA to accept reasonable terms, conditions, use restrictions, record-keeping requirements, and reporting requirements imposed by HUD in connection with approval of the Retention Application, provided such conditions are consistent with the continued affordable housing and resident-serving purposes approved by this Resolution.

Section 6. Authorization of Chief Executive Officer.

The Chief Executive Officer/Executive Director is hereby authorized and directed, on behalf of CHA, to finalize, execute, submit, supplement, and amend as necessary the Real Property Retention Application,



Housing Authority of the City of Columbia, Missouri

Board Resolution

HUD forms, certifications, supporting documentation, agreements, use restrictions, and other documents and legal instruments necessary or appropriate to obtain and implement HUD approval of the proposed retention.

The Chief Executive Officer/Executive Director is further authorized to take such additional actions and make such non-material revisions to the application and related documents as may be requested by HUD or otherwise reasonably necessary to carry out the intent of this Resolution.

Section 8. Effective Date.

This Resolution shall become effective immediately upon its adoption.

ADOPTED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, this 14th day of October 2026.

Bob Hutton, Chair

Randy Cole, Secretary

Adopted October 14, 2026



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 14, 2026

Re: **Resolution 3030:** Authorizing Submission of FY 2027 Budgets for the following

Executive Summary

Approval of Resolution 3030 authorizes submission of the FY 2027 Low-Income Housing Tax Credit (LIHTC) property budgets. The proposed budgets project total operating revenue of \$7,141,299 and total operating expenses of \$6,489,035, resulting in projected excess revenue over operating expenditures of \$652,263 before depreciation and other non-cash expenses. The budgets reflect current operating experience, known contractual obligations, and estimated 2027 cost and revenue assumptions, including the continued lease-up and stabilization of CHA's newer LIHTC developments. for the following

Discussion

The FY 2027 budgets were developed using annualized 2026 operating results, rolling 12-month experience, known contractual commitments, and reasonable estimates where final rates are not yet available. Certain assumptions may change as additional information is received, including final insurance renewals and the FY 2027 Operating Cost Adjustment Factor (OCAF). Key assumptions include:

- A 2% COLA effective January 2027. CHALIS funded CHA employees are included.
- Employee health and dental insurance – the January 2026 renewal is estimated with an 10% increase for health insurance and a 5% increase for dental insurance and a 5% increase for vision.
- Retirement expenses are calculated at 6% of salaries.
- Workers Comp Insurance is calculated at a rate of 1.6% of salaries.
- Property Insurance is based on a 5% increase for LIHTC.
- Expense budgets were calculated utilizing a combination of annualized 2026 expenses and rolling 12 months. Increases were added to applicable expense budgets with rising materials' cost.
- Budgets include safety costs to be paid out as an equity contribution and reimbursed through annual LIHTC property cashflow distributions, except for Mid-Missouri Veterans Housing (Patriot), Kinney Point), Park Avenue, Providence Walkway and Blind Boone.
- FY 2027 includes additional computer replacements and network equipment updates.
- Includes annual staff training, and two Commissioners attending the March national conference.
- LIHTC Operating Cost Adjustment Factor is estimated at 2%.
- FY2027 will serve as a transition year for Blind Boone, CHA's final RAD conversion project. Certain maintenance and operating costs previously supported through AMP 1 will be temporarily allocated to Blind Boone during the conversion period, with HUD Operating Deficit Subsidy (ODS) available to offset eligible transition-year operating deficits. Post-RAD staffing and operating costs will be more permanent, proportional to portfolio-wide cost allocations for FY 2028.

Recommended Commission Action



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

Approve the attached resolution authorizing the submission of CHA's FY 2027 LIHTC Budgets.

Housing Authority of the City of Columbia, Missouri
Low-Income Housing Tax Credit Budgets
Fiscal Year January 1, 2027 - December 31, 2027
FINAL BUDGET
10/14/2026

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	Park Ave	Kinney Point	Providence WW	Blind Boone	TOTAL LIHTC
Gross Potential Rent	443,814	271,243	702,318	1,300,320	2,320,908	246,100	928,780	470,957	240,444	200,232	7,125,116
											-
Vacancy Loss- Rent	(19,084)	(23,869)	(25,283)	(11,313)	(19,960)	(9,106)	(18,576)	(2,732)	(4,809)		(134,732)
Loss to Lease	(17,309)	(11,392)	(21,070)	(46,812)	(83,553)	(5,414)	(27,863)	(7,064)	(3,607)		(224,084)
Other Income - Cable											-
Non-Dwelling Rentals			24,201		63,398						87,599
Other Income	500	500	500	2,300	4,000	500	500	500	500		9,800
Laundry Income		-	3,000	25,000	37,000	2,000	-	-	-		67,000
Other Income-Work Orders	1,100	400	600	4,000	8,000	200	1,000	900	-		16,200
Total Tenant Revenue	409,021	236,882	684,266	1,273,495	2,329,793	234,280	883,841	462,561	232,528	200,232	6,946,899
Management Fee											-
Asset Management Fee											-
Book-Keeping Fee											-
Other Fees (Fees for Service)	2,000	-	4,000	100	15,000	-	2,000	2,000			25,100
Total Fee Revenue	2,000	-	4,000	100	15,000	-	2,000	2,000			25,100
Investment income - unrestricted	5,200	5,400	10,000	8,300	31,700	1,900	8,100	5,900			76,500
Investment income - restricted	3,200	2,300	13,700	17,000	53,000	3,400	100	100			92,800
Other Revenue											-
Total Other Revenue	8,400	7,700	23,700	25,300	84,700	5,300	8,200	6,000	-	-	169,300
TOTAL REVENUE	419,421	244,582	711,966	1,298,895	2,429,493	239,580	894,041	470,561	232,528	200,232	7,141,299

Housing Authority of the City of Columbia, Missouri
Low-Income Housing Tax Credit Budgets
Fiscal Year January 1, 2027 - December 31, 2027
FINAL BUDGET
10/14/2026

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	Park Ave	Kinney Point	Providence WW	Blind Boone	TOTAL LIHTC
Administrative salaries	32,128	10,958	34,085	81,922	124,999	11,286	74,402	37,858	34,150	32,008	473,797
FICA/MEDICARE	2,458	838	2,607	6,267	9,562	863	2,397	2,896	1,616	1,452	30,957
Employee-Health Ins.	947	420	6,838	16,444	23,769	2,278	5,029	6,777	3,083	2,773	68,358
Employee-Retirement	346	132	2,017	4,859	3,765	663	3,734	2,124	1,815	1,686	21,141
Auditing fees	7,006	4,671	9,860	19,071	36,845	3,243	10,249	4,411	2,335	908	98,600
Management Fees-CHA BA	24,661	14,213	34,413	76,416	140,688	11,714	44,556	19,176	14,100		379,937
Management Fees-Other	9,786	9,786	10,082	10,082	10,383	10,383	11,935	7,957	10,000		90,394
Trustee Fee	-	-	3,300	3,500	4,240	3,180	-	4,500	4,500		23,220
Advertising and Marketing	50	50	50	50	50	50	50	50	50		450
Office Supplies	500	500	600	1,050	1,500	500	1,000	1,000	500		7,150
Telephone	-	-	-	-	-	-	-	-	-	-	-
Publications	-	-	-	-	-	-	-	-	-	-	-
Postage	350	100	350	200	475	100	200	100	100		1,975
Computer/IT Expense	3,800	1,750	9,100	22,200	52,400	10,400	7,500	9,650	1,750		118,550
Memberships & Dues	160	100	200	350	640	100	100	100	100	100	1,950
Office Furniture	100	100	100	100	100	100	100	100	100		900
Office Equipment	200	200	200	400	500	200	300	200	200		2,400
Legal Expense	2,000	500	1,200	2,500	6,500	600	750	500	500		15,050
Staff Training	750	300	1,000	1,500	3,250	500	1,000	300	300		8,900
Travel		-	-	-	-	-	-				-
Sundry, Miscellaneous	2,000	750	3,000	4,000	7,000	2,175	3,600	1,000	1,000		24,525
Professional Services (compliance)	500	500	500	1,350	1,600	500	3,250	1,500	4,000		13,700
Total Operating-Administrative	87,742	45,868	119,502	252,261	428,268	58,836	170,152	100,198	80,200	38,928	1,381,954
Tenant services - salaries	1,671	1,114	2,361	53,582	60,562	-	1,114	1,114	780	780	123,077
FICA/MEDICARE	128	85	181	4,099	4,633	-	85	85	60	60	9,415
Employee-Health Ins.	1	1	2	9,573	9,577	-	1	1	1	1	19,155
Employee-Retirement	-	-	-	2,942	3,103	-	-	-	-	-	6,045
Computer Labs	-	-	-	2,400	2,400	-	-	-	-	-	4,800
Resident Participation Funds	1,350	900	1,900	3,675	7,100	625	1,975	850	625		19,000
Tenant Services	540	360	760	11,383	16,327	250	790	340	250		31,000
Total Tenant Services	3,690	2,460	5,203	87,654	103,702	875	3,965	2,390	1,715	840	212,493
Water	28,981	21,174	28,452	29,308	92,628	4,053	19,998	22,500	11,250		258,344
Sewer	20,921	13,292	22,665	18,300	64,342	2,948	12,762	14,000	7,000		176,230
Electricity	7,702	4,210	11,119	152,587	202,154	20,286	8,311	7,952	3,800		418,120
Gas	2,746	2,523	6,750	11,351	20,706	5,702	2,543	2,631	2,750		57,701
Total Utilities	60,350	41,199	68,987	211,546	379,829	32,988	43,614	47,083	24,800	-	910,395

Housing Authority of the City of Columbia, Missouri
Low-Income Housing Tax Credit Budgets
Fiscal Year January 1, 2027 - December 31, 2027
FINAL BUDGET
10/14/2026

