

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

Columbia Housing Authority



PHA Plans

Annual Plan for Fiscal Year 2009

5-Year Plan for Fiscal Years 2010 - 2014

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

**Public Housing Authority (PHA) Plans
Housing Authority of the City of Columbia, Missouri – MO-007**

PHA Name: Housing Authority of the City of Columbia, Missouri

PHA Number: MO-007

PHA Fiscal Year Beginning: 10/01/2010

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)
 - City of Columbia, Department of Planning and Development

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)
 - City of Columbia, Department of Planning and Development

5-YEAR PLAN
PHA FISCAL YEARS 2010 - 2014
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is:

The mission of the Housing Authority of the City of Columbia, Missouri, (CHA) is to provide safe and affordable housing opportunities to low-income individuals and families. In carrying out this mission, CHA will seek partnerships and collaborative efforts with local organizations and other governmental agencies that provide services to improve the quality of life for CHA's residents.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, PHAs are strongly encouraged to identify quantifiable measures of success in reaching their objectives over the course of the 5 years. (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

- CHA will apply for additional Veterans Administration Supportive Housing (VASH) and Tenant-Based Rental Assistance (TBRA) Vouchers as available.

Reduce public housing vacancies

- CHA has the following goals for to improve occupancy rates in FY2010
 - AMP1 Downtown95%
 - AMP2 Bear Creek.....95%
 - AMP3 Oak Towers.....98%
 - AMP4 Paquin Tower.....98%
- CHA five-year goal is to maintain or improve occupancy rates.

Leverage private or other public funds to create additional housing opportunities

- CHA will explore the following funding opportunities to develop new

affordable housing in Columbia and Boone County.

- Missouri Housing Development Commission (MHDC) tax credits and rental housing production funds.
- HUD HOME Funds through the City of Columbia.
- HUD Section 811 and 202 funding to develop housing for persons with disabilities and the elderly.
- CHA may also develop new affordable housing in conjunction with any plans for the revitalization of public housing units in AMP1 – Downtown Family Site (MO-007-00001). Revitalization of public housing would only take place after completion of the required steps for a Voluntary Conversion Assessment. Please refer to the additional information on Voluntary Conversion Assessment in the next section and in **Attachment mo007m01**.

Acquire or build units or developments:

- CHA will explore the use of Project-Based Section 8 Housing Vouchers to build or acquire additional units or developments that will serve targeted populations. Targeted populations to be served include but are not limited to persons with physical and/or mental disabilities, victims of domestic violence, ex-offenders, and persons recovering from substance abuse. This supportive housing will be built or acquired in partnership with local health and human service agencies providing community support services.
- CHA will also explore the use of Project-Based Section 8 Housing Vouchers as a funding source for the revitalization or redevelopment of public housing units in AMP1 – Downtown Family Site (MO-007-00001) to help ensure housing affordability to all household income ranges.

Other (list below):

- Promote family self-sufficiency incentives and homeownership opportunities for public housing residents and Section 8 participants in partnership with local social service and governmental agencies.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

- CHA's goal is to increase our Public Housing Assessment Subsystem (PHAS) scoring in all areas in order to attain and maintain High Performer status designation.

Improve voucher management: (SEMAP score)

- Maintain current High Performer status designation on the Section Eight Management Assessment Program (SEMAP) and increase SEMAP scoring in all areas where improvement can be achieved.

Increase customer satisfaction:

- Create and administer resident/tenant entry and exit surveys.

- Monitor resident survey responses in PHAS and other local survey information to gauge customer satisfaction, and respond as needed.
 - Conduct CHA staff training on customer service and include customer service as an employee evaluation factor.
 - Conduct customer/client service surveys with community health and human service agencies.
- Concentrate on efforts to improve specific management functions (list; e.g., public housing finance; voucher unit inspections):
- Continue Public Housing Manager and maintenance staff training as a component of the implementation of project-based asset management.
 - Conduct Public Housing management site evaluation inspections on a rotating monthly basis. Site evaluations will include the following components:
 - Public Housing resident file management review.
 - Purchasing, inventory and budget review.
 - Maintenance work order review.
 - Physical property inspection.
 - Budget review.
 - Review of the following property management indicators:
 - Unit turn around rate
 - Average unit restoration cost
 - Tenant accounts receivable
 - Average household income
 - Family self-sufficiency participation rate
 - Average length of tenancy
 - Average work order completion time
 - Lease terminations
 - Review and improve financial internal control systems.
 - Increase quality control procedures for Section 8 file and program administration using the Rental Housing Integrity Improvement Program/Rental Integrity Monitoring (RHIP/RIM) review format to ensure consistent high performance on applicable Section Eight Management Assessment Program (SEMAP) key indicators.
 - The participant files of each Section 8 staff person will be reviewed on a rotating monthly basis for compliance with key SEMAP indicators. Each staff person will be subject to a monthly review three times per year.
- Renovate or modernize public housing units.
- CHA will be conducting a Voluntary Conversion Assessment directly related to the cost of renovating or replacing the 294 public housing units in AMP1 –

Downtown Family Site (MO-007-00001). The steps in the Voluntary Conversion Assessment process are listed in the chart below. This chart is also included as Attachment mo007m01.

Voluntary Conversion Assessment Activity Description

1a. Development(s) name(s):

- Stuart Parker (MO7-1)
Public housing located on Lincoln Drive, Unity Drive, and West Worley Street
- Jessie Wrench (MO7-2A and MO7-2E)
MO7-2A: Public housing located on Hicks Drive & Oak Street
MO7-2E: Public housing located on North 5th Street, Park Avenue (east of Providence, south side), and the east side of Providence Rd.
- Blind Boone Apartments (MO7-2B Upper and Lower, and MO7-2D)
MO7-2B Upper: Allen St., Allen Walkway, Bryant St., Bryant Walkway, Park Avenue (100 Block)
MO-72B Lower: Park Avenue (200 Block), Boone Dr., west side of Providence Rd., Providence Walkway, Switzler St., and east side of Trinity Place.
MO7-2D: Fisher Walkway, Moore Walkway, Park Ave. (east of Providence, north side)
- Frank Coleman (MO7-3)
MO7-3: LaSalle Place, Pendleton Walkway, and west side of Trinity Place

1b. Development(s) (project) number(s): See above.

1c. Asset Management Project (AMP) Number(s): MO7-00001

1d. The specific public housing units that are (or may be) involved in the voluntary conversion if only a portion of a development listed above is to be converted.

