



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: June 14, 2019

RE: June 19, 2019 CHA Board Meeting Agendas & Materials

*Note Meeting Date, Time, & Location.*

*Wednesday, June 19*

*3:00 p.m.*

*Courtyard by Marriott*

*3301 Lemone Industrial Blvd*

Enclosed are the agenda packets for the CHA Board meetings next Wednesday, June 19, 2019. Also enclosed is an agenda packet for a meeting of the CHALIS Board. Included in the packets are staff memos and information related to each resolution. Please note the following:

## **CHA BOARD AGENDA ITEMS**

### **Resolutions**

- **Resolution 2816:** To approve the FYE2018 audited financial statements for the CHA.
- **Resolutions 2817-2822:** To approve FYE2018 audited financial statements for our LIHTC projects.
- **Resolution 2823:** To authorize the submission of a RAD application for the Providence Walkway Apartments.

### **BOARD REPORTS**

- **Affordable Housing Initiative:** Enclosed is an update on the CHA Affordable Housing Initiative.
- **CHA Management Reports:** Housing Choice Voucher Program, Public Housing & Affordable Housing Properties, Resident Services, and Safety.
- **Current Events:** A report on current events is enclosed.

### **CHALIS BOARD AGENDA ITEMS**

- **Resolution 109:** To authorize the submission of a Drug-Free Communities Support Program grant application.

### **CHA AFFORDABLE HOUSING INITIATIVE AND SUCCESSION PLANNING RETREAT**

- Enclosed is a retreat notebook that included two sections: 1.) Discussion of future CHA affordable housing projects including the Providence Walkway Apartments; and 2.) Information to guide our succession planning process.

***Please note: A meal will be provided at 5:30 p.m.***



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

## Open Meeting Notice

### CHA Board of Commissioners Meeting & Annual Planning Retreat

**Date:** Wednesday, June 19, 2019

**Time:** 3:00 p.m. – Business Meeting & Planning Retreat (Open Session)

**4:30 P.M. – CLOSED SESSION PURSUANT TO SECTION 610.021 (2) RSMo. - Pertaining to the leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.**

**5:30 p.m. – CLOSED SESSION PURSUANT TO SECTION 610.021 (3) RSMo. - Pertaining to the hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.**

**Place:** Courtyard by Marriott, 3301 Lemone Industrial Blvd

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of May 13, 2019 Open Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

### RESOLUTIONS

- VI. **Resolution 2816:** A Resolution to Accept the Audited Financial Statements of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2018.
- VII. **Resolution 2817:** To Accept the Audited Financial Statements for FYE2018 for the Mid-Missouri Veterans Housing Development Group, LP
- VIII. **Resolution 2818:** To Accept the Audited Financial Statements for FYE2018 for the Stuart Parker Housing Development Group, LP
- IX. **Resolution 2819:** To Accept the Audited Financial Statements for FYE2018 for the Bear Creek Housing Development Group, LP
- X. **Resolution 2820:** To Accept the Audited Financial Statements for FYE2018 for the Oak Towers Housing Development Group, LP
- XI. **Resolution 2821:** To Accept the Audited Financial Statements for FYE2018 for the Bryant Walkway Housing Development Group, LP
- XII. **Resolution 2822:** To Accept the Audited Financial Statements for FYE2018 for the Bryant Walkway II Housing Development Group, LP
- XIII. **Resolution 2823:** A Resolution Authorizing the Housing Authority of the City of Columbia, Missouri to Submit a Rental Assistance Demonstration Program (RAD) Application for the Providence Walkway Apartments to the U.S. Department of Housing and Urban Development (HUD) and Approving the Chief Executive Officer to Certify the Agreement to Comply with all Requirements of the RAD Program as Outlined in PIH Notice 2012-32 (HA) H-2017-3, REV-3.

## REPORTS

- XIV. Affordable Housing Initiative Report
- XV. Monthly Management Reports for the Housing Choice Voucher Program, Public Housing & Affordable Housing Properties, Human Services, and Safety.
- XVI. Current Events

## PUBLIC AND COMMISSIONER COMMENT

- XVII. Public Comment (Limited to 5 minutes per speaker)
- XVIII. Commissioner Comment
- XIX. Adjournment of Open Session

## AFFORDABLE HOUSING INITIATIVE PLANNING RETREAT

- I. Discussion of future projects including the Providence Walkway Apartments and remaining unrenovated CHA public housing properties.

## **CLOSED SESSION PURSUANT TO SECTION 610.021 (2) RSMo. - Pertaining to the leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.**

- I. Call to Order
- II. Roll Call Vote to Go Into Closed Session to Discuss Legal Matters Pursuant to Section 610.021 (2) RSMo. Pertaining to the leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.
- III. Roll Call Vote to End Closed Session
- IV. Adjournment

## **CLOSED SESSION PURSUANT TO SECTION 610.021 (3) RSMo. - Pertaining to the hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.**

- I. Call to Order
- II. Roll Call Vote to Go Into Closed Session to Discuss Legal Matters Pursuant to Section 610.021 (3) RSMo. - Pertaining to the hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.
- III. Roll Call Vote to End Closed Session
- IV. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Ms. Charline Johns, Executive Assistant at (573) 443-2556, extension 1122, at least one working day prior to the meeting.  
(Email: [www.columbiaha.info@gmail.com](mailto:www.columbiaha.info@gmail.com))

**Media Contact:** Phil Steinhaus, CEO  
Phone: (573) 443-2556  
E-mail: [www.columbiaha.info@gmail.com](mailto:www.columbiaha.info@gmail.com)

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).



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203  
Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING May 13, 2019 MEETING MINUTES

### I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session on May 13, 2019, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Bob Hutton, Chair, called the meeting to order at 5:30 p.m.

Ms. Wenneker presented Mr. Steinhaus with a strawberry cream cheese pie with whipped cream for his birthday and everyone enjoyed a piece.

### II. Roll Call:

Present: Bob Hutton, Chair Commissioner  
Robin Wenneker, Vice Chair Commissioner  
Rigel Oliveri, Commissioner  
Max Lewis, Commissioner

Excused: John French, Commissioner

CHA Staff: Phil Steinhaus, CEO  
Charline Johns, Executive Assistant  
Laura Lewis, Director of Affordable Housing Operations  
Becky Markt, Director of Human Services  
Mary Harvey, Director of Finance

Guest: Shavon Walls-Taylor, Family Self-Sufficiency Graduate  
Deron Taylor, Mrs. Walls-Taylor's Husband  
Cameron Walls, Mrs. Walls-Taylor's daughter  
Kela Spruill, Family Self-Sufficiency Graduate  
Damere Logan, Ms. Spruill's son

### III. Adoption of Agenda:

Mr. Hutton called for a motion to approve the agenda. A motion was made by Mr. Lewis. Second by Ms. Oliveri. All Commissioners voted "aye". Mr. Hutton declared the agenda adopted.

### IV. Approval of April 16, 2019 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of April 16, 2019. Mr. Hutton asked if there were any corrections or changes to the minute. Seeing none. A motion

was made by Ms. Wenneker. Second by Mr. Lewis. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

**V. Recognition of Achievement:**

Mr. Hutton called for recognition of achievement. Ms. Stone introduced Ms. Shavon Walls-Taylor, an April 2019 HCV FSS Graduate and her family. Ms. Stone stated that Ms. Walls-Taylor enrolled in the Family Self-Sufficiency Program in August 2014. At that time, she had recently moved to Columbia from the Chicago area and moved into Public Housing.

Ms. Walls-Taylor completed Money Smart and opened a savings account. She began a part-time job, which, two years later, became full-time at the Family Access Center of Excellence (FACE). She moved over to the Housing Choice Voucher program in June 2017. Ms. Walls-Taylor was also a member of the CHA Resident Advisory Board and the FSS Program Coordinating Committee. She has also earned several certificates related to her job duties at FACE to improve her job performance and completed the City of Columbia Home Buyer Education seminar.

Though Ms. Walls-Taylor met all her goals for graduation, she also holds special status as a participant that exceeded income limitations for the CHA assistance programs. So, she graduated the traditional way, through goal completion, and graduated in a less common way from all CHA assistance by surpassing an income level where she no longer needs assistance with rental payments by the CHA. Throughout her time in the FSS program, she accumulated over \$20,000 in her FSS escrow account due to earned income increases after enrollment. She intends to use the funds to later purchase a home in the Columbia area.