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	Park Ave	Kinney Point	Providence WW	Blind Boone	TOTAL LIHTC
Maintenance - Labor	39,660	13,899	37,538	91,977	189,966	13,192	62,384	15,627	25,376	192,950	682,569
FICA/MEDICARE	3,034	1,063	2,872	7,036	14,532	1,009	4,772	1,195	1,941	14,761	52,216
Employee-Health Ins.	10,580	3,670	11,276	20,160	46,276	3,902	13,322	4,363	3,336	24,869	141,754
Employee-Retirement	2,380	834	2,252	5,519	11,398	791	3,743	938	1,523	11,577	40,954
Maintenance - Materials	20,522	5,348	22,747	37,646	100,275	13,125	18,375	7,875			225,912
Maint.-Tools & Equipment	150	150	500	1,500	1,500	150	500	150			4,600
Maint.-Gasoline	711	500	500	2,156	1,750	500	1,500	500			8,116
Maint. - Misc Contracts	18,424	14,483	28,548	29,103	39,725	14,500	30,000	13,500			188,282
Maint.-Trash Removal Contracts	10,366	8,025	15,184	27,517	40,000	5,500	10,000	5,550			122,141
Maint.-Heating & Cooling Contracts	1,685	1,005	5,000	10,000	6,000	1,000	1,000	1,000			26,690
Maint.-Snow Removal Contracts	450	450	500	450	575	525	575	375			3,900
Maint.-Elevator Maintenance Contracts	-	-	-	16,247	14,310	-	-	-			30,557
Maint.-Landscape/Grounds Contracts	16,452	9,865	15,120	8,750	21,250	9,000	15,750	10,000			106,187
Maint.- Unit Turnaround / Restoration Contracts	-	-	-	-	-	-	-	-			-
Maint.- Electrical Contracts	150	100	250	1,000	1,200	100	100	100			3,000
Maint.- Plumbing Contracts	3,127	2,248	3,965	1,825	4,700	1,550	4,550	2,150			24,115
Maint.- Extermination Contracts	11,732	5,910	16,662	42,000	95,000	3,600	3,000	3,000			180,905
Maint. - Janitorial Contracts			5,620		5,500						11,120
Maint.-Vehicles & Equipment	3,490	1,180	1,000	10,500	5,000	75	1,500	100			22,845
Total Maintenance	142,911	68,730	169,534	313,385	598,957	68,520	171,071	66,423	32,175	244,157	1,875,863
Protective services - Labor						11,853	11,853	11,853	9,482	9,482	54,523
FICA/MEDICARE						907	907	907	725	725	4,171
Employee-Health Ins.						1,767	1,767	1,767	1,413	1,413	8,127
Employee-Retirement						230	230	230	184	184	1,057
Protective services supplies						500	500	500	500	500	2,500
Total Protective Services	-	-	-	-	-	15,256	15,256	15,256	12,305	12,305	70,379
Property Insurance	59,711	33,289	197,379	158,294	299,535	32,836	35,000	64,260	35,000		915,304
Liability Insurance											-
Workmen's Compensation	498	159	513	1,247	3,396	165	485	590	322	288	7,663
All other Insurance	1,148	500	1,342	3,544	5,665	189	1,500	500	500		14,889
Total Insurance Premiums	61,358	33,949	199,234	163,085	308,596	33,190	36,985	65,350	35,822	288	937,856

Housing Authority of the City of Columbia, Missouri
Low-Income Housing Tax Credit Budgets
Fiscal Year January 1, 2027 - December 31, 2027
FINAL BUDGET
10/14/2026

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	Park Ave	Kinney Point	Providence WW	Blind Boone	TOTAL LIHTC
Other General Expenses											-
Amortized Loan Cost	626	525	-	10,171	11,404	6,323	525	525	525		30,624
Taxes	22,050	15,435	25,796	33,075	66,150	8,269	16,170	16,170	14,700		217,815
Bad debt - tenant rents	4,090	474	4,271	1,998	20,733	3,484	13,258	6,938			55,246
Interest Expense payable from cash flow	15,215	32,108	80,562	110,583	251,598	-			5,000		495,066
Interest Expense-Mortgage	6,825	-	34,635	57,336	184,275	6,999	9,550	93,411			393,031
Total Other General Expenses	48,806	48,542	145,265	213,162	534,160	25,074	39,503	117,044	20,225	-	1,191,781
Total Operating Expenses	404,856	240,747	707,725	1,241,093	2,353,512	234,739	480,546	413,744	207,242	296,517	6,580,722
Excess Revenue Over Operating Expenditures	14,565	3,835	4,241	57,802	75,981	4,841	413,494	56,817	25,286	(96,285)	560,577
Extraordinary maintenance											-
Casualty losses-Non-capitalized											-
Amortization of Tax Credit Fees	5,691	2,724	4,323	8,645	15,888	-	1,000	4,263	4,263	4,263	51,059
Depreciation expense	261,067	138,144	224,703	389,907	651,436	123,030	114,224	405,568	114,224		2,422,303
											-
Total Other	266,758	140,868	229,026	398,552	667,324	123,030	115,224	409,831	118,487	4,263	2,473,362
Deficiency of Revenue Under Expenditures	(252,193)	(137,033)	(224,785)	(340,750)	(591,343)	(118,189)	298,270	(353,014)	(93,201)	(100,548)	(1,912,785)

Housing Authority of the City of Columbia, Missouri
Low-Income Housing Tax Credit Budgets
Fiscal Year January 1, 2027 - December 31, 2027
FINAL BUDGET
10/14/2026

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	Park Ave	Kinney Point	Providence WW	Blind Boone	TOTAL LIHTC
Principal Payments	(6,231)	-	(45,599)	(70,085)	(80,000)	(12,733)		(10,935)			(225,583)
Replacement Reserve Deposits	(23,490)	(15,300)	(43,797)	(78,245)	(112,000)	(10,382)	(9,875)	(10,200)			(303,290)
Replacement Reserve Withdrawals	20,000	10,000	50,000	60,000	50,000	20,000		10,000			220,000
Operating Reserves Deposits											-
Operating Reserves Withdrawals											-
Total other financing sources (uses)	(3,490)	(5,300)	6,203	(18,245)	(62,000)	9,618	(9,875)	(200)	-	-	(83,290)
Land Purchases											-
Dwelling Building Enhancements											-
Non-Dwelling Building Enhancements											-
Furniture & Equip.-Dwelling											-
Furniture & Equipment-Non-Dwelling											-
Furniture & Equipment-Administrative Purchases											-
504 Enhancements, Dwelling											-
Infrastructure Purchases											-
Vehicles & Maint. Equipment											-
Total Fixed Asset Additions	-	-	-	-	-	-	-	-	-	-	\$ -
Cash Flow After Debt Service and other source (uses)	4,844	(1,465)	(35,155)	(30,528)	(66,020)	1,726	403,619	45,681			251,704
Cash Flow After Debt Service (add back interest payable from cash flow)	20,059	30,643	45,407	80,055	185,578	1,726	403,619	45,681			812,769
Security Services to be paid from cash flow											
Salaries	4,741	2,371	18,965	54,523	101,935						182,534
FICA/MEDICARE	363	181	1,451	4,171	7,798						13,964
Employee-Health Ins.	707	353	2,827	8,127	15,194						27,209
Employee-Retirement	92	46	368	1,057	1,976						3,539
Workmen's Compensation	59	29	236	678	1,268						2,271
Protective services supplies	156	100	200	294	568						1,318
Security Services paid from cash flow	6,117	3,081	24,046	68,851	128,740						230,835
Projected Interest Expense payable from cash flow	13,942	27,563	21,361	11,204	56,838						130,907



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 3030

A Resolution to Approve the Submission of the FY 2027 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; Bryant Walkway II Housing Development Group, LP; Kinney Point Housing Development Group, LP; Park Avenue Housing Development Group, LP; Providence Walkway Housing Development Group, LP; and Blind Boone Housing Development Group, LP.

WHEREAS, The Columbia Housing Authority (CHA) is the management agent for the following low-income housing tax credit properties: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; Bryant Walkway II Housing Development Group, LP; Kinney Point Housing Development Group, LP; Park Avenue Housing Development Group, LP; Providence Walkway Housing Development Group, LP, and Blind Boone Housing Development Group, LP.

WHEREAS, As the Management Agent, the CHA is responsible for developing and submitting the annual budgets for these properties to the Missouri Housing Development Commission and the federal and state tax credit investors; and

WHEREAS, The Board of Commissioners of the Columbia Housing Authority is also the Board of Directors of the Columbia Community Housing Trust, which is the sole member of the General Partnership of each of the Limited Partnerships whose budgets are being approved; and

WHEREAS, A number of budget assumptions have been presented to the CHA Board which include the Annual Cost of Living Adjustment, employee health insurance costs, retirement expenses, insurance costs, and inflation factors.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri does hereby adopt the Resolution approving the submission of the FY 2027 budgets for the following limited partnerships of the low-income housing tax credit properties managed by the Columbia Housing Authority: the Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; Bryant Walkway II Housing Development Group, LP; Kinney Point Housing Development Group, LP; and Park Avenue Housing Development Group, LP as attached hereto and made a part hereof.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted October 15, 2025



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: 10/14/2026

Re: CHA Director Reports

Executive Summary

This memo provides a monthly account of functions and activities of CHA Departments.

Discussion

CEO Summary:

This report summarizes operations across all departments into a combined memo. The financial report is in a standalone monthly finance report. There are steady operations across all departments with continued development progress on milestones, continued addressing of maintenance and management of construction project sites, operating of properties, maintenance of voucher programs, the provision of services to residents and ensuring safety on CHA property. Staff will continue focusing attention on operational metrics at Bear Creek and Bryant Walkway II. All other properties are performing at a strong level.

Affordable Housing Development:

Park Avenue

- All relocation of residents back to Park Avenue was completed in September.
- Abatement and demolition has started with the 3rd block.
- Blocks 1 and 2 are nearing completion, with only trim work remaining.
- Demolition began on Block 3.

Providence Walkway

- Staff continue to work through the Due Diligence checklist for investor Red Stone.
- HUD provided executed legal documents to the title company for closing.
- Closing is anticipated for October 15th.
- Site work continues, including installation of the retaining wall, site utilities, and parking lot.
- Material purchase has begun

Blind Boone Apartments

- The RCC was executed and submitted to HUD.
- Staff continue to complete due diligence items for HUD and Red Stone.
- The William Guitar Little Foundation awarded \$200,000 to the Blind Boone Apartments on August 19th. Additional required project information was provided in September.
- Closing is planned for the first week of December 2026.

Park Avenue II Apartments

- An application to the Missouri Housing Development Commission for 9% Low Income Housing Tax Credits was submitted by staff on August 7th. The proposed development will be located on CHA owned vacant lots located next to the existing Park Avenue Apartments at 507 Park. The plans are to construct one building with 29 affordable units and 4 market rate units. Staff expect awards to be announced prior to the end of the calendar year.
- The William Guitar Little Foundation awarded the proposed development \$200,000 on August 19th.

Facilities and Modernization:

Maintenance



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- Maintenance staff continued routine, emergency, and preventive work across all CHA properties.
- September had a nearly identical number of non-emergency work orders as August.
- Completed work orders decreased by 11%, and the open work order balance increased by 42.
- Emergency work orders decreased by 33%, and all were completed within 24 hours.
- The rolling 12-month completion total increased by approximately 11% compared with August.