It is anticipated that the Columbia Housing Authority would begin with our oldest development, Stuart-Parker (MO7-1) first, which could take 1-3 years to revitalize beginning with the cost analysis. CHA would then look at MO7-2A, MO7-3, and MO7-2B. Public housing properties located east of Providence Road (MO7-2E and MO7-2D) would most likely be the last

properties to be revitalized in AMP MO7-00001.

Voluntary conversion would depend on completion of all steps listed below, approval by the HUD Special Applications Center (SAC), and the ability to secure funding for the revitalization process.

2. Has the PHA completed the Cost Analysis comparing the costs of continuing to operate the units as public housing to the cost of providing tenant-based assistance?

Yes No

3. Has the PHA completed an independent appraisal (market analysis) of the development before and after conversion?

Yes No

4. Has The PHA completed a rental market analysis of existing conditions to determine the likely success of using tenant-based assistance for the residents of the public housing development?

Yes No

5. Has the PHA completed an analysis of the likely impacts of the voluntary conversion on the community in which the development is located?

Yes No

6. Has the PHA described its conversion implementation plans, including the actions it plans to take to convert the development and to transition the residents to tenant-based assistance?

Yes No

7. Has the PHA consulted with the residents in the development to review the conversion assessment?

Yes No Does not apply because the site is vacant.

Does the PHA have documentation to support the consultation?

Yes No

Demolish or dispose of obsolete public housing.

- CHA will be conducting a Voluntary Conversion Assessment, the steps of

which are described above and included in **Attachment mo007m01**. The decision to renovate or redevelop will be made following the completion of all steps in the assessment.

- Provide replacement public housing.
 - CHA will consider replacement public housing as an option following the Voluntary Conversion Assessment.
- Provide replacement vouchers:
 - CHA will consider the use of replacement vouchers as a option during the Voluntary Conversion Assessment process.
- Other: (list below)
 - CHA will consider project-based vouchers as a component of the Voluntary Conversion Assessment and revitalization process for AMP1.
- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling.
 - Conduct outreach efforts to potential voucher landlords.
 - Non-participating landlords will be invited to the annual Section 8 Landlord meetings to encourage participation and to explain the basics of the program;
 - Conduct outreach to outlying Boone County area through regional newspapers and organizations.
 - Provide detailed information for prospective landlords on our web site.
 - Offer e-mail landlord newsletter as a new service.
 - Increase voucher payment standards
 - CHA will consider the use of increased voucher payment standards as a method to ensure a good pool of housing available to Section 8 tenants and to reduce the negative impact of significant increases in utility allowance due to rising utility costs.
 - Implement voucher homeownership program:
 - Continue providing the Section 8 Homeownership program which began October 1, 2001.
 - Continue housing counseling services through MoneySmart classes for persons interested in homeownership.
 - Pursue attaining Housing Counseling Agency designation
 - Implement public housing or other homeownership programs:
 - HUD has granted a waiver to utilize Replacement Housing Funds for a local homeownership program for public housing residents.
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers

- CHA will be conducting a Voluntary Conversion Assessment directly related to the cost of renovating or replacing the 294 public housing units in AMP1 – Downtown Family Site (MO-007-00001). The steps in the Voluntary Conversion Assessment process are listed in the chart in the previous section. This chart is also included as **Attachment mo007m01**.

Other: (list below)

- CHA will convert tenant-based vouchers to project-based vouchers as allowed by Federal guidelines and based on local need. CHA has preliminarily identified needs for project-based vouchers with supportive services serving several high-risk populations including: persons with developmental disabilities; persons with mental health and substance abuse problems; victims of domestic violence; and ex-offenders.
- Continue cooperative agreement with the Boone County Commission to administer the Section 8 units in Boone County jurisdiction.
- Administer the local Tenant-Based Rental Assistance Program funded by City HOME funds.
- Administer Veterans Administration Supportive Housing Vouchers.
- Administer Shelter Plus Care vouchers serving homeless persons with disabilities.

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.
 - CHA public housing households are fairly evenly mixed by income in both our family sites and in our high-rise buildings. There is a high concentration of households living in poverty in all developments. At our family sites (AMP1 – Downtown and AMP2 – Bear Creek), 88% of households are extremely low income (at or below 30% of Median).
 - CHA has implemented a variety of strategies to increase the household income of public housing residents including the following:
 - CHA offers a working family preference for public housing applicants.
 - CHA offers a Public Housing Family Self-Sufficiency Program designed to help families build assets through work.
 - CHA has lowered public housing flat rents to encourage working families to remain longer in public housing while building financial assets.
 - CHA will explore grant funding opportunities and partnerships with other health and human service agencies and governmental organizations to provide educational programs, workforce development activities, and job training and placement for public housing residents.

- CHA will explore grant funding opportunities and partnerships to secure matching funding for Individual Development Accounts (IDA's) to provide savings incentives to public housing residents to help them build financial assets.
 - CHA offers a free FDIC Money Smart program to all public housing residents and has secured the donation of free financial management web site licenses through IAskEmma.com.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements
- CHA will develop plans to promote safety through environmental design including improved lighting, fencing, landscaping, and other improvements around housing and common areas.
 - CHA will make recommendations as warranted for traffic-calming devices, stop signs, and pedestrian cross-walks to improve pedestrian safety.
 - CHA will continue to add security cameras on our public housing properties as an annual Capital Fund Program item.
 - CHA will continue to provide police sub-stations to the Columbia Police Department. CHA will add security camera enhancements to the sub-stations.
 - CHA will work to improve our current cooperative working relationships with the Columbia Police Department, the City Prosecutor's Office, and other law enforcement agencies for the purpose of reporting, tracking and preventing crime in our public housing developments and improve resident safety.
 - CHA Safety Officers are authorized to carry Columbia Police Department police radios for immediate communication between CHA and CPD officers when needed
 - CHA will work with the Columbia Police Department and CHA Resident Associations to revitalize Neighborhood Watch programs in our public housing developments.
 - CHA will maintain and update a list of persons trespassed from CHA property directly related to their involvement in violent or drug-related criminal activity. CHA will distribute the CHA Trespass list to the Columbia Police Department and other local law enforcement agencies in order to ensure effective use of the list in arresting and convicting persons trespassing on CHA property.
 - The CHA Safety Department will arrange or conduct personal safety training for CHA staff, volunteers and residents.
 - CHA will enforce parking regulations to ensure that only licensed vehicles operated by public housing residents are allowed to remain in CHA parking lots.
 - The CHA Safety Department will conduct on-going Safety Officer training.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities).

- CHA will continue to request that Oak Towers (AMP3) be designated as housing for the elderly and near elderly as long as the demand and need for elderly housing remains high.
- Paquin Tower provides housing for mixed populations of elderly/near elderly and persons with disabilities. A designated housing plan is no longer required by HUD for mixed housing.