Ms. Stone encouraged everyone to join her in congratulating Ms. Walls-Taylor, not only on accomplishing all the goals and her graduation from the FSS program, but also on her family moving forward and graduation from all CHA programs. Ms. Stone stated that she looks forward to continuing to have her input on our Program Coordinating Committee to inspire other future FSS graduates.

Mr. Hutton congratulated Ms. Walls-Taylor on behalf of the Board. Ms. Walls-Taylor stated that it was fun completing each of her goals and being able to add new goals once she had completed others. Ms. Walls-Taylor stated that it was all worth it.

Ms. Stone introduced Ms. Kela Spruill, an April 2019 HCV FSS Graduate and her son. Ms. Stone stated that upon initial enrollment in October 2014, Kela had long term goals of completing a program within the medical field.

Currently she is employed at Student Transportation of America and has been a Bus Driver for 11 years. In August 2018 Ms. Spruill completed (NCRC) National Career Readiness Certificate, through Missouri Workforce Development office in Columbia. In October 2018 she successfully completed the (CPR) Cardiopulmonary Resuscitation & (BBP) Blood Borne Pathogens through the American Red Cross. In March 2019, Kela successfully Completed the (CCMA) Certified Clinical Medical Assistant Program at Bell Brown Medical Institute in Columbia. Along with taking the National Examination through (NHA) National Healthcare Association and is certified practice anywhere within the U.S. Ms. Spruill completed 80 hours of an externship at Boone Medical Group South under the supervision of Dr. Lopez and Dr. Boyer. She also completed the Money Smart online tutorial. Ms. Spruill is currently an active student with Bell Brown Medical Institute as a Phlebotomist.

During her tenure in FSS, Ms. Spruill accumulated over \$5000 in her FSS Escrow Account; she intends to use the money to purchase a car.

Ms. Stone asked everyone to congratulate Ms. Spruill on her accomplishments. Ms. Spruill thanked Ms. Stone for always being there for her. Mr. Lewis asked Ms. Spruill what she thought of the program and if she felt the program was informative? Ms. Spruill stated that she did feel that the program was informative.

Mr. Hutton congratulated Ms. Spruill on behalf of the Board.

**VI. Public Comment.**

There were no public comments.

**RESOLUTIONS**

**VII. Resolution 2813: To Approve a Significant Amendment to the Columbia Housing Authority's Annual Plan Related to the Acquisition of Property and the Replacement of Current Public Housing Units with New Construction.**

Ms. Weneker asked if the resolution was just to amend the action plan? Mr. Steinhaus stated that yes it was stating that it had just needed to be added to the PHA Plan as a significant amendment.

Mr. Hutton called for further discussion and there was none.

Mr. Hutton called for a motion to approve Resolution 2813 as presented. A motion was made by Mr. Lewis. Second by Ms. Weneker. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, Weneker, Hutton

No: None

**VIII. Resolution 2814: To Authorize the Submission of an Affordable Housing Program Funding Application to the Federal Home Loan Bank of Des Moines to Assist with the Replacement of Fifty (50) Public Housing Units Referred to as the Providence Walkways Apartments.**

Mr. Steinhaus stated that CHA is resubmitting a new application to the Federal Home Loan Bank of Des Moines (FHLB) again this year. He said that although CHA received funding last year for the Providence Walkway Apartments, the application was to renovate the apartments and the new application would be to construct new apartments. Mr. Hutton asked if the money was given back. Mr. Steinhaus stated yes that is correct. Mr. Steinhaus stated that CHA has not finalized the amount that CHA intends to request. Mr. Steinhaus stated that the smaller amount that CHA requests per unit receives more points. Mr. Steinhaus stated that CHA missed getting funding by 100<sup>th</sup> of a point. Mr. Steinhaus stated that FHLB had additional funds last year and the CHA was able to receive funding later but were not initially approved for funding. Mr. Steinhaus stated that CHA scored 59.3866 points and the application above CHA scored 59.461430. Mr. Steinhaus

stated that what they were projecting is a little low, but CHA would receive 4.386 points for keeping the request low than higher.

Mr. Steinhaus stated that CHA would max out on all other points with the only other points able to receive being to try to make a designation for homeless individuals on CHA property or go up to 50% special needs which could create a challenge with trying to keep the units filled and making sure to have those targeted populations. Mr. Steinhaus stated that CHA would go with the ten units for special needs which would give CHA five points.

Ms. Wenneker asked whether the CHA would have to state which in these categories they would target for special needs? Mr. Steinhaus stated yes and that any of these categories would work, individuals would just have to be documented elderly, disabled or in recovery. Mr. Steinhaus stated that CHA is still working on that and it is due by the end of the month. Mr. Hutton asked what was the elderly classification for special needs? Mr. Steinhaus stated that with the Low-Income Housing Tax Credit (LIHTC) the age is 55 or older. Mr. Steinhaus stated that CHA could go back and review the numbers in case CHA needed to go back and increase the number of points but noted that half of CHA property is already designated for elderly and disabled individuals with a high demand for family sites.

Mr. Hutton called for further discussion and there was none.

Mr. Hutton called for a motion to approve Resolution 2814 as presented. A motion was made by Ms. Wenneker. Second by Mr. Lewis. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, Wenneker, Hutton

No: None

**IX. Resolution 2815: A Resolution to Approve the 2019 Capital Fund Program's 5-Year Action Plan for Submission in the "Activity Planning" Module of HUD's "Energy and Performance Information Center" EPIC System.**

Mr. Steinhaus stated that this application needed to be submitted for the Capital Fund so that funding can be set aside for renovations at Providence Walkway or administrative operations. Mr. Steinhaus stated that because CHA is considered a small housing authority now with under 250 units of public housing CHA doesn't have to separate capital funds from operational funds.

Mr. Steinhaus stated that CHA applied for funds from the Federal Home Loan Bank of Des Moines for Bryant Walkway I and Bryant Walkway II, but neither were funded. Mr. Steinhaus stated that CHA had to have some sort of collateral, meaning that CHA had to have a back up plan to show how would CHA fund these projects.

Mr. Hutton asked what was Asset Management Project (AMP) 1? Mr. Steinhaus stated that AMP 1 was CHA's 120 remaining Public Housing properties. Mr. Steinhaus stated that CHA is in the process of finishing renovations of these projects but hasn't been awarded funding for these properties.

Mr. Hutton called for further discussion and there was none.

Mr. Hutton called for a motion to approve Resolution 2815 as presented. A motion was made by Mr. Lewis. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, Wenneker, Hutton

No: None

**X. Affordable Housing Initiative Report:**

Mr. Steinhaus stated that there would be no Human Services Report or Housing Choice Voucher Report due to staff working on other important things. Mr. Steinhaus reviewed the Affordable Housing Initiative Board Report with the Board. Ms. Wenneker asked if contractors made a mistake pouring concrete, would they have to replace it at their own expense? Mr. Steinhaus stated yes, that if contractors poured it wrong they would have to redo it at their own expense. He stated that Civil Engineers come out and take samples of concrete when it is poured and then perform four different tests over a period of 28 days.

Mr. Steinhaus stated that the north half of the project on Bryant Walkway is done with the units partially filled. Ms. Wenneker asked if the Certificate of Occupancy was about ready would CHA have to wait to receive that before finding someone to fill the unit? Mr. Steinhaus stated that someone can be lined up to fill the unit, but no one can move into the property without the Certificate of Occupancy for the inside of the building, but you also must get a Certificate of Occupancy for the yard. Mr. Steinhaus stated that CHA was hoping to have the properties completed by mid-May, but the weather has kind of held things up. Mr. Steinhaus stated that CHA hopes to have things completed by mid-July.

Mr. Steinhaus stated that he has a meeting with Missouri Housing Development Commission (MHDC) on May 21, 2019 to discuss going new construction rather than rehab. Mr. Steinhaus stated that if they say that the 50 units is too large then CHA would break these down to two projects but will know more after meeting with MHDC.

**XI. Monthly Management Reports for Public Housing and Affordable Housing Properties, Housing Choice Voucher Programs, Resident Service, and Safety:**

Mr. Steinhaus stated that Ms. Lewis and her staff have been doing a great job at keeping up with Tenant Accounts Receivables (TARS) are at 98-99%, collecting rent and making sure that terminations are sent out when residents don't pay on time. Mr. Steinhaus stated that occupancy has been doing much better with moving residents around at AMP 1. Mr. Steinhaus stated that residents are being moved in at Bryant Walkway I and Bryant Walkway II.

