



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

Office: (573) 443-2556 ♦ TTY: (573) 875-5161 ♦ Fax Line: (573) 443-0051 ♦ www.ColumbiaHA.com

Resident Advisory Board

Open Meeting Notice CHA Resident Advisory Board Meeting Agenda

Date: Thursday, March 6, 2014

Time: 5:00 p.m. *

Place: Paquin Tower Community Room, 1201 Paquin Street

Remember to bring your RAB notebooks!

- I. Call to Order and Introductions: Lee Radtke, Director of Public Housing Operations
- II. Approval of Meeting Agenda
- III. Approval of February 13, 2014 Meeting Minutes
- IV. Review of ACOP and Administrative Plan proposed revisions
- V. Discussion of Future Meeting Topics
- VI. Other
- VII. Schedule of Next Meeting – Thursday, April 3, 2014 @ 5:00 p.m.
- VIII. Adjournment

*** RAB Members needing transportation assistance should call EITonya at (573) 443-2556 ext. 1122 before 12:00 Noon on Wednesday, March 5, 2014**

A light meal will be available for RAB members at 4:45 p.m.

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Ms. EITonya Rhoades, Executive Assistant at (573) 443-2556, extension 1122, or (573) 875-5161 (TTY) at least one working day prior to the meeting.

Media Contact: Phil Steinhaus, CEO
Phone: (573) 443-2556
E-mail: www.ColumbiaHA.com > Contact Us > Administration

A complete agenda packet is available for review at all CHA offices during regular business hours and posted on the CHA web site at: www.ColumbiaHA.com.

“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.”



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February 13, 2014 Meeting Minutes

The Resident Advisory Board (RAB) met on Thursday, February 13, 2014, in the Paquin Tower Community Room beginning at 5:00 p.m.

RAB Members Present: Jacquelyn Hopkins, Wilma Blair, Stephanie Hursey, Maymie Carter, Sandra Spencer, Michelle Adams, Marjorie Miller, Shelia Shaffer, Carolyn King, John Ayres, David Dollens, Leah Deitz, Mike Bishop.

Present from CHA: Lee Radtke and Zoe Sommer.

- I. **Call to Order and Introductions:** Lee Radtke, Director of Public Housing Operations for the Columbia Housing Authority (CHA), opened the meeting with a welcome.
- II. **Approval of Meeting Agenda:** Ms. Radtke called for a motion to approve the agenda as presented. Motion to approve the agenda was made by Ms. King. Second by Ms. Blair. Everyone voted "Aye" and the agenda was adopted as presented.
- III. **Approval of February 13, 2014 Meeting Minutes:** The RAB reviewed the minutes of the previous meeting held on January 9th, 2014. Motion to approve the minutes as amended was made by Ms. King. Second by Ms. Hursey. Everyone voted "Aye" and the minutes were approved as amended.
- IV. **Review of Administrative plan and ACOP proposed revisions:** Ms. Radtke began by reviewing the summaries for CHA's Housing Choice Voucher Administrative Plan as well as Admissions and Continued Occupancy Policy plan. For the in-house ACOP changes proposed, Ms. Radtke started by going over policy changes with security deposits which require the entire security deposit to be paid before moving into public housing. Those who elect for installment payments are often receiving termination notices for failing to keep up with payments. Residents will get their security deposits back as long as there is not significant damage and residents do not owe money.

Ms. Radtke also went over CHA's cable service agreement for Oak Towers and Paquin Towers which is currently with Century Link. In order to receive cable television, the revised policy would require residents to be in good financial standing to receive CHA's cable discount. The deal CenturyLink gave CHA is fifteen dollars per month for basic cable.

Standardized charges were gone over as well. Residents are charged for any damages not due to ordinary wear and tear whether caused by family, guests, or visitors. Residents may file police reports for damages caused by others. Residents have the right to grieve charges and management may choose to remit charges based on documentation.

CHA practices Integrated Pest Management (IPM), a method of pest control which prevents and treats pest infestations by combining good housekeeping, regular pest inspections, quick reporting of pest sightings, minimal use of pesticides, and prompt communication between residents as well as management and the pest control company. The pest control addendum spells out what residents need to do, when they need to do it and what the consequences will be- in addition to the infestations- if they fail to do their part. Cockroaches and bedbugs are the two most common pests in CHA housing. The eggs of bedbugs stick to shoes and clothes and are easily transferable which is why it is so important to keep them under control and to always let the pest control in. The pest control agency treats the problem with heat, sticky tape, and a high powered vacuum, as well as using some chemical pesticides. CHA provides trash bags for residents' clothes as well as money to dry residents' clean clothes.

Ms. Radtke then went over the Nan McKay overall edits for clarity including the Violence Against Women Act (VAWA), which was updated in 2013 to include survivors of "sexual assault" as protected persons under the Act. The Nan McKay changes add this language to the ACOP, change the date of the Act and also define "sexual assault" in the glossary as "Any nonconsensual sexual act proscribed by Federal, tribal, or State law, including when the victim lacks capacity to consent". Ms. Radtke then began to go over the Housing Choice Voucher administrative updates and changes. The Office of Inspector General (OIG) conducted an audit of the Department of Housing and Urban Development's requirement prohibiting lifetime sex offenders from admission to HUD-subsidized housing. The results indicated that 2,904 to 3,046 assisted households included lifetime registered sex offenders as a household member. A household receiving assistance with such a member is in violation of federal law and housing agencies now have the power to terminate those who slip through the cracks. When determining annual income for families who apply for or receive assistance in the HCV program and public housing programs, a PHA includes in annual income the greater of either: actual income resulting from all net family assets; or a percentage of the value of such assets based upon the current passbook savings rate as determined by HUD when a family has net assets in excess of \$5,000. Lastly, Ms. Radtke talked about HCV participants and how they may choose a unit that meets program requirements anywhere in the United States, provided that a PHA administering the tenant-based program has jurisdiction over the area in which the unit is located.

- V. **Discussion of Future Meeting Topics:** The RAB will discuss ACOP and Administrative Plan changes further next month as well as take questions and comments.
- VI. **Schedule of Next Meeting:** Ms. Radtke stated that the next meeting will be Thursday, March 6, 2014 at 5:00 p.m. inside Paquin Towers.

VII. Adjournment: Ms. Blair called for a motion to adjourn the meeting. Motion seconded by Mr. Bishop. Meeting adjourned at 6:00 p.m.

Respectfully submitted,

Zoe Sommer, Receptionist/Clerk
Columbia Housing Authority