Other: (list below)

- CHA will screen all public housing applicants for violent or drug-related criminal activity within the past five (5) years to eliminate ineligible and unsuitable applicants.
- CHA will conduct group briefing sessions for public housing applicants to orient potential residents to the terms of the lease agreement; to provide guidance for peaceful living in public housing neighborhoods; and to reduce incidents related to improper behaviors, illegal activities, and peace disturbance incidents.
- CHA will support residents in the operation of on-site CHA Food Pantries and Share Shelves.
- Promote and coordinate services to support independent living for elderly and disabled populations that enable residents to live independently in public housing rather than having to relocate to nursing homes for personal care;
- Promote activities in the family sites through grant applications for youth services and self-sufficiency programs;
- Utilize CHA Low-Income Services, Inc., CHA's not-for-profit corporation to administer grants to increase services to low-income youth and adults.
- Continue to serve as the fiscal agent and sustaining partner in the Drug-Free Communities/Youth Community Coalition.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
 - CHA will utilize the Public Housing and Section 8 Family Self-Sufficiency Programs to assist public housing and Section 8 assisted households with creating and implementing five-year family self-sufficiency plans with a strong emphasis on securing and maintaining employment, building family assets, and homeownership.
 - CHA will promote better understanding of the Earned Income Disallowance and other asset building opportunities for public housing and Section 8 assisted households.
 - CHA will pursue grant funding for Individual Development Accounts (IDA's) to provide financial incentives to help working families build their financial

assets.

- CHA will pursue partnerships with other local health and human service agencies to secure grant funding for employment training and placement programs for youth and adults.
- Provide or attract supportive services to improve assistance recipients' employability
- CHA will provide access to resident computer labs for the purpose of education, training, and job searches.
 - CHA will work to coordinate a network of health and human services for public housing residents and Section 8 assisted households to help them work toward family self-sufficiency.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities:
- CHA will continue to provide an Independent Living resource and referral program to elderly and disabled residents.
 - CHA will work to enhance current partnerships with health and human services agencies and develop new partnerships to promote independent living resources for residents.
 - CHA will work to enhance current partnerships with educational institutions including the University of Missouri Schools of Social Work and Nursing to coordinator internships, externships, and service-learning activities that provide additional support services for independent living.
- Other: (list below)
- CHA will promote local homeownership assistance programs for public housing and Section 8 households.
 - CHA will provide free FDIC Money Smart classes to public housing and Section 8 assisted households.
 - CHA will pursue designation at a Housing Counseling agency.
 - CHA will provide the Moving Ahead Program, an after-school academic enrichment program for youth living in public housing and Section 8 assisted households designed to help them succeed in school and in life and avoid high-risk behaviors. Moving Ahead Program activities include the following:
 - Outcomes-based after-school academic tutoring and site-based mentoring.
 - Monitoring of student success through grades and behavior in close communication with teachers, parents and tutors/mentors.
 - Creation of arts and recreation programs designed in concert with academic tutoring and mentoring that give youth positive community activities and peer relationships. Current activities include:
 - Moving Ahead Youth Chorus
 - Moving Ahead Youth Theatre Troupe

- Planned activities include:
 - Moving Ahead Dance, Step and Drill Team
 - Moving Ahead Track and Field Team

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - CHA will actively partner with local agencies to promote fair housing.
 - CHA will provide speakers who explain and promote equal access to our housing assistance programs.
 - CHA will explore becoming a Fair Housing Initiative Program (FHIP) in cooperation with the City of Columbia and other area agencies.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - CHA housing staff will receive on-going fair housing training from HUD FHEO.
 - Fair housing information is distributed at every tenant occupancy briefing for public housing and Section 8 prior to tenancy.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
 - CHA will provide Section 504 ADA-accessible units based on need.
 - CHA will convert housing units on the second floor of Oak Towers (AMP3) to make them Section 504 ADA-accessible units to meet the 5% requirement and community need.
 - CHA will convert housing units at our AMP2 – Bear Creek Family Site to make them Section 504 ADA-accessible units to meet the 5% requirement and community need.
 - CHA will initiate a Voluntary Conversion Assessment for AMP1 – Downtown Family Site to determine the best course of action for revitalization of this public housing development and for the provision of 504 ADA-accessible housing.
- Other: (list below) CHA also extends fair housing protections based on sexual orientation and marital status in accordance with municipal ordinances.

Other PHA Goals and Objectives: (list below)

- Coordinate activities of CHA Low-Income Services, Inc. (CHALIS), the not-for-profit corporation of CHA, to provide or coordinate community health and human services to low-income public housing and Section 8 assisted households. CHALIS activities will have three main goals:
- Helping youth succeed in school and in life;
 - Supporting families working toward self-sufficiency; and
 - Assisting seniors and persons with disabilities to live independently.

DRAFT

Annual PHA Plan
PHA Fiscal Year 2010
[24 CFR Part 903.12]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan (optional)

[24 CFR Part 903.12 (b), 24 CFR 903.7(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Columbia Housing Authority (CHA) was designated a Public Housing Assessment Subsystem (PHAS) High Performer for FY2006 ending on 9/30/2006 with a score of 90%. For FY2007, CHA was designated a Standard Performer with a score of 84% which was directly related to an increase in our unit turnaround rate and an increase in our tenant accounts receivable. PHAS was not required for 2008 due to the transition to project-based asset management.

These property management issues mainly resulted from a near complete turnover of our public housing managers during 2007 and 2008 and the large commitment of management and maintenance staff hours in our conversion to project-based asset management. While our REAC physical inspection scores dropped during 2007 and again in 2008, we feel that this was a result of overly stringent REAC inspectors and the transition to project-based asset management and the decentralization of maintenance staff and their assignment to specific Asset Management Projects (AMP's).

We considered filing protests but decided not to commit the additional resources necessary to do so since a change in our physical inspection score was not likely to make a significant change in our assessment score. We believe that REAC may be responding with more stringent property inspections as a result of the transition to project-based asset management and increased pressure from HUD. CHA has maintained consistent property maintenance practices and is at a loss to explain the significant drop in inspection scores which often resulted in point deductions exceeding the total number of points assigned to each evaluation criteria. Appeals to REAC on these points were rejected.

During FY2009, our unit turnaround rate, occupancy rate, and tenant accounts receivable have received a strong management focus from our new public housing managers and staff. Our goal is to be a High Performer in FY2010.