Mr. Steinhaus stated that most of terminations are due to non-payment with most of these being resolved before CHA having to evict someone. Mr. Steinhaus stated that there were a couple of criminal issues.



Mr. Steinhaus stated that things have been quiet on the properties. Mr. Steinhaus stated that CHA has hired a retired police officer to replace one of the safety officers. He said the officer will work a part-time schedule. Mr. Hutton asked whether there were Safety Officer on duty 24/7? Mr. Steinhaus stated no, but CHA used to keep officers on duty until 3 A.M. Mr. Steinhaus stated that a majority of calls are for Emergency Medical Services (EMS). Mr. Steinhaus stated that the Safety Department has stepped up patrolling the parking lots which helps identify unauthorized guests on property. Mr. Hutton stated that there are over 75 calls for EMS. Mr. Steinhaus stated that most of the EMS calls come from resident issues at the towers with 4 or 5 calls a day. Ms. Lewis stated that although most of the calls are for the towers that should change at the family sites as the weather warms up.

## **XII. Financial Report**

Mr. Steinhaus reviewed some of the highlights in the narrative of the finance report. Noting that he hopes to see an improvement in the energy efficiency at Oak Towers.

Mr. Hutton asked was CHA the developer? Ms. Harvey stated yes. Mr. Steinhaus stated that CHA increased their deferred developer fee so that it can pay what it owed and then is returned to CHA later. Mr. Steinhaus stated that it was CHA's hope to have low-income housing tax credits (LIHTC) audits to present at the June Board meeting, but they haven't been completed yet.

## **XIII. Operating Subsidy and Capital Fund for CYE2019.**

Mr. Steinhaus reviewed the calculation of the Housing Choice Voucher Program's 2019 renewal funding and AMP 1's Operating fund. Mr. Steinhaus stated that CHA wanted to show the Board how the calculation is completed. Ms. Wenneker asked how many forms such as this one is you and your team filling out a month? Ms. Harvey stated that this is an annual report that must be submitted once a year to the field office. Mr. Steinhaus stated that Voucher Management System (VMS) must be submitted once a month. Mr. Steinhaus stated that this is really complicated because you are basically accounting for every voucher that CHA has and every housing assistance payment that is made on each voucher. Ms. Harvey stated that it takes her at least a day to enter all that data.

## **XIV. Current Events**

Mr. Steinhaus reviewed some of the current events with the Board. Mr. Steinhaus stated that himself and Jeanette Nelson, HR Manager have evaluated an on-line employee training program from Growing Learning Systems. The program is tailored for multifamily properties with short on-line classes that are very engaging. The program is very reasonably priced and targets housing managers as well as maintenance staff. Mr. Hutton asked what exactly is the staff going to be trained on? Mr. Steinhaus stated that it is a skill-based training that is focused on housing management.

## **XV. Retreat Planning Topics and Meeting Date:**

Mr. Steinhaus stated that the LIHTC audits and the CHA audit must be adopted by the end of June. Mr. Steinhaus stated that they will go into closed session to discuss leadership succession at the CHA. Mr. Steinhaus stated that the retreat will be held on Wednesday, June 19, 2019 at 3:00 P.M.

at the Courtyard by Marriott but the bridge will be closed over the summer, so everyone will have to take a different route.

**XVI. Public Comment**

There was no public comment.

**XVII. Commissioner Comment**

Mr. Steinhaus stated that Mr. Hutton's term is up and he has reapplied. Mr. Hutton asked was only one Board member required to approve checks. Mr. Steinhaus stated that only one Board member is needed to approve checks, but all approve if they would like.

**XVIII. Adjournment**

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Wenneker. Second by Ms. Oliveri. Mr. Hutton called the meeting adjourned at 6:53 P.M.

\_\_\_\_\_  
Bob Hutton, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Phil Steinhaus, Chief Executive Officer

\_\_\_\_\_  
Date

---

**Certification of Public Notice**

I, Phil Steinhaus, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on May 10, 2019, I posted public notice of the May 13, 2019 Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

The complete agenda packet was 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).

\_\_\_\_\_  
Phil Steinhaus, Chief Executive Officer

\_\_\_\_\_  
Date



# Housing Authority of the City of Columbia, Missouri

## Board Resolution Staff Memo

---

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: June 19, 2019

RE: **Resolution 2816:** A Resolution to Accept the Audited Financial Statements of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2018.

---

**Background Information:** Audits of the Columbia Housing Authority's financial statements and a single audit are required on an annual basis as part of our Annual Contributions Contract with HUD. This annual audit includes all of the CHA's programs. Compliance testing was performed for the Section 8 Program as part of the single audit, however the report is not complete yet and will be presented at a later date. With the expansion of CHA's management to other affordable housing programs, these entities have been reported with CHA's two 501(c)3 nonprofit corporations as a blended component units. The Limited Partnerships 12/31/2018 financial statements have been audited separately by Rubin Brown Certified Public Accountants & Business Consultants.

RubinBrown LLP conducted the audit in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States and the provisions of U.S. Office of Management and Budget Circular A-133, Audits States, Local Governments, and Non-Profit Organizations. Those standards require RubinBrown LLP to plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. RubinBrown LLP believes that their audits provide a reasonable basis for their opinion.

**Independent Auditor's Report:** The first section of the audit contains the Independent Auditors Report. This report provides an overview of the auditing process to the CHA Board of Commissioners. (Pages 1-3)

**Management Discussion and Analysis:** The Management Discussion and Analysis included in the report summarizes financial highlights; provides an overview of the financial statements and the Housing Authority; lists activities and highlights of the fiscal year; gives a brief financial analysis of operations and capital asset activity; and economic and other factors likely to impact CHA in the year to come. (Pages 4-12)

**Schedule of Findings and Questioned Costs:** If there are any findings or questioned costs, these will be presented at a later date as part of the compliance audit.

Ms. Renita Duncan, CPA and Partner with RubinBrown LLP will present the audit at the CHA Board meeting and give a brief overview of the audit and answer any questions from the Board of Commissioners.

**CEO Recommendation:** Adopt Resolution 2816 accepting the Audited Financial Statements of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2018 performed by RubinBrown LLP.



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

---

### RESOLUTION #2816

#### **A Resolution to Accept the Audited Financial Statements of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2018**

WHEREAS, the Annual Contributions Contract with the U.S. Department of Housing and Urban Development (HUD) and the Missouri Housing Authorities Law requires that an annual audit of financial statements and single audit be performed by an independent public accounting firm; and

WHEREAS, the Single Audit Act of 1984 requires comprehensive single audits for state and local governments that receive Federal assistance; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, receives Federal assistance in the form of Public Housing operating subsidies, Section 8 Housing Choice Voucher rental assistance, and various other Federal grants; and

WHEREAS, the accounting firm of RubinBrown LLP has performed an audit of the financial statements of the Housing Authority of the City of Columbia, Missouri, for the fiscal year ended December 31, 2017 that is in accordance with generally accepted auditing standards of the Comptroller General of the United States, and the provisions of the Office of Management and Budget Circular A-133; and

WHEREAS, the single audit of the Section 8 Housing Choice Voucher Program will be presented at a later date by RubinBrown LLP.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, adopts Resolution 2786 accepting the independent audited financial statements of the Housing Authority of the City of Columbia, Missouri for fiscal year ending December 31, 2018, performed by RubinBrown LLP.

---

Bob Hutton, Chair

---

Phil Steinhaus, Secretary

Adopted June 19, 2019



# Housing Authority of the City of Columbia, Missouri

## Board Resolution Staff Memo

---

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: June 19, 2019

RE: **Resolutions 2817, 2818, 2819, 2820, 2821, and 2822:** To Accept the Audited Financial Statements for FYE2018 for the Mid-Missouri Veterans Housing Development Group, LP; the Stuart Parker Housing Development Group, LP, and the Bear Creek Housing Development Group, LP; the Oak Towers Housing Development Group, LP; and to Accept the Audited Financial Statements for FYE2018 since the inception of the following Limited Partnerships: the Bryant Walkway Housing Development Group, LP and the Bryant Walkway II Housing Development Group, LP.