Resident Services:

Resident Services August 2026 highlights of programs and services are as follows:

- **ROSS Program:**
 - \$22,630 in match dollars earned YTD
 - 125 active participants
- **FSS Program:**
 - Two new participants enrolled
 - 13,248 in escrow dollars added to participant accounts
 - Completed FSS application submission for FY 2027
- **Moving Ahead Program:**
 - The program has over 100 students enrolled with an active waitlist of about 30 students.
 - City of Columbia Human Services Commission site visit on 9/29.
 - Completed 3,000 out-of-school programming units.
 - Started planning Thanksgiving and Christmas
- **HHC Program:**
 - 1,174 case management units of service completed
 - Planning garage sale event at Bear Creek.
- **ILP Program:**
 - 1333 case management units of service completed YTD.

Affordable Housing Operations:

In September, eleven (11) families moved in, and eight (8) families moved out. Of the eight (8) families that moved out two (2) tenants passed away, five (5) households were terminated, and one (1) family moved to another property within CHA. Out of the 656 LIHTC/PBV units there were twenty-one (21) vacant as of September 30, 2026. This is an occupancy rate of 97%, four (4) units were vacant over 60 days. To date, thirty-three families have moved into their new unit in Park Avenue Apartments. Intake staff continues to focus on processing applications to fill vacancies across all properties.

HCV Operations:

HCV staff continued processing annual recertifications and maintaining existing participant files. Staff are currently issuing new vouchers through the Continuum of Care (CoC), Tenant-Based Rental Assistance (TBRA), Mainstream, and Veterans Affairs Supportive Housing (VASH) Programs. All other HCV programs remain in the maintenance phase. Additional voucher information by program and departmental updates are provided below.

HCV

- 1,087 Households receiving HCV program assistance

VASH

- 151 households receiving VASH program assistance. (6 Voucher Searching)
- 126 HCV + 25 PBV (Patriot Place).



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Mainstream

- 43 vouchers leased.
- 4 New submissions voucher searching

Continuum of Care

- 41 households receiving COC program assistance.
- Working on utilizing more funding by accepting more agency referrals, we currently have 9 vouchers searching.

Emergency Housing Vouchers

- 28 vouchers leased.
- ARPA funded program is the process of phasing out.

Tenant-Based Rental Assistance

- 10 participants leased and 8 Voucher Searching.

HCV Updates

- FY2026 Continuum of Care Renewal Grant: CHA submitted a renewal grant application requesting \$619,255, which was subsequently awarded by the Missouri Balance of State CoC (MBOS).
- CHA was awarded 29 Tenant Protection Vouchers (TPVs). HUD authorized the issuance of TPVs to eligible Emergency Housing Voucher (EHV) families who were under lease as of September 30, 2026.
- Upcoming HOTMA & NSPIRE Webinar Training November-December 2026

Human Resources & IT:

HR staff completed the following human resources related duties:

- Service Agreement Signed with Acrisure for Brokerage of Employee Benefits.

HR staff completed the following IT related duties:

- Prepared staff for implementation of Multi-Factor Authentication for HUD Secure Systems Access
- New Color Copier installed at Kinney Point

Safety:

September safety activity remained generally manageable, with reports concentrated primarily at Oak Towers (14), Paquin Tower (10), and Patriot Place (6), while Bear Creek and both Bryant Walkway properties recorded no Safety reports. Although activity increased at several properties from August, report levels at Paquin and Oak Towers remain well below their historical monthly averages. Columbia Police responses remained at 138, while formal police reports declined from 20 in August to 15 in September. Fire/EMS responses decreased from 78 to 69, and total Police/Fire/EMS activity declined from 236 to 222. Reported incidents included nine non-smoking lease violations, six criminal incidents, six trespass warnings, and five parking violations. Staff continue monitoring property-specific trends and coordinating with Property Management and law enforcement as appropriate.

Recommended Commission Action

Review and consider the report.

Table of Contents	
Tab Name	Report Name
1. Occupancy	Affordable Housing - Occupancy Rate Status Report
2. Occupancy Trend	Affordable Housing - Occupancy Rate Trending Report
3. Waiting List	Affordable Housing - Waiting List Status Report
4. Vacant Unit Status	Affordable Housing - Vacant Unit Status Report
5. Rent Collection	Affordable Housing - Tenant Charge Collection Report
6. Facility Inspections	Facilities and Modernization - Annual Inspections by Facility by Target Date
7. Non-Emg Work Orders	Facilities and Modernization - Non-Emergency Work Order Activity Report
8. Emg Work Orders	Facilities and Modernization - Emergency Work Order Activity Report
9. AH - KPI	Affordable Housing - Key Performance Indicators Report - Financial
10. AH Compliance	Affordable Housing - LIHTC Compliance Reporting
11. HCV Leasing	Housing Choice Voucher - Leasing Activity Report
12. HCV Waitlist	Housing Choice Voucher - Waiting List Status Report
13. HCV - Inspections	Housing Choice Voucher - Inspection Activity Report
14. HCV KPI - Admin	Housing Choice Voucher - Administrative Account - Key Performance Indicators Report - Financial
15. HCV KPI - HAP	Housing Choice Voucher - HAP Account - Key Performance Indicators Report - Financial/Utilization
16. Resident Services	Resident Services - Units of Service and Units Billed
17. Safety	Safety - Reports by Property and Joint Communication Calls
18. Safety	Safety - Reports by Incident Type
19. HR Summary	HR - Summary of Activities and Reporting
20. HR Paroll	HR - Payroll Metrics

1. Affordable Housing - Occupancy Rate Status Report

Affordable Housing - Occupancy Rate Status Report as of 9/30/2026

Units	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue	Total Affordable Housing
Leased	22	23	71	195	82	145	51	34	34	33	690
Available	22	23	71	195	82	145	51	34	34	33	690
Offline, HUD Approved	28	0	0	0	0	0	0	0	0	46	28
Offline, Other	0	2	5	5	2	2	3	2	0	0	21
Total Units	50	25	76	200	84	147	54	36	34	79	739
Occupancy Rate	44%	92%	93%	98%	98%	99%	94%	94%	100%	42%	93%

Purpose of Report

This report provides the percentage of affordable housing units leased at a point in time. High occupancy is important and is a primary indicator of CHA meeting its mission of housing families and is maximizing its revenue potential. Secondly, a high occupancy can also mean that there are families on the waiting list, maintenance is able to turnaround a vacant unit quickly and administrative staff can qualify the family and put them in the unit in a timely manner.

Instructions

1. Leased Units

Enter the number of units under lease as of the date of the report.

2. Available Units

Enter the number of units under lease or available for lease (i.e., the unit is ready to be leased) as of the date of the report.

3. Offline, HUD Approved

Enter the number of units that are not leased or available to be leased as the units are approved by HUD to be used for another purpose, such as resident services or a police sub-station, or are approved by HUD to be vacant, such as units approved for modernization or casualty loss as of the date of the report. This category reflects units that are not leased but would receive operating subsidy.

4. Offline, Other

Enter the number of units that are included in the "Available" or "Offline, HUD Approved" categories as of the date of the report. Units reported in this category will normally be associated with vacant unit turnaround or units that are used for an alternate purpose that will not be eligible for operating subsidy.

4. Total Units

Sum of available units and offline units, The total should equal the total units for the project.

2. Affordable Housing - Occupancy Rate Trending Report

Affordable Housing - Occupancy Rate Trending Report as of 9/30/2026											
Period	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue	Total CHA Housing Rate/Excluding AMP1
1/31/2026	76%	100%	92%	98%	95%	97%	94%	89%	100%	100%	96%
2/28/2026	74%	100%	92%	97%	95%	97%	93%	89%	100%	100%	96%
3/31/2026	74%	96%	95%	97%	98%	98%	93%	92%	100%	100%	96%
4/30/2026	70%	88%	93%	96%	98%	97%	93%	92%	97%	100%	94%
5/31/2026	70%	88%	95%	100%	99%	97%	94%	89%	97%	100%	95%
6/30/2026	68%	92%	96%	98%	98%	96%	95%	89%	97%	100%	95%
7/31/2026	54%	92%	97%	98%	94%	97%	96%	94%	97%	100%	96%
8/31/2026	48%	92%	97%	98%	93%	100%	96%	94%	94%	100%	96%
9/30/2026	44%	92%	93%	98%	98%	97%	94%	94%	100%	100%	96%
10/31/2026											
11/30/2026											
12/31/2026											
Occupancy Rate											
2025 Rate	51%	98%	96%	97%	98%	97%	95%	97%	13%	N/A	86%
2024 Rate	69.69	95.41	94.82	96.93	96.91	97.79	95.38	97.42	N/A	N/A	96.38
2023 Rate	86%	96%	96%	97%	96%	97%	95%	93%	N/A	N/A	96%

Purpose of Report
Provides the percentage of affordable housing units leased over a period of time. High occupancy is normally a major indicator of both good financial health and management. The trending information helps identify whether occupancy rates are increasing, decreasing, or holding steady. A certain level of variance can be expected each month. Large changes, especially decreases in the occupancy rate is a risk area, as is a gradual decline in the occupancy rate, or a consistently low rate.

Instructions
1. General Each month a new row of occupancy rate data will be entered on the report using the occupancy rate data as calculated from the Affordable Housing Occupancy Rate Report. The number of months of previous occupancy rate date is shown, as well as two years of annual occupancy rate data to provide trending information. This form provides occupancy rate data based on a calendar year basis. High performing occupancy rates are considered 96% or higher at family sites and 98% or higher at the Tower properties.