CHA owns and manages 719 public housing units within the City of Columbia, Missouri that are divided into four (4) Asset Management Properties or AMP's: Our Downtown family site (AMP1), Bear Creek family site (AMP2), Oak Towers (AMP3) and Paquin Tower (AMP4). In FY2008, a working preference was implemented for public housing applicants with the goal of

attracting more low-income working families to our properties. Additional family self-sufficiency programming and incentives have also been developed to help families build assets and work toward financial independence.

CHA is also administers 1,062 Section 8 Housing Choice Vouchers serving Columbia and Boone County which allow participants to choose their own rental housing based on family size and our established fair market rent (FMR). However, due to rising fair market rent rates and utility costs combined with lagging Federal appropriations for this program, CHA only received enough funding to provide housing assistance to an average of 1,011 households during FY2007 and FY2008. CHA was forced to freeze the issuing of Section 8 vouchers in FY2009 due to a 99.1% proration of Section 8 funding based on actual FY2008 funding which failed to keep up with significant increases in utility costs leading to increased utility allowances, higher average voucher payments combined with lower household incomes, and a 30% decrease in the monthly number of households exiting the program.

CHA also administers 42 Shelter Plus Care housing vouchers serving homeless persons with disabilities and approximately 17 Tenant-Based Rental Assistance housing vouchers for high-risk populations. During FY2009, CHA added 35 Veterans Administration Supportive Housing vouchers to better serve homeless veterans in our community.

For FY2007, FY2008, and FY2009 CHA was designated as a High Performer on the annual Section 8 Management Assessment Program (SEMAP) achieving a score of 100% for FY2009. Our goal is to continue to be designated as a SEMAP High Performer in FY2010.

The mission of CHA is to provide safe and affordable housing opportunities to low-income individuals and families. In carrying out this mission, CHA will seek partnerships and collaborative efforts with local organizations and other governmental agencies that provide services to improve the quality of life for CHA's residents. Appropriate training will be provided to CHA personnel to ensure a qualified workforce to carry out this mission with a high degree of respect for each other and those persons served. (Adopted November 19, 1999)

It is the mission of the CHA Resident Advisory Board to facilitate positive communication and understanding among residents and administrators of CHA in order to create opportunities to continually improve affordable housing and the environment of the community. (Adopted April 2, 2003)

Major initiatives included in the FY2010 Annual Plan are:

- 1) To improve the public housing occupancy rate. CHA has the following public occupancy goals for FY2010:
 - AMP1 Downtown 95%
 - AMP2 Bear Creek..... 95%
 - AMP3 Oak Towers 98%
 - AMP4 Paquin Tower..... 98%
- 2) CHA will explore the use of Project-Based Section 8 Housing Vouchers to build or acquire additional units or developments that will serve targeted populations. Targeted populations to be served include but are not limited to persons with physical and/or mental disabilities, victims of domestic violence, ex-offenders, and persons recovering from substance abuse. This supportive housing will be built or acquired in partnership with local health and human service agencies providing community support services.

- 3) Improve Public Housing Manager and maintenance staff training as a component of the implementation of project-based asset management. Public housing management site evaluation inspections will be conducted on a rotating monthly basis. Site evaluations will include the following components:
 - Public Housing resident file management review.
 - Purchasing, inventory and budget review.
 - Maintenance work order review.
 - Physical property inspection.
 - Budget review.
 - Review of the following property management indicators:
 - Unit turn around rate
 - Average unit restoration cost
 - Tenant accounts receivable
 - Average household income
 - Family self-sufficiency participation rate
 - Average length of tenancy
 - Average work order completion time
 - Lease terminations
- 4) Increase quality control procedures for Section 8 file and program administration using the Rental Housing Integrity Improvement Program/Rental Integrity Monitoring (RHIP/RIM) review format to ensure consistent high performance on applicable Section Eight Management Assessment Program (SEMAP) key indicators. The tenant files of each Section 8 staff person will be reviewed on a rotating monthly basis for compliance with key SEMAP indicators. Each staff person will be subject to a monthly review three times per year.
- 5) Administer the local Tenant-Based Rental Assistance vouchers, Veterans Administration Supportive Housing vouchers, and Shelter Plus Care vouchers to meet the housing needs of designated high-risk populations and prevent homelessness. CHA will also pursue other voucher assistance programs as available to meet critical housing needs.
- 6) A strong emphasis on improving resident safety and reducing violent and drug-related criminal activity on CHA property and in surrounding areas.
- 7) Enhanced resident services focusing on helping youth succeed in school, families working toward self-sufficiency, and seniors and persons with disabilities living independently.
- 8) Promotion of home ownership opportunities for both Public Housing residents and Section 8 participants through the Section 8 Homeownership Program, Money Smart Program, Individual Development Accounts, and CHA Family Self-Sufficiency Programs.
- 9) Provide resident leadership training and staff support for public housing Resident Associations.
- 10) Encouraging better income-mixing through the promotion of working preferences, lowered flat rents, and the promotion of the earned income disallowance and Individual Development Accounts.
- 11) Strong emphasis on reducing tenant accounts receivable and annual debt write-off while increasing collections for delinquent accounts.

- 12) CHA will be conducting a Voluntary Conversion Assessment directly related to the cost of renovating or replacing the 294 public housing units in AMP1 – Downtown Family Site (MO-007-00001). The steps in the Voluntary Conversion Assessment process are listed in the chart below. This chart is also included as **Attachment mo007m01**.

Voluntary Conversion Assessment Activity Description

1a. Development(s) name(s):

- Stuart Parker (MO7-1)
Public housing located on Lincoln Drive, Unity Drive, and West Worley Street
- Jessie Wrench (MO7-2A and MO7-2E)
MO7-2A: Public housing located on Hicks Drive & Oak Street
MO7-2E: Public housing located on North 5th Street, Park Avenue (east of Providence, south side), and the east side of Providence Rd.
- Blind Boone Apartments (MO7-2B Upper and Lower, and MO7-2D)
MO7-2B Upper: Allen St., Allen Walkway, Bryant St., Bryant Walkway, Park Avenue (100 Block)
MO-72B Lower: Park Avenue (200 Block), Boone Dr., west side of Providence Rd., Providence Walkway, Switzler St., and east side of Trinity Place.
MO7-2D: Fisher Walkway, Moore Walkway, Park Ave. (east of Providence, north side)
- Frank Coleman (MO7-3)
MO7-3: LaSalle Place, Pendleton Walkway, and west side of Trinity Place

1b. Development(s) (project) number(s): See above.

1c. Asset Management Project (AMP) Number(s): MO7-00001

1d. The specific public housing units that are (or may be) involved in the voluntary conversion if only a portion of a development listed above is to be converted.