---

The Columbia Housing Authority (CHA) has contracted with RubinBrown LLP, Certified Public Accountants and Business Consultants to conduct an audit of the financial statements of the following CHA low-income housing tax credit properties for FY2018:

- Mid-Missouri Veterans Housing Development Group, LP;
- Stuart Parker Housing Development Group, LP;
- Bear Creek Housing Development Group, LP; and
- Oak Towers Housing Development Group, LP.

The Bryant Walkway Apartments and the Bryant Walkway II Apartments were both initiated in 2018 and therefore the audited financial statements are for the part of 2018 from inception of each project through December 31, 2018. The Limited Partnerships are as follows:

- Bryant Walkway Housing Development Group, LP
- Bryant Walkway II Housing Development Group, LP

Ms. Renita Duncan, CPA and Partner of RubinBrown LLP will attend the CHA Board of Commissioners meeting to review the audited financial statements.

Audits of low-income housing tax credit properties differ from audits of Public Housing Authorities (PHAs) which are also subject to a single audit of any federal program with expenditures in excess of \$750,000 per annum. Low-income housing tax credit properties are only subject to having their financial statements audited. A Management Discussion and Analysis is not required for these audits.

RubinBrown LLP has certified that the audited financial statements are presented fairly, in all material aspects, and represent the financial position at the end of the fiscal year for the entities listed above.

**CEO Recommendation:** Adopt resolutions 2817, 2818, 2819, 2820, 2821, and 2822 accepting the Audited Financial Statements for FYE2018 for the Mid-Missouri Veterans Housing Development Group, LP; the Stuart Parker Housing Development Group, LP, and the Bear Creek Housing Development Group, LP; the Oak Towers Housing Development Group, LP; and to Accept the Audited Financial Statements for FYE2018 since the inception of the following Limited Partnerships: the Bryant Walkway Housing Development Group, LP and the Bryant Walkway II Housing Development Group, LP.



**Board Resolution**

---

**RESOLUTION #2817**

**To Accept the Audited Financial Statements for FYE2018 for the Mid-Missouri Veterans Housing Development Group, LP**

WHEREAS, The Columbia Housing Authority is the Management Agent for the Mid-Missouri Veterans Campus, commonly referred to as the Patriot Place Apartments; and

WHEREAS, The Columbia Community Housing Trust is a 501(c)3 nonprofit established by the Columbia Housing Authority to serve as the sole member of the General Partner of the Mid-Missouri Veterans Housing Development Group, LP; and

WHEREAS, Mid-Missouri Veterans Housing Development Group, LP is responsible to ensure that the financial statements of the Mid-Missouri Veterans Housing Development Group, LP are audited on an annual basis; and

WHEREAS, As a condition of receiving federal and state low-income housing tax credits for the construction of the Mid-Missouri Veterans Campus, the Mid-Missouri Veterans Housing Development Group, LP must also submit audited financial statements for the project to the Missouri Housing Development Commission on an annual basis; and

WHEREAS, The Mid-Missouri Veterans Housing Development Group, LP engaged the services of RubinBrown LLP Certified Accountants and Business Consultants to conduct an audit of the financial statements for the Mid-Missouri Veterans Housing Development Group, LP for FYE2018; and

WHEREAS, RubinBrown LLP has certified that the audited financial statements are presented fairly, in all material aspects, and represent the financial position at the end of the fiscal year for the Mid-Missouri Veterans Housing Development Group, LP for FYE2018.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution #2817 accepting the audited financial statements for FYE2018 for the Mid-Missouri Veterans Housing Development Group, LP as attached hereto and made a part hereof.

---

Bob Hutton, Chair

---

Phil Steinhaus, Secretary

Adopted June 19, 2019



Board Resolution

---

**RESOLUTION #2818**

**To Accept the Audited Financial Statements for FYE2018 for the Stuart Parker Housing Development Group, LP**

WHEREAS, The Columbia Housing Authority is the Management Agent for the Stuart Parker Apartments with Paquin Tower; and

WHEREAS, The Columbia Community Housing Trust is a 501(c)3 nonprofit established by the Columbia Housing Authority to serve as the sole member of the General Partner of the Stuart Parker Housing Development Group, LP; and

WHEREAS, Stuart Parker Housing Development Group, LP is responsible to ensure that the financial statements of the Stuart Parker Housing Development Group, LP are audited on an annual basis; and

WHEREAS, As a condition of receiving federal and state low-income housing tax credits for the construction of the Stuart Parker Apartments with Paquin Tower, the Stuart Parker Housing Development Group, LP must also submit audited financial statements for the project to the Missouri Housing Development Commission on an annual basis; and

WHEREAS, The Stuart Parker Housing Development Group, LP engaged the services of RubinBrown LLP Certified Accountants and Business Consultants to conduct an audit of the financial statements for the Stuart Parker Housing Development Group, LP for FYE2018; and

WHEREAS, RubinBrown LLP has certified that the audited financial statements are presented fairly, in all material aspects, and represent the financial position at the end of the fiscal year for the Stuart Parker Housing Development Group, LP for FYE2018.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution #2818 accepting the audited financial statements for FYE2018 for the Stuart Parker Housing Development Group, LP as attached hereto and made a part hereof.

---

Bob Hutton, Chair

---

Phil Steinhaus, Secretary

Adopted June 19, 2019



Board Resolution

---

**RESOLUTION #2819**

**To Accept the Audited Financial Statements for FYE2018 for the Bear Creek Housing Development Group, LP**

WHEREAS, The Columbia Housing Authority is the Management Agent for the Bear Creek Apartments; and

WHEREAS, The Columbia Community Housing Trust is a 501(c)3 nonprofit established by the Columbia Housing Authority to serve as the sole member of the General Partner of the Bear Creek Housing Development Group, LP; and

WHEREAS, Bear Creek Housing Development Group, LP is responsible to ensure that the financial statements of the Bear Creek Housing Development Group, LP are audited on an annual basis; and

WHEREAS, As a condition of receiving federal and state low-income housing tax credits for the construction of the Bear Creek Apartments, the Bear Creek Housing Development Group, LP must also submit audited financial statements for the project to the Missouri Housing Development Commission on an annual basis; and

WHEREAS, The Bear Creek Housing Development Group, LP engaged the services of RubinBrown LLP Certified Accountants and Business Consultants to conduct an audit of the financial statements for the Bear Creek Housing Development Group, LP for FYE2018; and

WHEREAS, RubinBrown LLP has certified that the audited financial statements are presented fairly, in all material aspects, and represent the financial position at the end of the fiscal year for the Bear Creek Housing Development Group, LP for FYE2018.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution #2819 accepting the audited financial statements for FYE2018 for the Bear Creek Housing Development Group, LP as attached hereto and made a part hereof.

---

Bob Hutton, Chair

---

Phil Steinhaus, Secretary

Adopted June 19, 2019





Board Resolution

---

**RESOLUTION #2820**

**To Accept the Audited Financial Statements for FYE2018 for the Oak Towers Housing Development Group, LP**

WHEREAS, The Columbia Housing Authority is the Management Agent for the Oak Towers Apartments; and

WHEREAS, The Columbia Community Housing Trust is a 501(c)3 nonprofit established by the Columbia Housing Authority to serve as the sole member of the General Partner of the Oak Towers Housing Development Group, LP; and

WHEREAS, Oak Towers Housing Development Group, LP is responsible to ensure that the financial statements of the Oak Towers Housing Development Group, LP are audited on an annual basis; and

WHEREAS, As a condition of receiving federal and state low-income housing tax credits for the construction of the Oak Towers Apartments, the Oak Towers Housing Development Group, LP must also submit audited financial statements for the project to the Missouri Housing Development Commission on an annual basis; and

WHEREAS, The Oak Towers Housing Development Group, LP engaged the services of RubinBrown LLP Certified Accountants and Business Consultants to conduct an audit of the financial statements for the Oak Towers Housing Development Group, LP for FYE2018; and

WHEREAS, RubinBrown LLP has certified that the audited financial statements are presented fairly, in all material aspects, and represent the financial position at the end of the fiscal year for the Oak Towers Housing Development Group, LP for FYE2018.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution #2820 accepting the audited financial statements for FYE2018 for the Oak Towers Housing Development Group, LP as attached hereto and made a part hereof.