3. Affordable Housing - Waiting List Status Report

Columbia Housing Authority - Waiting List Status Report as of 9/30/2026			
Unit Type	Family Sites	Oak Tower	Paquin Tower
Zero bedroom		218	109
1 bedroom	121	4	12
2 bedroom	563		6
3 bedroom	251		
4 bedroom	113		
Total	1048	222	127

4. Affordable Housing - Vacant Unit Status Report

Columbia Housing Authority - Waiting List Status Report as of 9/30/2026							
	Unit #	Bedroom Size	Date Vacant	Projected Ready Date	Anticipated Lease Date	Application Approved	Days Vacant as of 1/31/2026
AMP 1							
50 Total Units	N/A						
MMV (Patriot)							
25 Total Units	210	1	3/31/2026	Ready	9/30/2026	Move in scheduled 10/6	183
	212	1	8/31/2026	Ready	10/9/2026	Move in scheduled 10/9	30
Bear Creek							
76 Total Units	1016	4	6/26/2026	Ready	10/25/2026	Intake in process	96
	1104	3	8/19/2026	In process	10/31/2026	Intake in process	42
	1121A	3	9/2/2026	not started	11/15/2026	Intake in process	28
	1213	1	9/25/2026	not started	11/15/2026	Intake in process	5
	1302	3	8/31/2026	In process	10/31/2026	Intake in process	30
Paquin							
200 Total Units	201	0	9/2/2026	In process	10/15/2026	Intake in process	28
	305	0	8/31/2026	Ready	10/8/2026	Intake in process	30
	612	0	8/26/2026	In process	10/8/2026	Intake in process	35
	313	1	9/10/2026	In process	10/22/2026	Intake in process	20
	614	0	9/16/2026	In process	10/15/2026	Intake in process	14
Stuart Parker							
84 Total Units	203A Lincoln	2	8/19/2026	In process	10/25/2026	Intake in process	42
	223B Unity Dr.	1	8/11/2026	In process	10/25/2026	Intake in process	50
Oak Towers							
146 Total Units	419	1	9/26/2026	In process	10/21/2026	Intake in process	4
	806	0	9/25/2026	In process	10/13/2026	Intake in process	5
Bryant Walkway I							
54 Total Units	13A Bryant Walkway	2	8/3/2026	In process	10/25/2026	Intake in process	58
	24 Bryant Walkway	2	8/14/2026	In process	Ready	Intake in process	47
	25 Bryant Walkway	3	9/25/2026	not started	10/31/2026	Intake in process	5
Bryant Walkway II							
36 Total Units	412 LaSalle	3	5/21/2026	Unit damaged by car	9/30/2026	Unit off line	132
	320 Pendleton	1	5/7/2026	Ready	9/15/2026	Intake in process	146
Kinney Point							
34 Total Units							
Park Avenue							
79 Total Units	Under Construction-Not Tracking Data.						
Number of Vacant Units:		21			Average Days Vacant:	36	

Purpose of Report
Unit turnaround time (the time from when the unit is vacant until the unit is leased) is a key metric for assessing operational performance. This report provides information on the status of each vacant unit focusing on key information needed to help monitor when the vacant unit will be leased. The goal is to have only a limited number of vacant units at any given time and the time that a unit is offline should be limited to one to two weeks. There may be exceptions or mitigating circumstances, usually a large number of vacant units and/or extended unit turnaround time is an indicator of a operational risk. Low rates of vacant unit turnaround can be caused by multiple factors. Maintenance delays can result in extended unit turnaround time can be due to lack of available materials, large number of outstanding work orders, other work priorities, and the condition of the units. Other contributing factors may include include adequacy of waitlist, admission processing, and management oversight.

Instructions
1. Project 1 & Project 2
Enter the Property name, unit #, and bedroom size for each vacant unit.
2. Date Vacant
Enter the date that the unit became vacant.
3. Projected Ready Date
Enter date maintenance is expected to have all the work completed in the unit. Date unit may be leased or actual date maintenance informed management that unit can be leased.
4. Anticipated Lease Date
Enter the date the project manager is expected to have the unit leased. If the unit is leased, the unit should be removed from the report.
5. Application Approved
Enter either Yes or No. Yes, means that a family has accepted the unit, all background checks and other admission processes have been completed.
6. Days Vacant as of Report Date.
The number of calendar days since the unit became vacant and the date of the report. In this example, the days are based as if the date of the report was 1/31/2026.
7. Special Purpose Units / Long-Term Vacant Units
The report should not include special purpose units, i.e., units that are not used for housing such as units for resident services, maintenance storage, etc. However, all other vacant units, those that are HUD-approved (units undergoing modernization, casualty loss, disaster) and those that are non-HUD approved and therefore, not receiving operating subsidy should be included in the report.

5. Affordable Housing - Tenant Charge Collection Report

Affordable Housing - Tenant Charge Collection Report as of 9/30/2026											
Description	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue	Total Affordable Housing
Tenant Rent Charges	8,059	17,413	54,054	127,796	50,830	104,276	34,401	20,487	38,185	30,484	485,985
Other Tenant Charges	-		2,184	1,195	266	847	257		47		4,796
Repayment Agreement Charges*											
Total Charges this Month	8,059	17,413	56,238	128,991	51,096	105,124	34,658	20,487	38,232	30,484	490,782
Collections this Month	6,319	15,729	51,778	123,746	44,491	101,871	30,055	18,794	36,598	24,487	453,868
Collection Rate	78.4%	90.3%	92.1%	95.9%	87.1%	96.9%	86.7%	91.7%	95.7%	80.3%	92.5%
Total Tenant Accounts Receivable (TAR)											
Total Delinquent Households	8	8	28	33	24	21	17	12	6	n/a	157
Total Amount Outstanding	\$4,054	\$5,222	\$8,590	\$11,485	\$10,542	\$5,897	\$11,764	\$3,589	\$3,371	n/a	\$64,514
Under Repayment Agreement											
Total Number of Households	1	3	6	9	4	7	6	1	1	n/a	38
Total Amount Outstanding	\$343	\$1,496	\$3,586	\$1,820	\$2,372	\$784	\$3,970	\$781	\$1,398	n/a	\$16,551
Households in Termination											
Total Number of Households	0	0	0	11	2	0	1	0	1	0	15
Total Amount Outstanding	\$0	\$0	\$0	\$8,843	\$2,849	\$0	\$1,768	\$0	\$122	\$0	\$13,582

Purpose of Report

This report provides the amount of tenant charges due and collected during the month. The report includes both rent and non-rent tenant charges. HUD's standard (Interim PHAS – Tenant Account Receivable – TAR ratio) is that 98.5% of all tenant charges is expected to be collected.

Instructions

1. Tenant Rent Charges

The total amount of tenant rent charged during the month.

2. Other Tenant Charges

The total amount of non-rent charged during the month and would include all other tenant charges except repayment agreements. Examples would include such items as maintenance charges, late fees, excess utility charges, lock-out fees, etc.

3. Repayment Agreement Charges

The total amount of tenant payment due during the month from participants' repayment agreements.

4. Collections this Month

The total amount payment received from tenants for all the above charges during the month.

6. Facilities- Annual compliance checklist by month by property as of 9/30/2026

This report is provided to keep the Board informed on annual facility inspections and compliance.

Annual Inspections Compliance Checklist by Property														
Property	Inspection Month Target/Gol	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Paquin Towers														
Water Treatment Systems – Annual Service	Monthly	X	X	X	X	X	X	X	X	X				
Sprinkler System – Annual Inspection	January	X												
Fire Pumps – Annual Inspection	January	X												
Backflow Preventers – Annual Test	January	X												
Elevators – Annual Inspection	February				X									
Fire Extinguishers – Annual Inspection	February		X											
Fire Alarm System – Annual Inspection	March				X									
Generators – Annual Inspection	August								X					
Oak Towers	Inspection Month/Quarter Target	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Water Treatment Systems – Annual Service	Monthly	X	X	X	X	X	X	X	X	X				
Sprinkler System – Annual Inspection	January	X												
Fire Pumps – Annual Inspection	January	X												
Backflow Preventers – Annual Test	January	X												
Elevators – Annual Inspection	February				X									
Fire Extinguishers – Annual Inspection	February		X											
Fire Alarm System – Annual Inspection	April				X									
Generators – Annual Inspection	August								X					
Admin Building	Inspection Month Target/Gol	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Backflow Preventers – Annual Test	January	X												
Fire Extinguishers – Annual Inspection	February		X											
Fire & Burglar Alarm Systems – Annual Inspection	May							X						
Blind Boone Center	Inspection Month Target/Gol	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Fire Extinguishers – Annual Inspection	February		X											
Fire & Burglar Alarm Systems – Annual Inspection	May					X								
Backflow Preventers – Annual Test	October													
Stuart Parker Laundromat	Inspection Month Target/Gol	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Backflow Preventers – Annual Test	January	X												
Fire Extinguishers – Annual Inspection	February		X											
Fire & Burglar Alarm Systems – Annual Inspection	May					X								
Bear Creek Laundromat	Inspection Month Target/Gol	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Backflow Preventers – Annual Test	January	X												
Fire Extinguishers – Annual Inspection	February		X											
Fire & Burglar Alarm Systems – Annual Inspection	May					X								
Bear Creek Community Bldg. 1400 Elleta	Inspection Month Target/Gol	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Backflow Preventers – Annual Test	January	X												
Fire Extinguishers – Annual Inspection	February		X											
Fire & Burglar Alarm Systems – Annual Inspection	May					X								
Mid Mo Veterans Housing	Inspection Month Target/Gol	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Backflow Preventer – Annual Test	January	X												
Fire Extinguishers – Annual Inspection	February		X											
Fire Alarm System – Annual Inspection	May				X									
Sprinkler System – Annual Inspection	October													
Kinney Point	Inspection Month Target/Gol	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Community Building Backflow Preventer-Annual Test	January	X												
Community Building Fire Extinguishers-Annual Inspection	February		X											
Community Building-Burglar Alarm-Annual Inspection	N/A													
Sexton Units-Sprinkler System-Annual Inspection	October													
Purpose of Report														
This report provides a list of annual inspections needed for on-going occupancy and operational compliance for all CHA facilities. Inspections include sprinkler, backflow preventer, fire extingisher, generator, elevator and other safety inspections specific to each property. The report also includes a "target" completion date, knowing that the specific date of scheduling may dependent upon outside organizations and officials.														

7. Affordable Housing - Non-Emergency Work Order Activity Report

Affordable Housing - Non-Emergency Work Order Activity Report as of 9/30/2026											
Description	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue	Total CHA Housing
Beginning Balance	0	2	4	1	3	1	4	3	1	0	19
Received this Month	8	13	39	104	80	76	35	23	13	10	401
Closed this Month	8	11	36	66	70	75	30	21	13	10	340
Ending Balance	0	2	3	38	10	1	5	2	0	0	61
Closed this Month	8	11	36	66	70	75	30	21	13	10	340
Closed this Month and Preceding 11 months	294	119	472	1,270	633	1237	410	265	138	21	4,859
Average Closed per Last 12 Months	25	10	39	106	53	103	34	22	12	2	405

Purpose of Report

This report provides basic information to assist in monitoring timely work order completion. CHA's goal is to complete each work order as soon as possible, while taking into consideration other maintenance work priorities, and maximum time of 3 business days. The report provides information on the number of non-emergency work orders received and completed each month. CHA staff may need to review further if the ending balance of open work orders or the total number of work order received each month is increasing. HUD does not define what requests generate a work order. Generally, CHA works to capture most work completed on property including unit turns, restorations and preventative maintenance, in an effort to capture all work completed on CHA properties.

Instructions

1. Beginning Balance

Report the total number of open non-emergency work orders at the beginning of the month. This number should be the ending balance reported from the prior month's report.

2. Received this Month

Report the total number of non-emergency work orders that were received during the month regardless of who requested the work be completed.

3. Closed this Month

Report the total number of non-emergency work orders that were closed during the month.

4. Ending Balance

The number of work orders that are open at the end of the month, calculated as Beginning Balance plus Received this Month minus Closed this Month.