It is anticipated that the Columbia Housing Authority would begin with our oldest development, Stuart-Parker (MO7-1) first, which could take 1-3 years to revitalize beginning with the cost analysis. CHA would then look at MO7-2A, MO7-3, and MO7-2B. Public housing properties located east of Providence Road (MO7-2E and MO7-2D) would most likely be the last properties to be revitalized in AMP MO7-00001.

Voluntary conversion would depend on completion of all steps listed below, approval by the HUD Special Applications Center (SAC), and the ability to secure funding for the revitalization process.

2. Has the PHA completed the Cost Analysis comparing the costs of continuing to operate the units as public housing to the cost of providing tenant-based assistance?

Yes No

3. Has the PHA completed an independent appraisal (market analysis) of the development before and after conversion?

Yes No

4. Has The PHA completed a rental market analysis of existing conditions to determine the likely success of using tenant-based assistance for the residents of the public housing development?

Yes No

5. Has the PHA completed an analysis of the likely impacts of the voluntary conversion on the community in which the development is located?

Yes No

6. Has the PHA described its conversion implementation plans, including the actions it plans to take to convert the development and to transition the residents to tenant-based assistance?

Yes No

7. Has the PHA consulted with the residents in the development to review the conversion assessment?

Yes No Does not apply because the site is vacant.

Does the PHA have documentation to support the consultation?

Yes No

iii. Annual Plan Table of Contents

[24 CFR Part 903.12(b)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)
(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)
(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)
(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)
(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving

CFP grants only)	
(f)	Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
(g)	<i>Challenged Elements</i>
(h)	Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)
(i)	Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

- CHA Staff Organization Plan.....(mo007a01)
- CFP 50109 Annual Statement & 5-Year Plan(mo007b01)
- CFP 50108 Performance & Evaluation at 3/31/09 (mo007c01)
- CFP 50107 Performance & Evaluation at 3/31/09(mo007d01)
- Consolidated Budget FYE September 30, 2010(mo007e01)
- Statement of Progress in Meeting the 5-Year Plan Mission & Goals.....(mo007f01)
- Community Service Plan.....(mo007g01)
- Pet Policy(mo007h01)
- Resident Advisory Board Members & Appointment Data (mo007i01)
- Governing Board Members & Appointment Data.....(mo007j01)
- Section 8 Homeownership Plan(mo007k01)
- Special Programs – Tenant Based Rental Assistance.....(mo007l01)
- Voluntary Conversion Assessment(mo007m01)
- EIV Certification(mo007n01)
- Violence Against Women Act Goals, Programs, and Policies(mo007o01)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Utility allowances	Annual Plan: Other
X	Safety Department Procedures	Annual Plan: Other
X	Project-Based Asset Management Budget Plan	Annual Plan: Financial Resources
X	High-Rise Emergency Action Plan	Annual Plan: Other
N/A	Replacement Housing Fund Plan	5 Year and Annual Plan
X	Maintenance Operations Plan	Annual Plan: Other

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	10,110	5	4	5	4	3	4
Income >30% but <=50% of AMI	6,605	5	4	5	3	3	4
Income >50% but <80% of AMI	7,715	4	4	3	4	3	3
Elderly	3,678	4	3	4	3	3	4
Families with Disabilities	3,328	5	4	5	5	4	4
White	19,788	5	4	4	4	3	4
Black	2,248	5	4	4	4	3	4
Hispanic	806	5	4	4	4	3	4
Asian	1,344	5	4	4	4	3	4
Native American	73	5	4	4	4	3	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2010-2014
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: City of Columbia – Housing Market Analysis J-Quad Study, 2004
- Other sources: (list and indicate year of information) U.S. Census – American Fact Finder 2006.

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	717		272
Extremely low income <=30% AMI	679	95%	
Very low income (>30% but <=50% AMI)	31	4%	
Low income (>50% but <80% AMI)	5	1%	
Families with children	229	32%	
Elderly families	41	6%	
Families with Disabilities	147	21%	
White	301	42%	
Black/African American	390	54%	
American Indian/Native Alaskan	6	1%	
Asian	5	1%	
Hawaiian/Pacific Islander	5	1%	
Hispanic	8	1%	
* Note: Totals for the Number of Families broken out by race will not equal the waiting list total as PIC now allows families to select more than one race when reporting their race.			

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)	# of families	% of total families	
0 BR	164	23%	
1BR	306	43%	
2 BR	132	18%	
3 BR	97	14%	
4 BR	18	3%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	997		
Extremely low income <=30% AMI	945	95%	
Very low income (>30% but <=50% AMI)	45	5%	
Low income (>50% but <80% AMI)	6	1%	
Families with children	405	41%	
Elderly families	40	4%	
Families with Disabilities	85	9%	
White	312	31%	
Black/African American	659	66%	
American Indian/Native Alaskan	6	0.6%	
Asian	6	0.6%	
Hawaiian/Pacific Islander	0	0%	
Hispanic	7	0.7%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size	# of families	% of total families	
0 BR	0	0	
1BR	353	42%	
2 BR	273	33%	
3 BR	172	21%	
4 BR	32	4%	
5 BR	1	.12%	
5+ BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 13 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8

applicants to increase owner acceptance of program

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
 - Market public housing units in the Columbia community; particularly to working families using our local working family preference, family self-sufficiency incentives, and Individual Development Accounts.
 - Monitor unit turnover rates and unit turn around time related to occupancy rates and implement strategies to reduce turnover and decrease unit turn around rates.
 - Continue to improve communication and coordination between Intake staff, Housing Managers and Maintenance staff to reduce unit turnaround time and vacancies.
 - Increase property monitoring by all staff to reduce damages and make-ready time.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available.
- Leverage affordable housing resources in the community through the creation of mixed - finance housing.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
 - Pursue partnerships for alternative housing programs for special sub-populations, i.e., persons with a mental illness, persons with disabilities, victims of domestic violence, and veterans.
 - Convert tenant-based vouchers to project-based vouchers for high-risk and special populations.
 - Develop local homeownership opportunities utilizing HOME and CDBG funds, Federal Home Loan Bank funds and Missouri Housing Development Commission funding.
 - Help the City of Columbia establish a Housing Trust Fund that will enable the CHA to purchase and rehabilitate central city rental properties for rent and future homeownership.
 - Work with the City of Columbia to implement energy conservation programs to reduce utility expenses for low-income households.
 - Explore forming a Community Housing Development Organization (CHDO).

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public

housing

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)
 - Develop and Individual Development Account (IDA) program to assist Public Housing and Section 8 families in building family assets.