---

Bob Hutton, Chair

---

Phil Steinhaus, Secretary

Adopted June 19, 2019



Board Resolution

---

**RESOLUTION #2821**

**To Accept the Audited Financial Statements for FYE2018 for the Bryant Walkway Housing Development Group, LP**

WHEREAS, The Columbia Housing Authority is the Management Agent for the Bryant Walkway Apartments; and

WHEREAS, The Columbia Community Housing Trust is a 501(c)3 nonprofit established by the Columbia Housing Authority to serve as the sole member of the General Partner of the Bryant Walkway Housing Development Group, LP; and

WHEREAS, Bryant Walkway Housing Development Group, LP is responsible to ensure that the financial statements of the Bryant Walkway Housing Development Group, LP are audited on an annual basis; and

WHEREAS, As a condition of receiving federal and state low-income housing tax credits for the construction of the Bryant Walkway Apartments, the Bryant Walkway Housing Development Group, LP must also submit audited financial statements for the project to the Missouri Housing Development Commission on an annual basis; and

WHEREAS, The Bryant Walkway Housing Development Group, LP engaged the services of RubinBrown LLP Certified Accountants and Business Consultants to conduct an audit of the financial statements for the Bryant Walkway Housing Development Group, LP for FYE2018; and

WHEREAS, RubinBrown LLP has certified that the audited financial statements are presented fairly, in all material aspects, and represent the financial position at the end of the fiscal year for the Bryant Walkway Housing Development Group, LP for FYE2018.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution #2821 accepting the audited financial statements for FYE2018 for the Bryant Walkway Housing Development Group, LP as attached hereto and made a part hereof.

---

Bob Hutton, Chair

---

Phil Steinhaus, Secretary

Adopted June 19, 2019



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

---

### RESOLUTION #2822

#### **To Accept the Audited Financial Statements for FYE2018 for the Bryant Walkway II Housing Development Group, LP**

WHEREAS, The Columbia Housing Authority is the Management Agent for the Bryant Walkway II Apartments; and

WHEREAS, The Columbia Community Housing Trust is a 501(c)3 nonprofit established by the Columbia Housing Authority to serve as the sole member of the General Partner of the Bryant Walkway II Housing Development Group, LP; and

WHEREAS, Bryant Walkway II Housing Development Group, LP is responsible to ensure that the financial statements of the Bryant Walkway II Housing Development Group, LP are audited on an annual basis; and

WHEREAS, As a condition of receiving federal and state low-income housing tax credits for the construction of the Bryant Walkway II Apartments, the Bryant Walkway II Housing Development Group, LP must also submit audited financial statements for the project to the Missouri Housing Development Commission on an annual basis; and

WHEREAS, The Bryant Walkway II Housing Development Group, LP engaged the services of RubinBrown LLP Certified Accountants and Business Consultants to conduct an audit of the financial statements for the Bryant Walkway II Housing Development Group, LP for FYE2018; and

WHEREAS, RubinBrown LLP has certified that the audited financial statements are presented fairly, in all material aspects, and represent the financial position at the end of the fiscal year for the Bryant Walkway II Housing Development Group, LP for FYE2018.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution #2822 accepting the audited financial statements for FYE2018 for the Bryant Walkway II Housing Development Group, LP as attached hereto and made a part hereof.

---

Bob Hutton, Chair

---

Phil Steinhaus, Secretary

Adopted June 19, 2019



# Housing Authority of the City of Columbia, Missouri

## Board Resolution Staff Memo

---

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: June 19, 2019

RE: **Resolution 2823:** A Resolution Authorizing the Housing Authority of the City of Columbia, Missouri to Submit a Rental Assistance Demonstration Program (RAD) Application for the Providence Walkway Apartments to the U.S. Department of Housing and Urban Development (HUD) and Approving the Chief Executive Officer to Certify the Agreement to Comply with all Requirements of the RAD Program as Outlined in PIH Notice 2012-32 (HA) H-2017-3, REV-3.

---

### The Rental Assistance Demonstration (RAD) Program – Review

The RAD Program is authorized by the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011). PIH Notice 2012-32 (HA) H-2017-3, REV-3 is the latest version of this program.

The RAD program allows Public Housing Authorities (PHAs) to convert from public housing subsidies into a long-term, Section 8 Project-Based Voucher Program. This is beneficial to PHAs because historically public housing subsidies and funding for capital project have been unpredictable and fluctuate annually due to federal budget cuts. Section 8 Project-Based Vouchers provide a stable and predictable annual subsidy. Stable and predictable revenues allow the CHA to apply for Low-Income Housing Tax Credits and other sources of financing to fund public housing renovations.

Currently, RAD is locking in FYE2018 public housing funding levels that will transform to Project-Based Voucher subsidies upon conversion. The initial RAD contract will be for a period of 20 years. At expiration of the initial contract, a voucher renewal contract will be issued. Each project with a Project-Based Voucher (PBV) contract will also carry a concurrent renewable RAD Use Agreement that will be recorded superior to other liens on the property. This ensures the property will continue to serve low-income families.

### Previous Applications and Awards

The Housing Authority of the City of Columbia, Missouri (CHA) has been awarded “Commitments to enter a Housing Assistance Payment” (CHAP) and “RAD Conversion Commitments” (RCC) for 597 of our 717 public housing units. Of these units, 597 have been converted from the public housing subsidies to the Section 8 Project-Based Voucher Program.

On April 26, 2017, the Housing Authority of the City of Columbia, Missouri (CHA) was awarded a “Multiphase” commitment to “reserve conversion authority” in the RAD program for its remaining 120 public housing units.

As we are submitting a 9% Low-Income Housing Tax Credit (LIHTC) Application to the Missouri Housing Development Commission (MHDC) for the Providence Walkway Apartments hopefully in September 2019, we are now in a position to apply for a HUD RAD “CHAP” for the Providence Walkway Apartments through this RAD Application.

**CEO Recommendation:** Adopt Resolution 2823 authorizing the Housing Authority of the City of Columbia, Missouri to submit a Rental Assistance Demonstration Program (RAD) Application for the Providence Walkway Apartments to the U.S. Department of Housing and Urban Development (HUD) and approving the Chief Executive Officer to certify the agreement to comply with all requirements of the RAD Program as outlined in PIH Notice 2012-32 (HA) H-2017-3, REV-3.

**This page intentionally left blank.**

# RAD APPLICATION #6

Housing Authority of the City of Columbia, Missouri

## PROVIDENCE WALKWAY APARTMENTS (34 UNITS) – MO007000001 JESSIE WRENCH

JUNE 20, 2019

### SECTION 1: PIC DEVELOPMENT NUMBER AND NAME

Enter the PIC Development Number and Name.

**Development Number**  
MO007000001

**Name of Development**  
Jessie Wrench

**Public Housing Agency (PHA) Name**  
Housing Authority of the City of Columbia

**Project Name for Tracking Purposes**  
Providence Walkway Apartments

Enter the requested contact information that HUD will use for any questions about the application

**PHA Contact Name**  
Hess, Rick

**Title**  
Director of Asset Management

**Telephone Number**  
(573) 554-7001

**Email**  
RHess@ColumbiaHA.com

### SECTION 2: BACKGROUND INFORMATION ON THE PHA AND THE PROJECT

Was this project developed with a HOPE VI grant in the past 10 years?  
No

Has this property been approved for Section 18 Demolition or Disposition?  
No

Is the property subject to a Capital Fund Financing Program (CFFP), Energy Performance Contract (EPC), or repayment agreement?  
 CFFP  EPC  Other

**Initial Conversion Plans**  
Identify which of these items are expected to occur as part of the conversion (check all applicable):  
 New Construction  Rehabilitation  Transfer of Assistance (TOA)  No Rehabilitation

**Type of Conversion**  
PBV

For all conversions, a PHA must provide a RAD Information Notice to all residents prior to the resident meetings to inform residents of projects proposed for conversion of their rights in connection with a proposed conversion.

**Date of RIN Issuance**  
05/28/2019

**Date of General Information Notice (GIN) Issuance (if applicable)?**  
05/28/2019

**If awarded a CHAP, you must provide the GIN as soon as reasonable, but not later than 30 days from CHAP issuance**

**Proposed Unit Bedroom Distribution Post RAD Conversion:** Identify the bedroom distribution of units to be included in your CHAP; entire should reflect the post-conversion property. (Applicants must attach a screen shot from PIC of the AMP's Development Profile and Summary Information as evidence that the PHA currently has this number of units under ACC).