5. Closed this Month and Preceding 11 Months

The total number of non-emergency work order that were closed in the last twelve months.

6. Average Closed per Last 12 Months

The total number of non-emergency work order that were closed in the last twelve months divided by 12. Used as a benchmark to compare current monthly work orders closed.

8. Affordable Housing - Emergency Work Order Activity Report

Affordable Housing - Emergency Work Order Activity Report as of 9/30/2026											
Description	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue	Total CHA Housing
Received this Month	0	0	0	0	1	0	0	0	0	1	2
Work completed within 24 hours	0	0	0	0	1	0	0	0	0	1	2
% Closed within 24 hours	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	100%	100%
Purpose of Report											
This report provides information on the number of emergency work orders received and closed within 24 hours for the month. HUD requires that all emergency work orders be closed or abated within 24 hours.											
Instructions											
1. Received this Month											
Report the total number of emergency work orders that were received during the month regardless of who requested the work to be completed.											
2. Closed with 24 hours											
Report the total number of emergency work orders that were closed or abated with 24 hours of being reported.											

**Columbia Housing Authority
Property Financial Performance Indicators Report
as of 9/30/2026**

CHA Property Financial Performance Indicators Report													
	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Monthly Target
AMP 1													
Operating Cash	\$ 726,566	\$ 514,417	\$ 636,380	\$ 591,609	\$ 565,732	\$ 602,499	\$ 569,157	\$ 526,157	\$ 260,554				\$ 500,000
Cash Rev. (excludes dep, amort, accrued int.)	\$ 34,803	\$ 209,656	\$ 63,893	\$ 226,966	\$ 634,588	\$ 35,638	\$ 33,757	\$ 33,344	\$ 30,597				\$ 50,000
Cash Exp. (excludes dep, amort, accrued int.)	\$ 246,952	\$ 87,693	\$ 105,664	\$ 225,843	\$ 597,821	\$ 68,980	\$ 76,756	\$ 298,948	\$ 80,506				\$ 75,000
Net Cash Operating Income	\$ (212,149)	\$ 121,963	\$ (41,771)	\$ 1,123	\$ 36,767	\$ (33,342)	\$ (42,999)	\$ (265,604)	\$ (49,908)				\$ (25,000)
MMV (Patriot)													
Operating Cash	\$ 20,406	\$ 25,872	\$ 31,000	\$ 29,864	\$ 28,507	\$ 32,128	\$ 20,786	\$ 15,294	\$ 17,803				\$ 20,000
Cash Rev. (excludes dep, amort, accrued int.)	\$ 26,307	\$ 20,321	\$ 17,122	\$ 17,654	\$ 21,404	\$ 20,114	\$ 16,076	\$ 18,797	\$ 17,826				\$ 19,000
Cash Exp. (excludes dep, amort, accrued int.)	\$ 20,841	\$ 15,196	\$ 18,258	\$ 19,011	\$ 17,782	\$ 31,456	\$ 21,568	\$ 16,289	\$ 19,832				\$ 15,000
Net Cash Operating Income	\$ 5,466	\$ 5,125	\$ (1,137)	\$ (1,357)	\$ 3,622	\$ (11,342)	\$ (5,492)	\$ 2,508	\$ (2,006)				\$ 4,000
Bear Creek													
Operating Cash	\$ 301,168	\$ 244,301	\$ 250,562	\$ 146,556	\$ 136,174	\$ 122,891	\$ 121,611	\$ 94,432	\$ 143,483				\$ 50,000
Cash Rev. (excludes dep, amort, accrued int.)	\$ 108,710	\$ 58,931	\$ 54,945	\$ 55,992	\$ 57,394	\$ 60,423	\$ 58,594	\$ 102,358	\$ 57,738				\$ 1,500
Cash Exp. (excludes dep, amort, accrued int.)	\$ 165,577	\$ 52,670	\$ 158,951	\$ 66,374	\$ 70,677	\$ 61,704	\$ 85,776	\$ 53,306	\$ 63,221				\$ 14,000
Net Cash Operating Income	\$ (56,867)	\$ 6,261	\$ (104,006)	\$ (10,382)	\$ (13,283)	\$ (1,280)	\$ (27,182)	\$ 49,051	\$ (5,483)				\$ 20,000
Stuart Parker w/ Paquin													
Operating Cash	\$ 128,613	\$ 163,388	\$ 162,887	\$ 125,934	\$ 89,562	\$ 86,291	\$ 66,333	\$ 50,513	\$ 144,768				\$ 200,000
Cash Rev. (excludes dep, amort, accrued int.)	\$ 266,484	\$ 273,359	\$ 211,084	\$ 203,144	\$ 212,773	\$ 209,588	\$ 267,166	\$ 299,249	\$ 212,602				\$ 175,000
Cash Exp. (excludes dep, amort, accrued int.)	\$ 231,709	\$ 273,860	\$ 248,037	\$ 248,084	\$ 207,476	\$ 229,546	\$ 282,986	\$ 204,994	\$ 225,069				\$ 125,000
Net Cash Operating Income	\$ 34,775	\$ (501)	\$ (36,953)	\$ (44,940)	\$ 5,297	\$ (19,958)	\$ (15,820)	\$ 94,255	\$ (12,467)				\$ 20,000
Oak Towers													
Operating Cash	\$ 87,585	\$ 96,035	\$ 111,963	\$ 97,562	\$ 80,994	\$ 114,455	\$ 99,261	\$ 107,978	\$ 113,337				\$ 100,000
Cash Rev. (excludes dep, amort, accrued int.)	\$ 104,761	\$ 104,465	\$ 105,278	\$ 106,928	\$ 109,142	\$ 107,648	\$ 125,758	\$ 112,016	\$ 116,985				\$ 75,000
Cash Exp. (excludes dep, amort, accrued int.)	\$ 99,011	\$ 88,538	\$ 119,679	\$ 114,928	\$ 88,567	\$ 122,842	\$ 117,031	\$ 106,667	\$ 110,034				\$ 50,000
Net Cash Operating Income	\$ 5,751	\$ 15,928	\$ (14,401)	\$ (8,000)	\$ 20,575	\$ (15,194)	\$ 8,727	\$ 5,349	\$ 6,951				\$ 25,000
Bryant Walkway I													
Operating Cash	\$ 14,305	\$ 16,774	\$ 20,587	\$ 36,165	\$ 33,874	\$ 36,488	\$ 43,897	\$ 50,356	\$ 17,604				\$ 20,000
Cash Rev. (excludes dep, amort, accrued int.)	\$ 36,835	\$ 31,735	\$ 43,410	\$ 34,266	\$ 31,982	\$ 35,947	\$ 46,097	\$ 36,093	\$ 36,000				\$ 35,000
Cash Exp. (excludes dep, amort, accrued int.)	\$ 34,368	\$ 27,921	\$ 27,832	\$ 36,557	\$ 29,041	\$ 28,538	\$ 39,638	\$ 68,845	\$ 29,881				\$ 28,000
Net Cash Operating Income	\$ 2,466	\$ 3,814	\$ 15,577	\$ (2,291)	\$ 2,941	\$ 7,409	\$ 6,460	\$ (32,752)	\$ 6,119				\$ 7,000
Bryant Walkway II													
Operating Cash	\$ 77,273	\$ 83,885	\$ 86,572	\$ 95,472	\$ 92,893	\$ 101,758	\$ 104,445	\$ 42,992	\$ 33,811				\$ 75,000
Cash Rev. (excludes dep, amort, accrued int.)	\$ 24,553	\$ 19,339	\$ 31,427	\$ 21,878	\$ 22,001	\$ 20,856	\$ 30,324	\$ 19,910	\$ 20,463				\$ 25,000
Cash Exp. (excludes dep, amort, accrued int.)	\$ 17,971	\$ 16,622	\$ 24,526	\$ 24,457	\$ 13,136	\$ 18,169	\$ 91,776	\$ 29,091	\$ 15,536				\$ 22,000
Net Cash Operating Income	\$ 6,582	\$ 2,717	\$ 8,901	\$ (2,579)	\$ 8,865	\$ 2,687	\$ (61,452)	\$ (9,181)	\$ 4,928				\$ 3,000
Kinney Point													
Operating Cash	\$ 63,486	\$ 79,620	\$ 78,010	\$ 90,711	\$ 104,491	\$ 129,933	\$ 125,641	\$ 130,146	\$ 80,212				\$ 50,000
Cash Rev. (excludes dep, amort, accrued int.)	\$ 25,983	\$ 61,801	\$ 40,426	\$ 52,520	\$ 51,354	\$ 39,484	\$ 40,899	\$ 37,884	\$ 39,407				\$ 25,500
Cash Exp. (excludes dep, amort, accrued int.)	\$ 9,850	\$ 63,411	\$ 27,725	\$ 38,740	\$ 25,912	\$ 43,776	\$ 36,394	\$ 87,818	\$ 33,201				\$ 20,000
Net Cash Operating Income	\$ 16,134	\$ (1,610)	\$ 12,701	\$ 13,780	\$ 25,442	\$ (4,291)	\$ 4,505	\$ (49,934)	\$ 6,206				\$ 5,500
Park Avenue													
Operating Cash	\$ 87,681	\$ 84,788	\$ 113,396	\$ 120,863	\$ 217,813	\$ 256,758	\$ 298,020	\$ 298,365	\$ 268,631				\$ 75,000
Cash Rev. (excludes dep, amort, accrued int.)	\$ 17,697	\$ 62,897	\$ 19,105	\$ 114,328	\$ 53,490	\$ 52,585	\$ 51,011	\$ 50,601	\$ 66,214				\$ 21,750
Cash Exp. (excludes dep, amort, accrued int.)	\$ 20,589	\$ 34,289	\$ 11,638	\$ 17,378	\$ 14,544	\$ 11,323	\$ 50,665	\$ 80,335	\$ 23,469				\$ 15,000
Net Cash Operating Income	\$ (2,893)	\$ 28,608	\$ 7,467	\$ 96,950	\$ 38,946	\$ 41,262	\$ 345	\$ (29,734)	\$ 42,745				\$ 6,750
Total Positive LIHTC Operating Cash-Exc AMP1	\$ (200,735)	\$ 182,304	\$ (153,621)	\$ 42,304	\$ 129,172	\$ (34,050)	\$ (132,909)	\$ (236,041)	\$ (2,916)	\$ -	\$ -	\$ -	\$ 91,250

CHA Business Activities Management Fees Earned and Related Monthly Cash Revenue													
	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Monthly Target
Property Management Fees Earned-LIHTC	\$ 27,035.65	\$ 27,351.21	\$ 27,188.39	\$ 27,131.92	\$ 27,632.46	\$ 27,609.92	\$ 27,664.00	\$ 27,947.29	\$ 27,947.29				
Equipment Rental Income-LIHTC	\$ 1,225.87	\$ 1,225.87	\$ 1,225.87	\$ 1,225.87	\$ 1,225.87	\$ 1,225.87	\$ 1,225.87	\$ 1,225.87	\$ 1,225.87				
Non-Dwelling Rental Income	\$ 6,924.25	\$ 6,924.25	\$ 6,924.25	\$ 6,924.25	\$ 6,924.25	\$ 6,924.25	\$ 6,924.25	\$ 6,924.25	\$ 6,924.25				
Total	\$ 35,185.77	\$ 35,501.33	\$ 35,338.51	\$ 35,282.04	\$ 35,782.58	\$ 35,760.04	\$ 35,814.12	\$ 36,097.41	\$ 36,097.41	\$ -	\$ -	\$ -	

Purpose of Report

This report provides trending information of financial accounts and occupancy data. The data in the report is used to compare the data to the targets were established as part of the CHA's budgeting process. If the line item meets or exceeds the target, then staff will highlight that within the report. Trend data should be reviewed for large variances from month to month and adverse trends should be reviewed.