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
 - Develop and Individual Development Account (IDA) program to assist Public Housing and Section 8 families in building family assets.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
 - Provide resource and referral services to public housing residents through the Independent Living Coordinator.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
 - CHA will provide Section 504 ADA-accessible units based on need.
 - CHA will convert housing units on the second floor of Oak Towers (AMP3) to make them Section 504 ADA-accessible units to meet the 5% requirement

and community need.

- CHA will convert housing units at our AMP2 – Bear Creek Family Site to make them Section 504 ADA-accessible units to meet the 5% requirement and community need.
- CHA will initiate a Voluntary Conversion Assessment for AMP1 – Downtown Family Site to determine the best course of action for revitalization of this public housing development and for the provision of 504 ADA-accessible housing.

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
 - Non-participating landlords will be invited to the annual Section 8 Landlord meetings to encourage participation and to explain the basics of the program;
 - Conduct outreach to outlying Boone County area through regional newspapers and organizations.
 - Provide detailed information for prospective landlords on our web site.
 - Offer e-mail landlord newsletter as a new service.

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)
 - Local strategies recommended by the Mayor's Affordable Housing Policy Committee.
 - Desire to assist low-income working families in building family assets and achieving family self-sufficiency.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	\$ 2,047,641	
b) Public Housing Capital Fund	1,072,878	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,866,675	
f) Shelter Plus Care Housing Choice Vouchers	341,172	
g) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
h) Resident Opportunity and Self-Sufficiency Grant (ROSS RSDM)		
i) ROSS-Neighborhood Networks Grant	2,600	
j) Community Development Block Grant	12,000	Money Smart Program (Public Housing & Section 8 Supportive Services)
k) HOME (City of Columbia TBRA)	105,500	Section 8 Tenant-Based Assistance
l) Veterans Affairs Supportive Housing (VASH)	166,728	Section 8 Tenant-Based Assistance
Other Federal Grants (list below)		
m) Section 8 Housing Choice Voucher Family Self Sufficiency Coordinator	48,000	Section 8 Supportive Services
n) PHA Family Self Sufficiency Coordinator	50,130	Public Housing Supportive Services
o) FEMA	12,620	Public Housing Supportive Services
p) Drug Free Community Grant	125,000	Public Housing Safety/Security
q) Strategic Prevention Framework State Incentive Grant (Federal pass-through funds)	70,000	Public Housing Safety/Security
r) Missouri Department of Public Safety Title II Grant (Federal pass-through funds)	80,433	Moving Ahead Program (Public Housing & Section 8 Supportive Services)

Planned Sources and Uses		
Sources	Planned \$	Planned Uses
s) Public Housing ROSS Service Coordinator	\$ 66,140	Public Housing Supportive Services
t)		
Operating Revenue		
u) McBaine Townhomes	25,800	Property Expenses & replacement reserves
v)		
3. Public Housing Dwelling Rental Income		
a) Rent	1,047,524	public housing operations
b) Excess Utilities	29,800	public housing operations
c) Non-Dwelling Rentals	88,750	public housing operations
4. Other income (list below)		
a) Investment Interest	8,280	public housing operations
b) Laundry Income, TV Cable Services, Work Orders, Miscellaneous Income	116,300	public housing operations
c) Investment Interest	5,000	Section 8 tenant-based assistance
d) Capital Fund Program 50107	TBD	public housing operations
4. Non-federal sources (list below)		
a) City of Columbia-Independent Living Program Funding	7,000	Public Housing Supportive Services
b) City of Columbia-Moving Ahead Program Funding	40,000	Public Housing Supportive Services
Total resources	\$11,435,971	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: Within thirty (30) days of move-in.
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
 - Rental history
 - Housekeeping
 - Other (describe):
 - Applicant or household not on sexual offender list; applicant does not owe funds to CHA or other housing agency for a prior tenancy.
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year? 3

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously

If yes, how many lists? 3

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

- Interested applicants may pick up application forms and find out information about unit availability and the application process at each housing site.

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below):

- Due to excess vacancies, transfers are limited to one per month per site, emergencies excluded.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers

- Not applicable:
- The current pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list):
- Grievance Procedures; attend mandatory Public Housing Briefing Classes for applicants

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list):

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below):
 - Income Limits; Debt owed to CHA or other public housing agency; prior tenancies.

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below):
 - Current address and landlord.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None

- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?
(select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

- If voucher holder documents an active search and inability to locate a unit, or medical emergency, or search for a unit accessible to persons with disabilities.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable:
- The pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials

- Other (list below):
- Homeownership Guide; Memoranda of Understanding (MOUs) with participating referral agencies and organizations.

b. How does the PHA announce the availability of any special-purpose Section 8 programs to the public?

Through published notices

Other (list below):

- Through the cooperating referral agency or organization for the HOME/TBRA program, Shelter Plus Care program, Veteran's Administration Supportive Housing Program, Basic Needs Coalition/Continuum of Care, and local Family Unification program; brochures, agency representatives at speaking engagements, and through the Homeownership Guide for S8 Homeownership program.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

Public Housing Admissions and Continued Occupancy Policy (ACOP): Chapter 6 Income and Rent Determination, Part III Calculating Rent, Section B. Financial Hardships Affecting Minimum Rent

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Statutory Flat Rents could result in less than 30% of adjusted income being charged for rent.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below):
 - Ceiling rents will be set below market rate in order to retain working families and assist them in building family assets.

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

- CHA plans to seek external funding to offer ISAs to working residents.

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
 - Fair Market Rents; Payment Standards; CHA operating costs.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
 Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
 Rent burdens of assisted families
 Other (list below): CHA will explore increasing the payment standard to 110% for energy efficient units.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Section 8 Administrative Plan: Chapter 6 Income and Subsidy Determination, Part III Calculating Family Share and PHA Subsidy, Section B. Financial Hardships Affecting Minimum Rent

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
 A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Fiscal Year Beginning 10/1/09	Expected Turnover
Public Housing	703	260
Section 8 Vouchers	1050	241
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually): TBRA/HOME	17	10
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)		
Shelter Plus Care	52	22
Veterans Supportive Housing Vouchers (New in 2008, Estimate based on award.)	35	12

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- Accident Prevention Manual
- Safety Services Manual and Trespass Policy
- Maintenance Plan (includes pest eradication measures)
- Admissions and Continued Occupancy Policy
- Personnel Policy
- Grievance Procedures
- Allocation Plan for Designated Housing
- High-Rise Emergency Action Plan
- Asset Management Plan
- Replacement Housing Program
- Safety Division Procedures

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan
- Personnel Policy
- Grievance Procedures
- Section 8 Homeownership Program

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (Select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below): Initiated by written request using Request for Hearing form.

