



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203  
Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax Line: 573.443.0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

## Resident Advisory Board

### Open Meeting Notice CHA Resident Advisory Board Meeting Agenda

**Date:** Thursday, March 5, 2015

**Time:** 5:00 p.m. \*

**Place:** Paquin Tower Community Room, 1201 Paquin Street

- I. Call to Order and Introductions: Lee Radtke, Director of Public Housing Operations
- II. Approval of Meeting Agenda
- III. Approval of February 5, 2015 Meeting Minutes
- IV. Review of Proposed Changes to ACOP
- V. Capital Fund Proposal – Greg Willingham
- VI. Discussion of Future Meeting Topics
- VII. Other
- VIII. Schedule of Next Meeting – Thursday, April 2, 2015 @ 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, March 4, 2015**

***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 (800) 735-2966 (TTY Relay) at least one working day prior to the meeting.

**Media Contact:** Phil Steinhaus, CEO  
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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](http://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.”



# Resident Advisory Board Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203  
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## February 5, 2015 Meeting Minutes

The Resident Advisory Board (RAB) met on Thursday, February 5, 2015, in the Paquin Tower Community Room beginning at 5:00 p.m.

RAB Members Present: Robert Moses, Mike Bishop, Michelle Adams, Maymie Carter, Wilma Blair, Stephanie Husey, Shirley Pomroy, Dave Schroer, Tracy Smith, Jacquelyn Hopkins, Mark Ervanian, Marjorie Miller.

Guests Present: N/A

Present from CHA: Lee Radtke and Erica Davis.

- 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 announced a change in the agenda. Instead of "PHA plan", item V should read "Admin Plan". The RAB approved the change to the agenda. Ms. Radtke called for a motion to approve the agenda. Motion to approve the agenda was made by Mr. Robert Moses. Second by Mr. Mike Bishop. Everyone voted "Aye" and the agenda was adopted.
- III. **Final Draft of Proposed 2015 Smoke-Free Building Policy:** Ms. Radtke reviewed the changes made to the policy stemming from resident discussion and the RAB members. Mr. Ervanian asked many questions about the legality of banning smoking inside units. Other members questioned including e-cigarettes in the policy. Ms. Radtke explained that smoking is not a constitutionally protected right and noted that the ban on e-cigarettes could be modified if studies show the e-cigarettes are not harmful to non-smokers. Ms. Radtke asked for a Vote for Smoke Free Policy 7 Yes, 3 Don't know (10 board members absent from this vote)
- IV. **Introduction of Proposed changes to ACOP:** Ms. Radtke reviewed previous meeting information presented by Rick Hess. She stated that there will be a 45 day window to talk about the proposed changes to the ACOP. These changes include language to make resident transfers in the Rental Assistance Demonstration program take priority over all but emergency transfers, and the language of the smoke-free policy. Ms. Radtke reassured residents that CHA will be taking up all costs for renovations and moving residents. This will include transfer of utilities, moving,

packing if necessary, extended stays, storage, and deposits for units in the private sector within the community. Ms. Radtke said CHA is looking at all options for residents, including possible shorter lease terms for residents who have to take a Section 8 voucher due to a lack of public housing vacancies.

- V. **Discussion of Future Meeting Topics:** The ACOP changes and developing RAD documents will be discussed, in addition to the regular PHA Plan and budget developments which the RAB must address.
  
- VI. **Adjournment:** Ms. Radtke called for a motion to adjourn the meeting. Motion made by Mrs. Wilma Blair Second by Mrs. Shirley Pomroy. Meeting adjourned at 6:00 p.m.

Respectfully submitted,

Erica Davis, Receptionist/Clerk  
Columbia Housing Authority



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To: Members of the Resident Advisory Board

From: Lee Radtke, Director of Public Housing Operations

Date: February 5, 2015

RE: Proposed Revisions to the Admissions and Continued Occupancy Policy (ACOP) for the Purposed of the Rental Assistance Demonstration (RAD) Program

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In the spring of 2015, the CHA will begin relocating residents living on Unity Drive, Lincoln Drive, Worley Street, Oak Street and Hicks Drive for the purposes of the RAD program. The RAD program will allow CHA to do major renovation on all its properties in these locations. Due to the extensive nature of the renovation, residents are expected to be out of the units for about six months. Residents will be relocated in phases as construction advances through the property. Once renovation is complete, residents have the right to return to the restored units.

The CHA is obligated to help residents find temporary housing that is comparable to their current units, to arrange and pay for their move to and from temporary housing, and where needed, to cover the costs of transferring utilities or paying security deposits. One temporary housing solution is to transfer residents to vacant public housing units. In order to make these transfers in time for the construction crews to begin work, the CHA must amend the ACOP to allow for quick RAD transfers.

These amendments will give RAD transfers priority over all but emergency transfers and will place in policy the RAD requirements for the CHA to cover expenses in compliance with Notice PIH 2012-32 Revision 1 and Notice PIH 2014-17.

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