1. Operating Cash
CHA must operate with a appropriate level of cash and investments. CHA's timing of revenue received is dependent upon each program and account, as well performance of properties. CHA historically experiences the need to manage cash more closely in the first quarter while paying annual bills such as insurance premiums and awaiting property cashflow distributions. CHA also experiences the need to manage cash more closely in 4th quarter, as CHA's experiences higher programming costs and interfund debts are higher, as CHA awaits property performance cash distributions
2. Cash Revenue and Expenses (Excluding depreciation, amortization, accrued interest)
CHA needs to track monthly cash revenue against expenses to ensure timely review of property performance and to ensure revenues exceed expenses. CHA LIHTC property finances are accounted for according to GAAP and accrual standards rather than cash, therefore amortization, depreciation, as well as non-cash accrued interest and principle payments make a real time review of property cash performance more challenging.
3. Monthly Net Cash Operating Income
Provides the amount of positive cash performance based upon cash revenue and expenses.

10. AH Operations-LIHTC Property Compliance

Monthly LIHTC Compliance Reporting Milestones as of 9/30/2026												
Property / Report	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
ALL LIHTC PROPERTIES												
MHDC Vacancy / VAWA Report	X	X	X	X	X	X	X	X				
UMB Bank Quarterly Bond Report – Q1	X			X								
UMB Bank Quarterly Bond Report – Q2								X				
UMB Bank Quarterly Bond Report – Q3												
UMB Bank Quarterly Bond Report – Q4												
IRS Form 8703 – Bond Projects			X									
BEAR CREEK												
MHDC Down Unit Status	X	X	X	X	X	X	X					
MHDC Utility Allowance			X						X			
MHDC Exhibit A (COL/AOC)	X											
MHDC Exhibit Z			X									
BRYANT WALKWAY I												
MHDC Down Unit Status	X	X	X									
MHDC Utility Allowance			X						X			
MHDC Exhibit A (COL/AOC)							X					
MHDC Exhibit K							X					
MHDC Exhibit Z									X			
BRYANT WALKWAY II												
MHDC Utility Allowance			X						X			
MHDC Exhibit A (COL/AOC)				X								
MHDC Exhibit K				X								
MHDC Exhibit Z						X						
OAK												
MHDC Exhibit A (COL/AOC)				X								
MHDC Exhibit Z						X						
STUART PARKER												
MHDC Exhibit A (COL/AOC)	X											
MHDC Exhibit Z			X									
MMV-Patriot												
MHDC Exhibit A (COL/AOC)												
MHDC Exhibit Z												
MHDC Exhibit AHAP-35												
Kinney Point												
MHDC Exhibit A (COL/AOC)												
MHDC Exhibit Z												
Park Avenue												
MHDC Exhibit A (COL/AOC)												
MHDC Exhibit Z									X			
McBaine Townhomes												
MHDC Exhibit H			X									
MHDC Exhibit K			X									
Purpose of Report												
This report provides a monthly checklist to denote compliance report submission completion. Each LIHTC property has compliance reports that are due throughout the year to MHDC, UMB Bank, and the Federal Home Loan Bank.												

11. Housing Choice Voucher - Leasing Activity Report

Housing Choice Voucher Leasing - Activity Report as of 9/30/2026			
Family Searching Activity Report			
Activity		Prior Month	Current Month
Beginning Balance	Family Searching, End of Prior Month (Includes ports, CoC, VASH, HCV-closed)	30	37
plus	Vouchers Issued	11	10
plus	Request for Tenancy Approval - Denied	0	0
minus	Vouchers Expired /Cancelled	1	1
minus	Request for Tenancy Approval	1	1
Ending Balance	Family Searching, End of Month	39	45
Request for Tenancy Approval Activity Report			
Activity		Prior Month	Current Month
Beginning Balance	Request for Tenancy Approval - In Process, End of Prior Month	1	2
plus	New Request for Tenancy Approval	1	1
minus	Request for Tenancy Approval - Denied	0	0
minus	Request for Tenancy Approval - Approved Waiting Lease/HAP/Move-in	1	1
minus	Request for Tenancy Approval - New Admissions	0	1
Ending Balance	Request for Tenancy Approval - In process, End of Month	1	1
Success Rate		91%	90%
Vouchers Leased Activity Report			
Activity		Prior Month	Current Month
Beginning Balance	Vouchers Leased, End of Prior Month (excludes PBV/CHA owned property)	1072	1082
plus	New Admissions	11	10
plus/minus	Portability Absorption Activity	0	0
minus	End of Participations	1	5
Ending Balance	Vouchers Leased, End of Month	1082	1087
Target - New Admissions, Next Month			
Target - Voucher Leased, End of Next Month			
Voucher Turnover Rate		0.1%	0.5%

Purpose of Report
Family Searching Activity Report. Provides information on applicants provided a voucher and searching for a unit. If the family is unable to find a unit after a period of time, the voucher will expire, and can be made available to another applicant on the waitlist. When the CHA reaches the limit of either HAP funding or authorized vouchers, it will need to stop issuing vouchers.
Request for Tenancy Approval Activity Report. Provides information on applicants that have found a unit and are requesting CHA to approve the unit and enter into a HAP contract with the owner, so the applicant can enter into a lease agreement with the owner. The success rate is a key figure in understanding the voucher program. Success rate represent the percent of voucher issued where the family has found a unit in which they are able to move-in. The success rate is important to understanding how many vouchers needed to be issued to increase leasing.
Voucher Leased Activity Report. Provides information on the number of families that are in CHA's HCV program. The number of vouchers available to lease during a calendar year is constrained by the amount of funds HUD provides for HAP (i.e., payment to landlords) and the number of vouchers CHA has been authorized. If CHA leases more vouchers than authorized, any associated overage of HAP used must be returned to HUD. Once the CHA uses it HUD funding for HAP payments for the year, there are limited options for CHA to receive additional funding to avoid terminating HAP assistance. The next year's HAP funding is highly correlated to the amount of HAP spent in the prior year. Therefore, if CHA is not spending as much HAP as available, it may shrink funds available to CHA next year.
The target number of vouchers the PHA should have leased for any given month is difficult to determine, however is based on known factors, such as voucher authorized, current funding levels and current program metrics but there are other estimates that are more difficult to predict that are part of the target number, such as future appropriation levels and changes in the economy and local housing market. CHA works with its HUD Field Representative each month to review HUD's two-year forecasting tool to determine their targets and decisions. The forecasting tool takes into consideration many of the factors described and generates an output of how many vouchers should be issued in the upcoming month to reach proper a number of vouchers leased.
Voucher Turnover Rate/Attrition. The voucher turnover rate provides how many families will likely leave the program in any given month. This number affects the number of vouchers that need to be issued each month. If two families leave the program on average each month and the PHA has a success rate of 60%, the PHA will need to issue three to four vouchers each month to stay at the current level of leasing.

Instructions
1. General The data needed to update the report each month is derived from CHA's management information system.
2. Family Searching Activity Report - Request for Tenancy Approval - Denied This figure represents a family request for tenancy approval that was denied by CHA and the family has been given more time to search for an acceptable unit.
3. Request for Tenancy Approval Activity Report - Approved Waiting Lease/HAP/Move-in vs New Admissions Families where the request for tenancy was approved but delays in paper work, availability of the unit, etc. has resulted in the family not actually being under lease / taking position of the unit are recorded in this line. Families should be counted as new admissions, when the family has officially entered the program.
4. Vouchers Leased Activity Report - Portability Absorption Activity The "Portability Absorption Activity" row is used to account for absorption activity that affects the number of ACC vouchers leased CHA is considered to have. If a port-in family is absorbed by CHA, the leased voucher is now considered part of CHA's ACC inventory and leased, therefore the voucher is added to the voucher leased count. While if a port-out family is absorbed by a receiving PHA, the voucher is no longer considered leased by the CHA and therefore the voucher should be subtracted from the CHA's voucher leased count.

12. Housing Choice Voucher - Waiting List Status Report

Housing Choice Voucher Waiting List Status Report as of 9/30/2026		
Applicant by Bedroom Size Needed	Number of Applicants	% of Applicants
1 bedroom	86	48%
2 bedroom	41	23%
3 bedroom	44	24%
4 bedroom or more	9	5%
Total	180	100%

13. Housing Choice Voucher - Inspection Activity Report

Housing Choice Voucher Inspection Activity Report for the month ended 9/30/2026				
Inspection Type	Due to be Completed	Initial Inspections Completed	% Completed	Re-Inspections Completed
Annual Inspections	141	121	86%	14
Initial Inspections	40	39	98%	1
Special Inspections	7	6	86%	1
Quality Control	5	5	100%	0
Total	193	171	89%	16

Purpose of Report
HUD requires voucher units to be inspected to ensure the unit meets standards of being safe, sanitary and decent. Units are inspected based on HUD regulations and the PHA's policy. The report shows the number of inspections that should have been completed and the inspections completed by inspection type. The report demonstrates if inspections are completed on a timely basis.

Instructions
1. Due to Be Completed
Enter the number of inspections that should have been completed for the inspection type during the month based on the PHA's policy and procedures, including any inspection that should have been completed in previous months. This figure does not include re-inspections.
2. Initial Inspections Completed and Re-inspections Completed
Enter the number of initial inspections and re-inspections completed for the inspection type during the month.