	BEDROOM SIZE						Total Units	
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	Total Units
Units Converting	0	7	19	8	0	0	0	34

\*If units are converting from multiple PIC Development #s, complete the "Many-to-One" worksheet

**Current Utility Allowances.** Enter the utility allowances currently in effect at the public housing project or project(s). These amounts will be included in your CHAP award if your Application is approved. If there are multiple sites covered by this application with different utility allowances, input a weighted average for the purposes of the application (but note that the RAD Conversion Commitment and subsequent PBV or PBRA HAP contract can accommodate different utility allowances for the same bedroom configuration):

0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR
	\$72.00	\$101.00	\$96.00			

Current Public Housing Utility Allowances

Check this box if the Utility Allowances shown above are weighted averages

**Overview of Proposed Conversion.** Provide a general description of the proposed conversion (including a description of the existing site(s), the general scope of work (new construction, moderate rehab, minimal rehab), whether units will be replaced on-site or off-site, major anticipated financing sources, and any other information that will help HUD to understand the conversion plan (i.e., anticipated use of FHA-insurance, 4% or 9% LITHC, etc.). Additionally, if not all of the units at the AMP are included in the conversion provide a description of plans for the remaining units in the AMP. It is acceptable and anticipated that conversion plans will change from what is presented in this application.

Note on Utility Allowances: The 1 & 3-BR units have Heat Pumps, but the 2-BR units do not, thus the disparity in rates.

The site of this Providence Walkway Apartments project is surrounded by Providence Road, Boone Drive, Trinity Place, and Switzer Street in the heart of Columbia, Missouri. This site currently has 34 public housing ACC units. This site also has an existing laundromat and a housing manager/maintenance/warehouse building - both will stay intact.

The original plans were to renovate the existing units; however, subsequent investigations revealed that structural and other conditions of this 50+ year old development were worse than anticipated making the cost to renovate nearly equal to the cost of building new; thus, the existing 34 public housing units will be demolished and replaced with newly constructed units on-site, with the possible exception of two units that may be built on an adjacent vacant lot owned by MO007000001 Jessie Wrench. All current infrastructure - sewer, storm water and utilities runs will also be replaced.

The major sources for this project will be (1) 9% Low-Income Housing Tax Credits; (2) the City of Columbia's HOME and CDBG programs; (4) a permanent loan and (5) MO007000001 Capital Funds and Operating Reserves.

We have previously converted 597 units of our 717 public housing stock and this will be our 6th RAD conversion. This RAD Application is also the 4th of 7 of a 294-unit multiphase project (MO007000001 Jessie Wrench) and represents 34 of our remaining 120 public housing units. Please see the narrative of the "Multiphase Worksheet" for specifics. We will continue submitting RAD and LIHTC applications until we have successfully completed the conversion of all 717 public housing units.

### SECTION 3: APPLICATION FEATURES AND/OR PRIORITY CATEGORIES

- No  Is this the first Application of a Multiphase Application?
- No  Is this Application part of a Portfolio Award request?
- No  Is this Application a "many-to-one" request involving units from multiple AMPs?
- No  Is this Application part of an existing (awarded) Portfolio award?
- Yes  Is this Application part of an existing (awarded) Multiphase award?
- No  Was the public housing project developed through public housing mixed-finance?

Complete the next section to identify whether the application qualifies for priority selection

#### Priority Categories

Applications are provided priority selection if they meet certain criteria for "high investment." Identify if the application meets any of the criteria below. Select only one.

- Yes 
  - a. Applications or Multi-phase Applications that will redevelop physically or functionally obsolete housing as evidenced by proposals involving:
    - i. Full or partial demolition of the existing project, with new construction that includes tax credit only units and/or market rate units;
    - ii. Full or partial demolition of the existing project, with new construction;
    - iii. Choice Neighborhoods implementation grant that HUD has awarded to the subject property; or
    - iv. Projects where a majority of the units have been approved for demolition or disposition under Section 18, which demolition or disposition approval is proposed to be withdrawn upon award of RAD authority; or
  - b. Applications that are part of a comprehensive neighborhood revitalization plan such as:
    - i. Choice Neighborhoods Planning grant;
    - ii. Promise Zones; or
    - iii. Locally recognized neighborhood revitalization plan, as evidenced by a letter of support from the City or County government describing the commitment and backed by significant state or local financial investments (existing or committed) in the community.
  - c. Applications that the PHA believes to be in imminent danger of losing financing if they are not provided a CHAP (e.g. as evidenced by a 9% tax credit award)
- No

## SECTION 4: REQUIRED ATTACHMENTS

The Following Must Be Attached as Part of Your Electronic Application:

Yes	Summary of Resident Comments and PHA Responses	<input type="button" value="Choose File"/>	No file chosen
Yes	PIC Development Profile and Summary Screen Shot	<input type="button" value="Choose File"/>	No file chosen
No	Evidence of eligibility for HOPE VI project		
Yes	Evidence of PHA to Administer PBV Contracts (on PHA letterhead)	<input type="button" value="Choose File"/>	No file chosen
No	Evidence of Priority Category Eligibility		
No	Mixed-finance Affidavit (available <a href="#">here</a> )		
Yes	Multiphase Worksheet		
No	Portfolio Application (available <a href="#">here</a> )		
No	Many-to-One Worksheet (Online worksheet below)		

[2.RAD.App.6.Attach.2.-PIC.Dev.Profile.&.Summary.Screen.Shot.pdf](#)

[3.RAD.App.6.Attach.3.-Evidence.of.PHA.to.Admin.PBV.\(2018\).pdf](#)

## SECTION 5: CERTIFICATION AND BOARD APPROVAL

Complete the fields below for the appropriate person within your organization. By submitting this application, the signatory is certifying to the language below, including that he or she has obtained Board Approval for this application.

Print Name of Authorized Signator:

Phil Sternhaus

Print Title of authorized signator:

Chief Executive Officer

Date:

06/20/2019

I hereby certify to the following: (1) that I have the requisite authority to execute this application on behalf of the PHA; (2) that HUD can rely upon this certification in evaluating the Application; (3) that I acknowledge that I have read and understand Notice PIH-2012-32 (HA) H-2017-03, REV-3 (the "Notice"), which describes the Rental Assistance Demonstration (RAD) (the "program"), and agree to comply with all requirements of the Program or Notice; (4) that all materials submitted in association with the application are accurate, complete and not misleading; (5) that, if selected for award, the owner will comply with the fair housing and civil rights requirements at 24 CFR 5.105(a) (general requirements) and will affirmatively further fair housing; and (6) that there are no debarments, suspensions, or Limited Denials of Participation in Federal programs lodged against the applicant, PHA Executive Director, Board members, or affiliates. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 USC Sections 1001, 1010, 1012; 31 USC Sections 3729, 3802)

## MULTIPHASE WORKSHEET

Please provide a narrative summary of the proposed phasing.

MO00700002 Bear Creek, 76 units - Converted & Project Complete  
 MO00700003 Oak Towers, 147 units - Converted & Project Complete  
 MO00700004 Paquin Tower, 200 units - Converted & Project Complete  
 MO007000001 Jessie Wrench, 294 units - Multiphase, 3 of 7 Phases (174 units) Converted & Projects Complete...

As we have completed the conversions and projects of all other AMPs (MO007000002, 3 & 4), AMP 1 (MO007000001 Jessie Wrench) is our only remaining Asset Management Property. This RAD Application is the 4th of 7 of a 294-unit multiphase project (MO007000001 Jessie Wrench) and represents 34 of our remaining 120 public housing units. As shown on the chart below, we will continue submitting RAD and LIHTC applications until we have successfully completed this multiphase and the conversion of our entire 717 public housing unit stock.

Please complete the chart below.

Phase	# RAD Units in this Phase	Application	Proposed Dates For:	
			LIHTC application (if applicable)	Financing Plan Submission
Initial (subject application)	34	06/28/2019	09/06/2019	05/01/2020
1	40	06/26/2020	09/04/2020	05/07/2021
2	30	06/25/2021	09/03/2021	05/06/2022
3	16	06/24/2022	09/02/2022	05/05/2023

Closing

11/27/2020

11/26/2021

11/25/2022

11/26/2023



4	0						
5	0						
6	0						
7	0						
8	0						
Total Units	120						

Notes:

1. Phasing is usually applied to units within one AMP
2. If approved, HUD will issue a CHAP for the initial phase and a Multi-phase Award letter covering all phases of the project.
3. The due date for the application for the final phase of the projects covered by a multi-phase award is September 30, 2024.
4. Submit the worksheet with the application for the first phase to: [RADApplications@hud.gov](mailto:RADApplications@hud.gov)

**SUBMIT APPLICATION**

Save for Later

Run Completeness Check

You cannot submit the application until all required items are completed.

