



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, May 1, 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 April 3, 2014 Meeting Minutes
- IV. Review of proposals from April meeting and opportunity for written comment
- V. Proposed changes to 2015 Annual PHA Plan
- VI. Discussion of Future Meeting Topics
- VII. Other
- VIII. Schedule of Next Meeting – Thursday, June 5, 2014 @ 5:00 p.m.
- IX. Adjournment

*** RAB Members needing transportation assistance should call EITonya at (573) 443-2556 ext. 1122 before 12:00 Noon on Wednesday, April 30, 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. Emily Mora, 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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Resident Advisory Board

The Resident Advisory Board (RAB) met on Thursday, April 3, 2014, in the Paquin Tower Community Room beginning at 5:00 p.m.

RAB Members Present: Jacquelyn Hopkins, Robert Moses, Marjorie Miller Joe Stock, Maymie Carter, John Ayres, David Dollens, Leah Deitz, Mike Bishop.

Present from CHA: Lee Radtke, Andrea Tapia, Greg Willingham, 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 Mr. Moses. Second by Mr. Ayres. Everyone voted "Aye" and the agenda was adopted as presented.
- III. **Approval of March 6, 2014 Meeting Minutes:** The RAB reviewed the minutes of the previous meeting held on March 6th, 2014. Motion to approve the minutes as amended was made by Mr. Moses. Second by Mr. Ayres. Everyone voted "Aye" and the minutes were approved as amended.
- IV. **Capital Fund Program – Greg Willingham:** Ms. Radtke began by introducing Andrea Tapia, our HCV Director. Ms. Tapia greeted everyone and asked if there were any questions regarding our HCV program. Mr. Moses asked, "When will the list re-open?" Ms. Tapia concluded it was undecided and frozen due to lack of funding. Ms. Tapia then asked for further questions, there were none. Ms. Radtke thanked Ms. Tapia for coming and then introduced Greg Willingham, our Director of Modernization and Maintenance. Mr. Willingham explained Columbia Housing Authority is currently preparing our annual Five Year Action Plan for the Capital Fund Program (Modernization), for fiscal year 2014 to 2018, as well as ideas for future years. He explained we request ideas and suggestions every year from our Residents, Employees, Resident Advisory Board, and Resident Associations and we strongly encourage everyone's input. HUD annually allocates money to Housing Authorities to perform major capital projects for our properties that the Operations Budget cannot support. CHA has budgeted for \$753,227.00 annually over the next five years for our Capital Fund Improvements. Some examples of "work items" that qualify under this program include: Management Improvements, Administration, Construction Consultants, Site Improvements, Dwelling Structures, Dwelling Equipment, and Non-

Dwelling Structures. Mr. Willingham then went over each of our property locations by Amp; Amp1 being Downtown Family Sites, Amp2 Bear Creek Family Sites, Amp3 Oak Tower, Amp4 Paquin Tower. Mr. Willingham then showed our Capital Funds projects scheduled for the next few years. He explained he is giving the information so that RAB members can see what needs to be done and give feedback and suggestions. Mr. Willingham then asked that suggestions are turned in to management or emailed to him at gwillingham@columbiaha.com.

- V. **Introduction of Flat Rent Policy for Public Housing:** Section 210 of the Department of Housing and Urban Development Appropriations Act, 2014 requires public housing authorities to establish flat rents at no less than 80 percent of the fair market rent (FMR) effective June 1, 2014. Ms. Radtke explained this requires significant change in Chapter 16 of CHA's policy, which had flat rents set at approximately 60 percent of FMR. HUD intends to provide PHA's with the opportunity to phase in the rent increases so that no family's rent increases beyond 35 percent in one year. These increases in flat rent will take effect at the family's annual re-examination. Policy already allows families to choose between flat and income-based rent so any family in which their flat rent would be greater than their income-based rent can choose income-based rent.
- VI. **Discussion of Future Meeting Topics:** We will go over suggestions for our Five Year Action Plan next meeting.
- VII. **Other:** Utility allowances are based on unit efficiency and what an average family would be able to pay. Utility allowances are built into rent. An example was given, if your rent is \$100 and your utilities are \$50, you pay \$50 for your rent. Ms. Radtke noted that utility allowances will be changing July 1, 2014 as part of CHA's Energy Performance Contract.
- VIII. **Schedule of Next Meeting:** Ms. Radtke stated the next meeting will be held Thursday May 1, 2014 at Paquin Tower at 5:00pm.
- IX. **Adjournment:** Mr. Moses called for a motion to adjourn the meeting. Motion seconded by Mr. Ayres. Meeting adjourned at 5:45pm.

Respectfully submitted,

Zoe Sommer, Receptionist/Clerk
Columbia Housing Authority

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