Housing Choice Voucher - Administrative Account
Key Performance Indicators Report - Financial
as of 9/30/2026

HCV Administrative Account	Fiscal Year Ended 12/31/2025	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	CHA Target
Cash	\$ 286,044	\$ 281,660	\$ 248,731	\$ 211,376	\$ 238,984	\$ 179,049	\$ 273,550	\$ 303,495						≥ \$40,000
Total Administrative Fees Earned*	\$ 113,725	\$ 117,241	\$ 116,613	\$ 116,199	\$ 115,677	\$ 114,032	\$ 112,481	\$ 112,104						
Monthly Net Operating Income		\$ (10,367)	\$ (59,388)	\$ (19,372)	\$ (16,548)	\$ (3,062)	\$ 2,459	\$ (17,986)						
Year to Date Net Operating Income	\$ (149,073)													\$ 1,000
Vouchers Leased*	1,649	1,642	1,633	1,625	1,621	1,588	1,575	1,565						243
Ratio Analysis														
Quick Ratio	4.0	3.9	3.2	3.4	4.4	4.2	4.0	4.9						≥ 10.0
Months Expendable Fund Balance	5.7	5.8	4.9	4.8	4.8	4.4	5.1	5.4						≥ 3.0

* For Fiscal Year Ended Columns, the line item represent the monthly average for the year, making it comparable to the monthly and target columns.

Purpose of Report
The Key Performance Indicators (KPI) Report - Administrative Account Financial provides trending information of important financial accounts and leasing data of the HCV administrative account. The use of the KPI report is used for monitoring the trending of certain financial items to help in performing the monitoring and oversight role for a PHA's financial condition.
1. Cash and Investments Without a proper level of cash and investments the PHA is operating at a higher level of risk. Decreases in cash and investment is typically associated with a PHA whose monthly revenue does not covers its monthly expenses. Cash and investment increasing at a higher than expected rate, should Iso be reviewed.
2. Total Administrative Fees Earned Administrative fees are earned based on the number of vouchers leased each month and for most PHAs, represent the vast majority of funding that supports the operations of the HCV program. Decreases in administrative fees due to either lower leasing or appropriations level is normally a high risk item for most PHAs, as expenses in the program are difficult to decrease in the short-term, which may result in net losses and the use of reserves to cover those costs.
3. Net Operating Income Net operating income (both monthly and year to date) represents revenue minus monthly expenses. A positive figure means the PHA made a profit, while a negative number is associated with a loss. There will be some months where a loss or a larger than normal profit will occur simply as a result of timing issues as certain expenses are seasonal or do not occur monthly, while revenue is more stable from month to month. However, consistent losses should be reviewed.
4. Voucher Leased The administrative fee revenue that can be generated in the HCV program is correlated to the number of vouchers leased as HUD provides administrative fees based on vouchers leased at the beginning of the month. Additional oversight and monitoring is needed when leasing is decreasing and/or the leasing target is not reached. Lower than expected leasing levels may result in net losses and a decrease in cash and investments.
5. Ratio Analysis Ratios analysis is used to summarize and simplify a lot of financial data into a few meaningful numbers and allows for the quick examination of different aspects of an entity's performance.
Quick Ratio. The quick ratio measures liquidity/solvency and helps answer the question – <i>does the HCV administrative account have enough cash and other current assets to pay the bills that are due?</i> The ratio result is in terms of the number of times the HCV administrative account can pay its current bills. For example, a Quick Ratio of 3 means the PHA can pay its current bill 3 times (i.e., the PHA has 3 times as much cash/other current assets than current liabilities due).
Months Expendable Net Asset Ratio (MENAR). The MENAR measures how long (the number of months) the PHA can continue to administer the HCV program without any additional funding and answer the question – <i>are there adequate reserves based in the HCV administrative account?</i> The ratio result is expressed as the number of months the PHA can operate the HCV program without additional funds. For example, a PHA with a MENAR of 4 can operate for 4 months without additional funds before running out of money.

Instructions
1. General Each month, copy the latest three months of data from the prior report and paste it into the columns for the first three month of the current report. Then key in the data for the current month. The needed information can be found in the PHA's monthly financial statements and leasing activity report.
2. Fiscal Year Ended mm/dd/yyyy Once the PHAs closes its books for the fiscal year data, the PHA should update the fiscal year ended mm/dd/yyyy columns. Data from the 2nd fiscal year ended column should be copied into the first column and data from the PHA's most recent year end unaudited financial statements and then audited financial statements should be entered into the 2nd column of fiscal year ended mm/dd/yyyy.
3. Targets As part of the budgeting process the Board and senior management should develop the upcoming targets for each of the line item by month. Some targets may remain a constant number throughout the year while others may change each month based on what the PHA's goals are for the year. Once the targets are determined, each month the target will be updated to reflect the appropriate value.
4. Ratio Analysis Quick Ratio. The PHA can calculate this ratio from its month end balance sheet by dividing current assets by current liabilities.
Months Expendable Net Asset Ratio (MENAR). PHA can calculate this ratio from its month end balance sheet and income statement by subtracting current liabilities from current assets and then dividing the result by the year-to-date operating expense and then dividing by the number of months of operating expense data.

15. Housing Choice Voucher - HAP Account - Key Performance Indicators Report - Financial / Utilization

Housing Choice Voucher - HAP Account
Key Performance Indicators Report - Financial / Utilization
as of 9/30/2026

HCV HAP Account		Calendar Year Ended 12/31/2023	Calendar Year Ended 12/31/2024	Calendar Year Ended 12/31/2025	Calendar Year End Target		Jan. 2026	Feb. 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	Sept. 2026	Oct. 2026	Nov. 2026	Dec. 2026
PHA HAP Activity Status Report																		
Beginning Balance	Cash & Investments (RNP)			\$ (29,421)			\$ 53,882	\$ 59,732	\$ 86,191	\$ 68,208	\$ 112,363	\$ 64,597	\$ 156,638					
plus	HUD HAP Funds Disbursed			\$ 11,867,095			\$ 989,743	\$ 1,030,038	\$ 990,520	\$ 1,079,604	\$ 960,039	\$ 1,076,790	\$ 1,056,983					
plus/minus	Other HAP Activity			\$ 6,408			\$ 271	\$ 161	\$ 536	\$ 349	\$ 386	\$ 224	\$ 377					
minus	Housing Assistance Payments			\$ 11,790,200			\$ 984,164	\$ 1,003,740	\$ 1,009,039	\$ 1,035,798	\$ 1,008,191	\$ 984,973	\$ 1,009,428					
Ending Balance	Cash & Investments (RNP)	\$ -	\$ -	\$ 53,882			\$ 59,732	\$ 86,191	\$ 68,208	\$ 112,363	\$ 64,597	\$ 156,638	\$ 204,570	\$ -	\$ -	\$ -	\$ -	\$ -
HUD Held Program Reserves Status Report																		
Beginning Balance	HUD Held Program Reserves			\$ 179,121			\$ 117,416	\$ 169,158	\$ 180,605	\$ 231,570	\$ 193,451	\$ 274,897	\$ 239,592					
plus	Annual Budget Authority			\$ 11,834,811			\$ 1,041,485	\$ 1,041,485	\$ 1,041,485	\$ 1,041,485	\$ 1,041,485	\$ 1,041,485	\$ 1,041,485					
minus	HUD HAP Funds Disbursed			\$ 11,896,516			\$ 989,743	\$ 1,030,038	\$ 990,520	\$ 1,079,604	\$ 960,039	\$ 1,076,790	\$ 1,056,983	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Balance	HUD Held Program Reserves	\$ -	\$ -	\$ 117,416			\$ 169,158	\$ 180,605	\$ 231,570	\$ 193,451	\$ 274,897	\$ 239,592	\$ 224,094	\$ -	\$ -	\$ -	\$ -	\$ -
Utilization & Leasing Statistics Report																		
Average HAP Expense	#DIV/0!	#DIV/0!	\$ 595.80				\$ 599.37	\$ 614.66	\$ 620.95	\$ 638.99	\$ 634.88	\$ 625.38	\$ 645.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
HAP Utilization - ABA Only (SEMAP)	#DIV/0!	#DIV/0!	99.6%				0.94	0.96	0.97	0.99	0.97	0.95	0.97	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
HAP Utilization - All Funds	#DIV/0!	#DIV/0!	99.8%				0.90	0.91	0.89	0.93	0.87	0.89	0.84	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Vouchers Leased per Month			1,649				1,642	1,633	1,625	1,621	1,588	1,575	1565					
Vouchers Leased per Year			19,789				1,642	1,633	1,625	1,621	1,588	1,575	1,565					
Vouchers Authorized			22,180				1848	1848	1848	1848	1848	1848	1848	1848	1848	1848	1848	1848
% of Voucher's Leased	#DIV/0!	#DIV/0!	89%				0.89	0.88	0.88	0.88	0.86	0.85	0.85	0.00	0.00	0.00	0.00	0.00

Purpose of Report																		
The Key Performance Indicators (KPI) Report - HAP Account- Financial /Utilization provides trending information of important financial accounts, utilization and leasing data of the HCV HAP account. The use of the KPI report is most useful for smaller PHAs, as monitoring the trending of certain financial items can substantially help in performing the monitoring and oversight role for a PHA's financial condition.																		
The data in the report can be used in two ways. The first is to compare the data to the targets that were established as part of the PHA’s budgeting process. If the line item meets or exceeds the target, then it is shown in green and is considered a low-risk item. However, if the line item is less than the target, then it is shown in red and is considered a high-risk item. Secondly, multiple time periods of data is provided for trend analysis. Trend data should be reviewed for large variances from month to month and compared to previous years. Adverse trends should be questioned and explained.																		
PHA HAP Activity Report. This section of the report provides information on the HAP funding provided by HUD to make HAP payments. Each month HUD will provide HAP funds to the PHA to make HAP payments. The amount of HAP funds HUD provides each month is strongly tied to the amount of HAP the PHA has spent in its most recent months. If the PHA did not need all the funds provided, then the unused funds are held by the PHA to be used in later months. The table provides historical and current activity. In reviewing this section of the report, users should first concentrate on the "Housing Assistance Payments" line, looking for increasing HAP costs. If the PHA HAP costs are increasing, the concern becomes will HUD’s next disbursement and any unspent cash from previous months be enough to make the next payment or does the PHA needs to contact HUD for additional funds. In addition, the table can be used to review HUD’s HAP disbursement for large variances. Note: HUD normally provides PHAs a disbursement schedule of their near-term HAP disbursements.																		
HUD Held Program Reserves Status Report. This section of the report provides information on the HAP funding available to the PHA but held by HUD. Under current rules, HUD is allowed only to disburse HAP funding in an amount that is needed for immediate use. This requirement can result in HUD holding sizeable HAP funds on behalf of the PHA. The funds held by HUD for a PHA are called HUD-held Program Reserves and these funds can be made available to the PHA, if the scheduled disbursement amount and any unspent HAP cash will not cover upcoming HAP costs. When determining how many vouchers can be leased and supported, it is important to take into consideration the HUD-held program reserves.																		
Note: During the course of the current year (in this case Calendar Year Ended 12/31/2019), for simplification reasons this report does not technically align with the actual HUD-held program reserves calculation HUD uses. However, the report does show the resources that will be available to the PHA by the end of the calendar year. For example, technically, undisbursed annual budget authority does not become program reserves until the end of the calendar year, HUD incrementally gets HAP appropriations throughout the year, etc. However, from a monitoring point of view the key is understanding the total HAP funds that will be available to the PHA for the calendar year.																		
Utilization & Leasing Statistics Report. This section of the report provides information on utilization and leasing. HAP utilization refers to the percentage of annual budget authority or the amount of all HAP funds (i.e., including HUD-held programs reserves, unspent cash held by the PHA) that was used to support HAP. If the PHA has a low HAP utilization percentage it should raise the question why are HAP funds not being used (i.e., can the PHA lease more vouchers?)? If the HAP utilization is too high, the question becomes can the PHA continue to support the vouchers? The voucher leasing information provides information on the percent of vouchers authorized to the PHA and the number of vouchers used. At the end of the calendar year the PHA is considered to be non-compliant if the PHA leased more vouchers than it was authorized. Since the goal of the program is to providing housing, the utilization numbers can be used to help ensure that the PHA is leasing as many vouchers as it can within its funding limitations.																		