Submit Application



Board Resolution

---

**RESOLUTION #2823**

**A Resolution Authorizing the Housing Authority of the City of Columbia, Missouri to Submit a Rental Assistance Demonstration Program (RAD) Application for the Providence Walkway Apartments to the U.S. Department of Housing and Urban Development (HUD) and Approving the Chief Executive Officer to Certify the Agreement to Comply with all Requirements of the RAD Program as Outlined in PIH Notice 2012-32 (HA) H-2017-3, REV-3.**

Whereas, The RAD Program is authorized by the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011). PIH Notice 2012-32 (HA) H-2017-3, REV-3 is the latest version of this program; and

Whereas, The RAD Program allows Public Housing Authorities (PHAs) to convert from public housing subsidies into a long-term, Section 8 Project-Based Voucher Program that provides a stable and predictable annual subsidy; and

Whereas, Stable and predictable revenues allow the CHA to apply for Low-Income Housing Tax Credits and other sources of financing to fund public housing renovations; and

Whereas, The Housing Authority of the City of Columbia, Missouri (CHA) has been awarded "Commitments to enter a Housing Assistance Payment" (CHAP) and "RAD Conversion Commitments" (RCC) for 597 of our 717 public housing units. Of these units, 597 have been converted from the public housing subsidies to the Section 8 Project-Based Voucher Program; and

Whereas, On April 26, 2017, the Housing Authority of the City of Columbia, Missouri (CHA) was awarded a "Multi-Phase" commitment to "reserve conversion authority" in the RAD program for its remaining 120 public housing units; and

Whereas, We are submitting a 9% Low-Income Housing Tax Credit (LIHTC) Application to the Missouri Housing Development Commission (MHDC) for the Providence Walkway Apartments hopefully in September 2019, thus we are now in a position to apply for a HUD RAD "CHAP" for the Providence Walkway Apartments through this RAD Application; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2823 authorizing the Housing Authority of the City of Columbia, Missouri to submit a Rental Assistance Demonstration Program (RAD) Application for the Providence Walkway Apartments to the U.S. Department of Housing and Urban Development (HUD) and approves the Chief Executive Officer to certify the agreement to comply with all requirements of the RAD Program as outlined in PIH Notice 2012-32 (HA) H-2017-3, REV-3; and

BE IT FURTHER RESOLVED that if the RAD Program application should be approved, Resolution 2823 also authorizes the execution of all applicable award agreements and the implementation of the RAD Program Plan as described in the application.

---

Bob Hutton, Chair

---

Phil Steinhaus, Secretary

Adopted June 19, 2019



## Housing Authority of the City of Columbia, Missouri

### Board Report Staff Memo

To: Board of Commissioners  
From: Phil Steinhaus, CEO  
Date: June 19, 2019  
RE: Affordable Housing Initiative Report

---

The following is a current status report for the Columbia Housing Authority's (CHA) Affordable Housing Initiative which includes any significant activity for the past month. All Affordable Housing Initiative reports and information (current and archived) are on our website at [www.ColumbiaHA.com](http://www.ColumbiaHA.com), under "What We Do" / "Affordable Housing Initiative".

To date the Columbia Housing Authority has renovated 543 units of public housing and constructed 25 units for homeless Veterans.

Completed projects are as follows:

Project Name	Designation	# Units	Completion Date
Patriot Place Apartments	Housing for Homeless Veterans	25	April 2016
Stuart Parker Apartments	Renovated Public Housing	84	September 2017
Paquin Tower Apartments	Renovated Public Housing	200	September 2017
Oak Towers Apartments	Renovated Public Housing	147	October 2018
Bryant Walkway II Apartments	Renovated Public Housing	36	December 2018
Total Completed Affordable Housing Projects to Date:		492	

#### Recent Activity (May-June 2019)

##### Bryant Walkway Apartments

There have been significant cost overruns on the Bryant Walkway project due to unforeseen structural issues. The primary problems are as follows:

1. Termite damage and all the impact of rotting wood and required reframing.
2. Additional abatement of floor tile due to multiple layers of flooring laid on top of previous floors.
3. Additional abatement of Transite siding that was discovered.
4. Structural issues in the roof and siding that could not be seen.
5. Enforcement of new codes by the City of Columbia

We are now \$269,585 over the contingency and are expecting up to \$96,741 of additional change orders. Total worst case costs over contingency is \$366,326.

We requested additional funding from the Missouri Housing Development Commission (MHDC) and were originally awarded \$28,000 in federal low-income housing tax credits and \$50,000 in HOME funds. Unfortunately, the MHDC staff miscalculated the maximum amount of federal LIHTC funding they could award to the project and that number was revised down to \$9,400 in federal LIHTC funding (approximately \$90,081 in funding). We will continue to receive the \$50,000 in HOME funding and we will also contribute \$50,000 from rent collected during construction. These additional funds are calculated into the cost overrun estimate.

### **Construction Update**

All abatement and demo is complete.

All underground plumbing is installed and inspected.

All sewer taps are done, inspected and back filled.

All interior slabs are poured.

**Building 16**- complete, occupied

**Building 15** - complete, occupied

**Building 14** - complete, occupied

**Building 13** - complete, occupied

**Building 12** - complete, occupied

**Building 11** - complete- occupied

**Building 10** - complete, occupied

**Building 3** - complete, ready for occupancy

**Building 2** - complete, ready for occupancy

**Building 1** - complete, ready for occupancy

**Building 4** - drywall is complete, interior is finishing, and they are painting now. Flooring and cabinets week of 6/17. Siding will finish week of 6/10.

**Building 5** – flooring is finishing the week of 6/10, interior trim outs week of 6/10, Appliances on Wednesday 6/12. Sidewalks being cut to grade. Sidewalk pouring starts 6/13.

**Building 6** - Building is complete, cleaned, a/c start-ups 6/12, sidewalks being cut to grade. Sidewalk pouring starts 6/13.

**Building 7**- Building is complete, cleaners in units now, a/c start-ups 6/12 sidewalks being cut to grade now. Sidewalk pouring starts 6/13.

**Building 8** – Siding is largely complete, tapers are in both units, painting starts week of 6/17

**Building 9** – Framing is complete, rough-ins finish 6/14, insulation starts 6/17, drywall stocks on 6/19, hangers immediately follow. Siding starts 6/17

---

### **Providence Walkway Apartments**

We applied to the Missouri Housing Development Commission (MHDC) for 9% Low-Income Housing Tax Credits on March 13, 2018 to renovate the Providence Walkway Apartments. At that time the MHDC issued a Qualified Allocation Plan that only included federal Low-Income Housing Tax Credit (LIHTC) funding. This resulted in fewer units of affordable housing constructed across the state and made the application process much more competitive.

The MHDC did not recommend funding for our project and gave the rationale for not funding our project as they believed our credit request was too high and that the cost of renovation was approaching the cost of new construction. We have reduced the size of the projects to 36 units which will involve replacing 34 existing public housing units with new construction and add two additional new units.

We are working on new designs for the property and plan to apply for low-income housing tax credits during the next funding round which will probably be in the fall of 2019.

We have submitted an application for \$250,000 in HOME funds and \$100,000 in CDBG funds from the City of Columbia. If awarded, these funds will be available in the summer of 2020. An application to the Federal Home Loan Bank of Des Moines in the amount of \$355,000 was submitted on May 30, 2019.