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

- A formal grievance hearing is offered to Section 8 participants.

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below): Initiated by written request using Request for Hearing form.

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) mo007b01

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) mo007b01

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plan submitted, pending approval

- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

The CHA Board of Commissioners has accepted a report from the CHA Affordable Housing Task Force including recommendations for the revitalization of public housing properties. The Board of Commissioners has placed this project on hold during the current conversion to project-based asset management. The Board recognizes the need to initiate planning for the revitalization of public housing properties during FY2010 which could potentially include consideration of HOPE VI Revitalization funding as a component of the Board's financing strategy.

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

- CHA will be conducting a Voluntary Conversion Assessment directly related to the cost of renovating or replacing the 294 public housing units in AMP1 – Downtown Family Site (MO-007-00001). The steps in the Voluntary Conversion Assessment process are listed in the chart below. This chart is also included as **Attachment mo007m01**.

Voluntary Conversion Assessment Activity Description

1a. Development(s) name(s):

- Stuart Parker (MO7-1)
Public housing located on Lincoln Drive, Unity Drive, and West Worley Street
- Jessie Wrench (MO7-2A and MO7-2E)
MO7-2A: Public housing located on Hicks Drive & Oak Street
MO7-2E: Public housing located on North 5th Street, Park Avenue (east of Providence, south side), and the east side of Providence Rd.
- Blind Boone Apartments (MO7-2B Upper and Lower, and MO7-2D)
MO7-2B Upper: Allen St., Allen Walkway, Bryant St., Bryant Walkway, Park Avenue (100 Block)
MO-72B Lower: Park Avenue (200 Block), Boone Dr., west side of Providence Rd., Providence Walkway, Switzler St., and east side of Trinity Place.
MO7-2D: Fisher Walkway, Moore Walkway, Park Ave. (east of Providence, north side)

- Frank Coleman (MO7-3)

MO7-3: LaSalle Place, Pendleton Walkway, and west side of Trinity Place

1b. Development(s) (project) number(s): See above.

1c. Asset Management Project (AMP) Number(s): MO7-00001

1d. The specific public housing units that are (or may be) involved in the voluntary conversion if only a portion of a development listed above is to be converted.

It is anticipated that the Columbia Housing Authority would begin with our oldest development, Stuart-Parker (MO7-1) first, which could take 1-3 years to revitalize beginning with the cost analysis. CHA would then look at MO7-2A, MO7-3, and MO7-2B. Public housing properties located east of Providence Road (MO7-2E and MO7-2D) would most likely be the last properties to be revitalized in AMP MO7-00001.

Voluntary conversion would depend on completion of all steps listed below, approval by the HUD Special Applications Center (SAC), and the ability to secure funding for the revitalization process.

2. Has the PHA completed the Cost Analysis comparing the costs of continuing to operate the units as public housing to the cost of providing tenant-based assistance?

Yes No

3. Has the PHA completed an independent appraisal (market analysis) of the development before and after conversion?

Yes No

4. Has The PHA completed a rental market analysis of existing conditions to determine the likely success of using tenant-based assistance for the residents of the public housing development?

Yes No

5. Has the PHA completed an analysis of the likely impacts of the voluntary conversion on the community in which the development is located?

Yes No

6. Has the PHA described its conversion implementation plans, including the actions it plans to take to convert the development and to transition the residents to tenant-based assistance?

Yes No

7. Has the PHA consulted with the residents in the development to review the conversion assessment?

Yes No Does not apply because the site is vacant.

Does the PHA have documentation to support the consultation?

Yes No

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

- CHA will be conducting a Voluntary Conversion Assessment directly related to the cost of renovating or replacing the 294 public housing units in AMP1 – Downtown Family Site (MO-007-00001). The steps in the Voluntary Conversion Assessment process are listed in the chart above. This chart is also included as **Attachment mo007m01**.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

- CHA will be conducting a Voluntary Conversion Assessment directly related to the cost of renovating or replacing the 294 public housing units in AMP1 – Downtown Family Site (MO-007-00001). The steps in the Voluntary Conversion Assessment process are listed in the chart below. This chart is also included as **Attachment mo007m01**.

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

- CHA will be conducting a Voluntary Conversion Assessment directly related to the cost of renovating or replacing the 294 public housing units in AMP1 – Downtown Family Site (MO-007-00001). The steps in the Voluntary Conversion Assessment process are listed in the chart below. This chart is also included as **Attachment mo007m01**.

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission:	(DD/MM/YY)
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	Oak Towers
1b. Development (project) number:	MO7-4 (AMP3 / MO-007-00003)
2. Designation type:	
Occupancy by only the elderly <input checked="" type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	

4. Date this designation approved, submitted, or planned for submission: <u>(04/21/2009)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan – Two year renewal approved 4/21/2007 <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 147
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Paquin Tower
1b. Development (project) number: MO7-7 (AMP4 / MO-007-00004)
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(04/21/2007)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan – Two year renewal approved 4/21/2007 <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 200
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Note: Designated housing plans are no longer required for mixed housing developments for persons with disabilities and the elderly.

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24

CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

- Participants must enroll in and successfully complete CHA's MoneySmart financial management and homeownership counseling program.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 12/06/1999

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 Jointly administer programs: CHA and the Boone County Family Support Division jointly administer 10 units of Section 8 vouchers set aside for a local Family Unification Program.
 Partner to administer a HUD Welfare-to-Work voucher program
 Joint administration of other demonstration program
 Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies: preferences for working families
- Section 8 admissions policies: preferences for working families
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below):

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (Public Housing residents or Section 8 participants or both)
Youth Community Coalition	150	All youth	J. W. “Blind” Boone Community Center	Public Housing Residents
Moving Ahead Program	175	All youth	J. W. “Blind” Boone Community Center	Public Housing Residents
Opportunities for Families Program	115	Application	PHA Main Office	Public Housing Residents
Section 8 Homeownership	15	Application	PHA Main Office	Section 8 Participants
Independent Living Program	90	Referral	Oak Towers/ Paquin Tower	Public Housing residents
Money Smart Program	125	All adults	PHA Main Office	Both Public Housing & Section 8

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	50 (<u>Voluntary</u> program started 3/24/2008)	3 (As of 5/1/2008)
Section 8	50 (<u>Voluntary</u> program started 1/1/2006)	32 (As of 5/1/2008)

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

- CHA received funding for a full-time Section 8 FSS Coordinator as of 1/17/2006 and a full-time Public Housing FSS Coordinator as of 3/24/2008. Our goal is to serve 50 FSS participants in each program.
- As of 5/1/2008 there were 32 active Section 8 FSS participants and 3 active Public Housing FSS participants. HUD approved a revised FSS Action Plan in 2007 that covers both FSS programs.