Instructions																		
1. General																		
The most recent months of HAP activity as well as two years of calendar year end data to provide trending information will continue to be shown on the report. The current open calendar year is also shown on the report accumulative. Data to update the report each month will come from information provided by HUD to the PHA in the form of disbursement schedules, reserves calculations, etc. and information contained in the PHA’s management information system.																		
Targets																		
As part of the budgeting process, the Board and senior management should develop the targets for the upcoming year. For the HCV program, these targets should be supported through the use of the two-year forecasting tool. In the HCV program, the targets will likely need to be reviewed and updated each month.																		

16. Resident Services Grant Performance Activity as of 9/30/2026

CHALIS Grants	2026 Percent Billed	Calendar Year 2026 Target Units	Calendar Year 2026 Target Grant Dollars	Jan. 2026	Feb. 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	Sept. 2026	Oct. 2026	Nov. 2026	Dec. 2026
Healthy Home Connections (HHC): Case Managment	70%	11,548	\$ 118,367	842	839	1105	1027	1011	1120	1151	1004	1174			
Independent Living Program (ILP): Case Managment	100%	3,333	\$ 35,000	1,000	1000	1333	0	0	0	0	0	0			
Moving Ahead Program: Out-of-School Programming	100%	67,460	\$ 67,460	4,575	4500	4500	2298	0	0	0	0	0			
Moving Ahead Program: Out-of-School Programming	100%	14,118	\$ 60,000	3,572	3207	2381	4958	0	0	0	0	0			
Moving Ahead Program: Out-of-School Programming	84%	32,220	\$ 136,935	0	0	0	2950	4000	7000	10000	3000	3000			
Moving Ahead Program: Family Development	50%	750	\$ 60,000.00	7	76	42	34	50	107	13	47	34			
Moving Ahead Program: Family Education	67%	350	\$ 3,062.50	33	21	36	40	41	22	0	40	48			
TOTALS		78273	\$ 480,824.50												

HUD ROSS Grants	Enrolled Jan. 2026	Enrolled Feb. 2026	Enrolled March 2026	Enrolled April 2026	Enrolled May 2026	Enrolled June 2026	Enrolled July 2026	Enrolled Aug. 2026	Enrolled Sept. 2026	Enrolled Oct. 2026	Enrolled Nov. 2026	Enrolled Dec. 2026
Resident Opportunity and Self-Sufficiency (ROSS)	4	12	4	0	0	0	0	2	0			
Family Self-Sufficiency Program (FSS)	3	5	5	5	1	2	1	1	2			

21st Century CCLC Grant	July 2026 Dollars Invoiced	August 2026 Dollars Invoiced	Sept. 2026 Dollars Invoiced	Oct. 2026 Dollars Invoiced	Nov. 2026 Dollars Invoiced	Dec. 2026 Dollars Invoiced	Jan. 2027 Dollars Invoiced	Feb. 2027 Dollars Invoiced	March 2027 Dollars Invoiced	April 2027 Dollars Invoiced	May 2027 Dollars Invoiced	June 2027 Dollars Invoiced	YTD Invoiced Dollars	Monthly Target	Annual Target	Percent Complete
21st Century CCLC 13th Cohort	\$ 18,839.00	\$ 8,797.00											\$ 27,636	\$33,314.67	\$ 399,776.00	7%

17. Safety - Reports by Property Trending Report as of 8/31/2026

Safety - Reports by Property Trending Report										
Period	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue
1/31/2026	0	3	1	4	3	8	10	0	0	0
2/28/2026	2	3	3	10	2	13	1	0	1	2
3/31/2026	1	3	3	8	0	11	3	2	0	0
4/30/2026	2	1	2	7	7	6	1	1	6	2
5/31/2026	2	2	2	6	2	7	2	1	2	0
6/30/2026	0	3	1	8	1	7	7	0	2	0
7/31/2026	3	1	3	9	1	6	2	1	6	1
8/31/2026	1	1	4	8	1	5	3	0	7	1
9/30/2026	1	6	0	10	3	14	0	0	3	1
10/31/2026										
11/30/2026										
12/31/2026										
Annual Monthly Report Averages by Property										
	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue
2025 Monthly Ave	10	6	6	32	7	20	10	Comb. w/BWW	0	9
2024 Monthly Ave	7	4	9	37	7	19	9	Comb. w/BWW	0	8
2023 Monthly Ave	8	9	10	37	5	19	6	Comb. w/BWW	0	6

Police/Fire/EMS-2026													Annual Monthly Average		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025	2024	2023
Columbia Police Response	90	86	115	92	130	118	132	138	138				109	132	115
Columbia Police Reports	12	16	18	15	16	14	16	20	15				14	13	13
Fire/EMS	68	75	116	78	108	93	76	78	69				78	89	95
Total	170	177	249	185	254	225	224	236	222	0	0	0	201	234	

18. Safety - Reports by Incident Type as of 9/30/2026

Safety - Reports by Property Trending Report												
Period	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Lease Violation (Non-Smoking)	3	5	7	9	7	5	8	11	9			
Criminal	5	3	5	6	3	2	5	0	6			
Check Welfare	3	3	1	1	3	1	4	1	1			
Lock Out	2	2	2	3	1	0	3	2	2			
Parking Violation	3	7	1	2	0	2	3	1	5			
Trespass Warning	2	3	7	4	3	1	2	5	6			
Trespass Warning - Arrest	0	0	0	0	0	0	1	0	0			
Assist Agency	0	1	2	1	0	1	3	0	2			
Alarm	0	0	2	2	0	1	1	0	1			
Smoking Violation	0	0	2	0	0	5	1	5	1			
Non-Criminal	2	4	0	0	0	2	1	0	4			
Other	8	3	6	0	12	0	2	0	2			

19. HR- Summary Report-through 9/30/2026

This report is provided to keep the Board informed on staffing capacity, compliance, and workforce stability.

Open Positions			
Department	Position	Previous open date	
Affordable Housing Operations	Receptionist	September 14, 2026	
Moving Ahead Program	MAP Kitchen Manager - PT	September 8, 2026	
Finance	Accountant	August 26, 2026	
Moving Ahead Program	MAP Assistant - PT	August 9, 2026	
Staff Anniversaries			
Department	Position	Name	Years
Finance	Senior Accountant	Debbi Simmons	15 Years
Affordable Housing Operations	Affordable Housing Manager II - Oak Tower	Shelby Johnson	10 Years
Resident Services	Family Support Specialist - MAP/Annie Fisher	Charlee'ette Glover	4 Years
Housing Choice Voucher Operations	Housing Choice Voucher Specialist	Lauren Latta	4 Years
Affordable Housing Operations	Assistant Housing Manager - Oak Tower	Alexis Atkinson	4 Years
Resident Services	Resident Services Manager	Hannah Smith	3 Years
Moving Ahead Program	MAP Assistant - PT	Ruby Stevens	2 Years
Facilities and Modernization	Housing Development Coordinator	Lealah Plummer	1 Year
Affordable Housing Operations	Assistant Housing Manager - AMP1	Rhonda Easley	1 Year
Moving Ahead Program	MAP Assistant - PT	Kenny Douglas	1 Year
New Hires			
Department	Position	Name	
Housing Choice Voucher Operations	Housing Choice Voucher Specialist	Debra Cade	
Moving Ahead Program	MAP Assistant - PT (Custodial Focus)	Grace Bowne	
Performance Metrics			
Metric	September	August	
12-month Rolling # Employee Separations	17	15	
12-month Average # of Total Employees	62	62	
YTD Turnover Rate (Bench Mark 19%)	27%	24%	
HR Activities			
• Service Agreement Signed with Acrisure for Brokerage of Employee Benefits			
IT Activities			
• Prepared staff for implementation of Multi-Factor Authentication for HUD Secure Systems Access			
• New Color Copier installed at Kinney Point			

20. HR- Payroll Summary Report as of 9/30/2026
This report provides payroll transparency to the CHA Board of Commissioners.

Payroll Item	1/2	1/16	1/30	2/13	2/27	3/13	3/27	4/10	4/24	5/8	5/22	6/5	6/18	7/2	7/17	7/31	8/14	8/28	9/11	9/25	10/9	10/23	11/6	11/20	12/4	12/18
Gross Wages	\$ 144,867	\$ 138,757	\$ 140,962	\$ 148,584	\$ 144,796	\$ 148,462	\$ 151,421	\$ 146,985	\$ 152,679	\$ 154,572	\$ 151,864	\$ 149,875	\$ 152,155	\$ 149,875	\$ 158,993	\$ 161,939	\$ 152,399	\$ 136,720	\$ 143,530	\$ 144,301						
OT Amount	\$ 5,300	\$ 1,512	\$ 1,496	\$ 4,349	\$ 3,529	\$ 2,298	\$ 3,173	\$ 685	\$ 1,274	\$ 1,773	\$ 2,623	\$ 1,982	\$ 1,437	\$ 1,982	\$ 4,452	\$ 6,410	\$ 4,254	\$ 2,111	\$ 3,799	\$ 4,316						
OT Hours	128	36	36	108	88	63	86	21	32	45	72	56	41	56	131	177	104	48	92	105						
Sick Hours	159	204	164	106	155	126	207	186	245	192	187	153	197	153	183	309	225	271	163	153						
Vacation Hours	502	452	204	133	146	261	290	387	291	327	234	398	287	398	385	319	535	334	405	227						

