



# Housing Authority of the City of Columbia, Missouri

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## Resident Advisory Board

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

**Date:** Thursday, May 7, 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 April 2, 2015 Meeting Minutes
- IV. Introduction of Proposed Chapter 19 of Admin Plan
- V. Introduction of Amendment to Annual and Five Year PHA Plan
- VI. Introduction of Proposed 2016 Budget
- VII. Discussion of Future Meeting Topics
- VIII. Other
- IX. Schedule of Next Meeting – Thursday, June 4, 2015 @ 5:00 p.m.
- X. Adjournment

**\* RAB Members needing transportation assistance should call EITonya at (573) 443-2556 ext. 1122 before 12:00 Noon on Wednesday, May 6, 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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### April 2, 2015 Meeting Minutes

The Resident Advisory Board (RAB) met on Thursday, April 2, 2015, in the Paquin Tower Community Room beginning at 5:00 p.m.

RAB Members Present: Maymie Carter, Dave Schroer, Michelle Adams, Mike Bishop, Shirley Pomroy, David Dollens.

Guests Present: Greg Willingham, Fred Barr, T.C. Ivory, Travis Lee, Carmen Harms, Robert Matthews, Harold Husey, Gregory Gardner, Joe McGhee, Evanell Craven, Randy Baylin

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. **Adoption of Meeting Agenda:** Motion to approve agenda was made by Shirley Pomroy. Second by Mr. Mike Bishop. Everyone voted "Aye" and the agenda was adopted.
- III. **Approval of Meeting Agenda:** Mrs. Radtke requested any additions or corrections; RAB members had none. Mrs. Radtke called for a motion to approve the agenda. Motion to approve the agenda was made by Mr. Mike Bishop. Second by Mrs. Shirley Pomroy. Everyone voted "Aye" and the minutes were adopted.
- IV. **Review of Proposed Capital Funds:** Greg Willingham talked about how the Capital Fund money will be delegated over several years. Mr. Willingham pointed out that much of the capital fund money will be put toward the RAD conversions. He noted that as the apartments are renovated, there will be less demand for capital improvements. Mr. Willingham said that the government has gradually decreased the amount of money provided by the capital fund and that is why CHA has chosen to convert with the RAD program. He said that under RAD, CHA will be able to tap into private funding sources in addition to government subsidy.

A RAB member asked Mr. Willingham about the renovations planned for Paquin Tower and how the residents will temporarily relocate. Mr. Willingham explained CHA has set up a tracking chart to complete all tasks within a timely manner so that moving for the RAD conversion will not be a large inconvenience for the residents or a

hardship for the staff. He said CHA will contact all residents to find out what they needed for the move. He opened the floor for questions. Mrs. Shirley Pomroy voiced her concerns about the state of the tile floor in her new apartment and also asked if Allen Walkway is included in next project. Mr. Willingham assured her that the renovations will be working from the inside out, electric, plumbing, flooring and new appliances etc.

A Paquin resident asked if the smoking ban was in effect right now. Mr. Willingham stated it takes effect May 1<sup>st</sup>. Ms. Radtke mentioned that CHA will be sending out letters and flyers to keep residents informed of changes and the progress of the RAD conversion.

- V. Introduction of Proposed Chapter 18 of Admin Plan:** Ms. Radtke stated that although this was on the agenda, the staff was still gathering information from HUD to be able to finish the chapter. She noted the chapter would be discussed at the May RAB meeting.
- VI. Introduction of Proposed Project Based Voucher Lease:** Ms. Radtke stated this also was not ready for the RAB April meeting. She said the staff should have the lease ready to discuss at the May meeting.
- VII. Discussion of Future Meeting Topics:** Capital Funds, Chapter 18 of the Administrative Plan, the Project Based Voucher Lease and proposed budgets for 2016 will be discussed in May. An Individual asked how to get an application for RAB. Ms. Radtke stated that applications to become a board member will be available in August. David Dollens asked for frames for the 2015 RAB members' certificates. Ms. Radtke stated that might be possible.
- VIII. Adjournment:** Ms. Radtke called for a motion to adjourn the meeting. Motion made by Mrs. Shirley Pomroy. Second by Mr. Mike Bishop. Meeting adjourned at 6:00 p.m.

Respectfully submitted,

Erica Davis, Receptionist/Clerk  
Columbia Housing Authority