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all

that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below):
 - Need to control drug-related criminal activity involving non-residents coming into our neighborhoods from outlying neighborhoods outside of the central city area

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents: Component of RASS
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below):
 - CHA Safety Department Incident Reports

3. Which developments are most affected? (list below)

- All sites: AMP's 1, 2, 3, & 4

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities:
 - Active member of the local Drug-Free Coalition and Youth Community Coalition
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below):
 - CHA will develop plans to promote safety through environmental design including improved lighting, fencing, landscaping, and other improvements around housing and common areas.
 - CHA will make recommendations as warranted for traffic-calming devices, stop signs, and pedestrian cross-walks to improve pedestrian safety.
 - CHA will continue to add security cameras on our public housing properties as an

annual Capital Fund Program item.

- CHA will continue to provide police sub-stations to the Columbia Police Department. CHA will add security camera enhancements to the sub-stations.
- CHA will work to improve our current cooperative working relationships with the Columbia Police Department, the City Prosecutor's Office, and other law enforcement agencies for the purpose of reporting, tracking and preventing crime in our public housing developments and improve resident safety.
- CHA Safety Officers are authorized to carry Columbia Police Department police radios for immediate communication between CHA and CPD officers when needed
- CHA will work with the Columbia Police Department and CHA Resident Associations to revitalize Neighborhood Watch programs in our public housing developments.
- CHA will maintain and update a list of persons trespassed from CHA property directly related to their involvement in violent or drug-related criminal activity. CHA will distribute the CHA Trespass list to the Columbia Police Department and other local law enforcement agencies in order to ensure effective use of the list in arresting and convicting persons trespassing on CHA property.
- The CHA Safety Department will arrange or conduct personal safety training for CHA staff, volunteers and residents.
- CHA will enforce parking regulations to ensure that only licensed vehicles operated by public housing residents are allowed to remain in CHA parking lots.
- The CHA Safety Department will conduct on-going Safety Officer training.

2. Which developments are most affected? (list below)

- All sites.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below):
 - Cooperative agreement between CHA and CPD
 - CHA offers public housing units for law enforcement officers rent-free
 - Police sub-stations on two sites
 - Columbia has been designated as a Drug-Free Community with grant funding approved from the Office of National Drug Control Policy. The CPD sits on the community coalition developed to address substance abuse issues.

- CHA currently shares trespass lists with CPD.
- CPD has access to onsite security cameras at various sites of CHA properties.

2. Which developments are most affected? (list below)

- All sites.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management

- Development-based accounting
- Comprehensive stock assessment
- Other: (list below):
 - Annual inventory of non-dwelling equipment and materials; depreciation of fixed assets reconciled on an annual basis.

3. Yes No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA MUST select one)

- Attached at Attachment (File name)
- Provided below:

Not applicable

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe):
 - CHA provided information and distributed application forms to RAB members for application to the Mayor of the City of Columbia, Missouri, for appointment to the CHA Board of Commissioners. Open position was advertised by the City Clerk's Office and applications were accepted on-line, by mail, or in person.

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list):
 - Eligible under Missouri Housing Authorities law.

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list):
 - Resident Commissioner appointed by the Mayor of the City of Columbia.

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of Columbia, Missouri

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below):
 - CHA has developed and is managing five ADA-accessible town homes affordable to persons at or below 60% of AMI, consistent with the Consolidated Plan's areas of high priority need.
 - CHA continues to offer MoneySmart, a financial education and homeownership counseling program integral to the Consolidated Plan's efforts at affordable housing for families below 80% of AMI.
 - CHA was a member of the Mayor's Affordable Housing Policy Committee during 2007 and 2008.
- Other: (list below):
 - CHA is a member of the local Basic Needs Coalition which serves as the committee appointed by the city to develop the Housing and Homelessness section of the Consolidated Plan.
 - CHA is a member of the Balance of State Continuum of Care.
 - CHA continues the HOME/TBRA rental assistance to special populations and continues homeownership programs for low-income families and individuals.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below):

- **FY1999:** CDBG funding provided in the amount of \$30,000 for design fees for

- sprinkler system for Paquin Tower.
- **FY2000:** CDBG funding provided in the amount of \$100,000 for installation of the sprinkler system.
- **FY2003:** HOME Investment Partnership Program funding of \$150,000 for acquisition of suitable properties for homeownership program, and \$150,000 for 2-year tenant-based rental assistance program, and \$18,000 from CDBG for demolition.
- **FY2005:** HOME funding of \$157,500 for TBRA for a two-year period.
- **FY2006:** HOME funding of \$183,600 for TBRA for a two-year period.
- **FY2007:** HOME funding of \$132,500 for TBRA for a two-year period and \$12,000 from CDBG to support homeownership financial education and counseling services through the Money Smart program.
- **FY2008:** \$12,000 from CDBG to support homeownership financial education and counseling services through the Money Smart program. \$104,214 in CDBG funding to assist with the renovation of the J.W. Blind Boone Community Center.
- **FY2009:** \$12,000 CDBG funding application submitted for FY2010 to support homeownership financial education and counseling services through the Money Smart program. \$115,000 CDBG funding application submitted for ARRA or FY2010 funding to replace the roof on the J.W. "Blind" Boone Community Center. Application for \$318,000 in HOME funding for two years of TBRA.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Violence Against Women Act (VAWA)

Attached is information regarding the CHA's goals and objectives, programs and activities, and policies pertaining to the implementation of the **Violence Against Women Act (VAWA)** [Attachment mo007o01]

Attachments

Use this section to provide any additional attachments referenced in the Plans.

- CHA Staff Organization Plan.....(mo007a01)
- CFP 50109 Annual Statement & 5-Year Plan.....(mo007b01)
- CFP 50108 Performance & Evaluation at 3/31/09(mo007c01)
- CFP 50107 Performance & Evaluation at 3/31/09(mo007d01)
- Consolidated Budget FYE September 30, 2010(mo007e01)
- Statement of Progress in Meeting the 5-Year Plan Mission & Goals.....(mo007f01)
- Community Service Plan.....(mo007g01)
- Pet Policy(mo007h01)
- Resident Advisory Board Members & Appointment Data(mo007i01)
- Governing Board Members & Appointment Data.....(mo007j01)
- Section 8 Homeownership Plan(mo007k01)
- Special Programs – Tenant Based Rental Assistance.....(mo007l01)
- Voluntary Conversion Assessment(mo007m01)
- EIV Certification(mo007n01)
- Violence Against Women Act Goals, Programs, and Policies(mo007o01)