### **East Park Avenue Apartments and the Fisher Walkway Apartments**

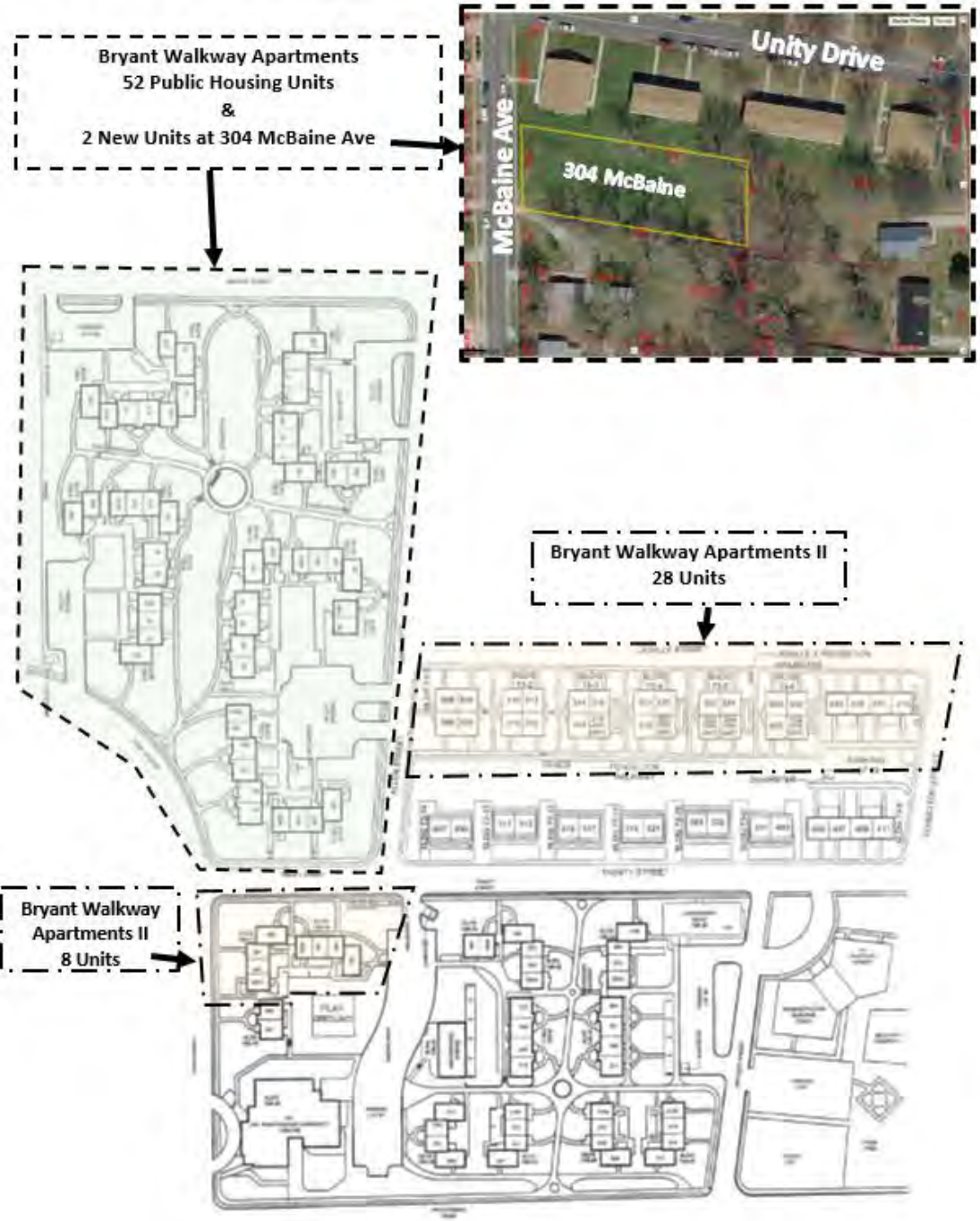
As a result of Congress approving an increase the cap on the number of RAD units nationwide from 185,000 to 225,000, the CHA was issued a multiphase RAD award for our remaining 120 public housing units to be renovated. This includes our Providence Walkway Apartments (34 units), East Park Avenue Apartments (40 units), Fisher Walkway Apartments (30 units), and Trinity Place Apartments (16 units). The multiphase award was issued on April 26, 2017. The award reserves RAD conversion authority for these final 120 units of public housing.

We have initiated a strategic planning process for the renovation or redevelopment of the East Park Avenue, Fisher Walkway Apartments, and Trinity Place Apartments. This will be an on-going planning process during 2019 & 2020 and will involve community input at some point in the process. This strategic planning process will also include discussions with other property owners, strategic community partners, and governmental agencies.

# Bryant Walkway Apartments and Bryant Walkway Apartments II

1

Two proposed renovation projects	Number of Units	LIHTC Funding
Bryant Walkway Apartments	54 Units	9% LIHTC
Bryant Walkway Apartments II	36 Units	4% LIHTC

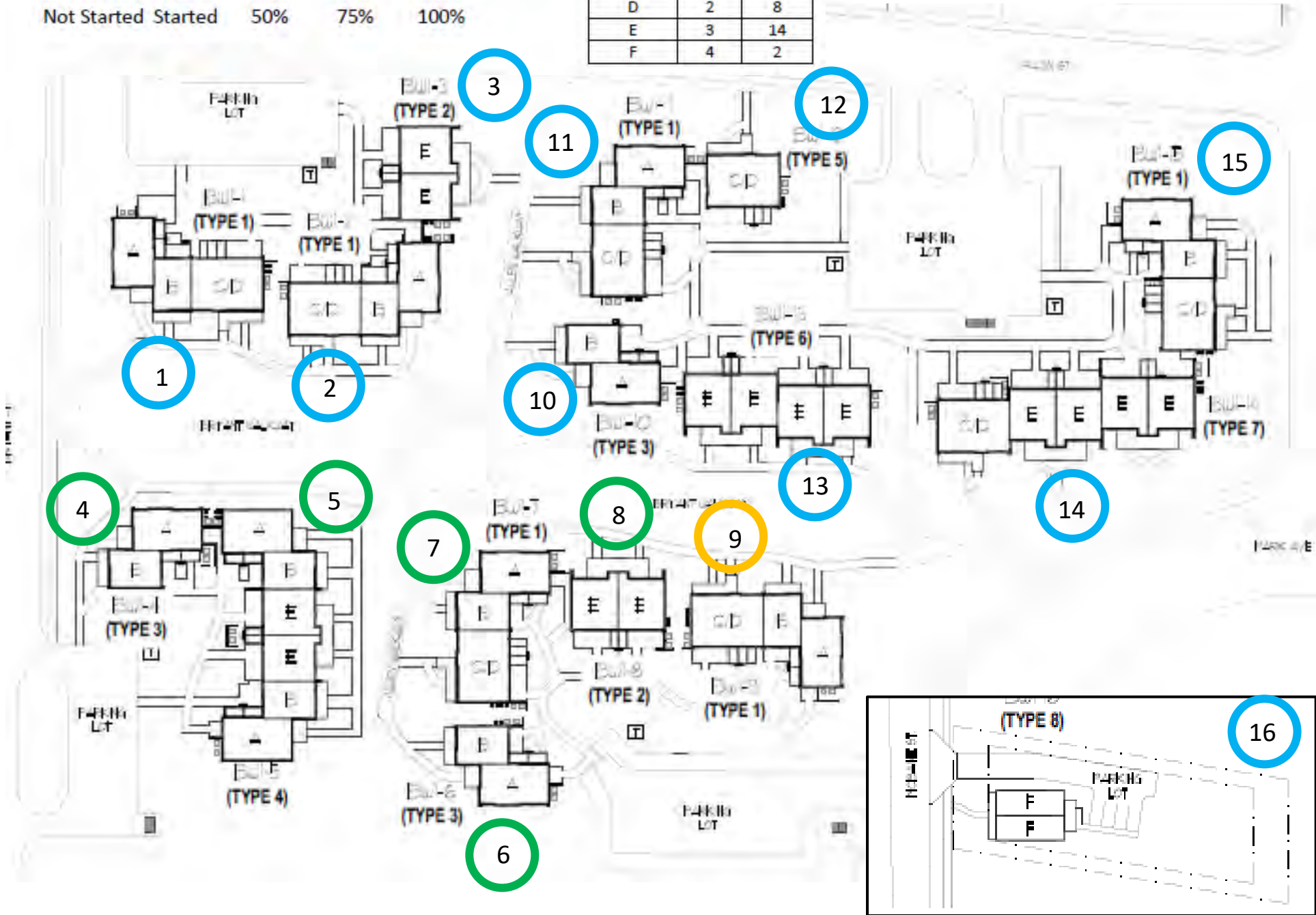




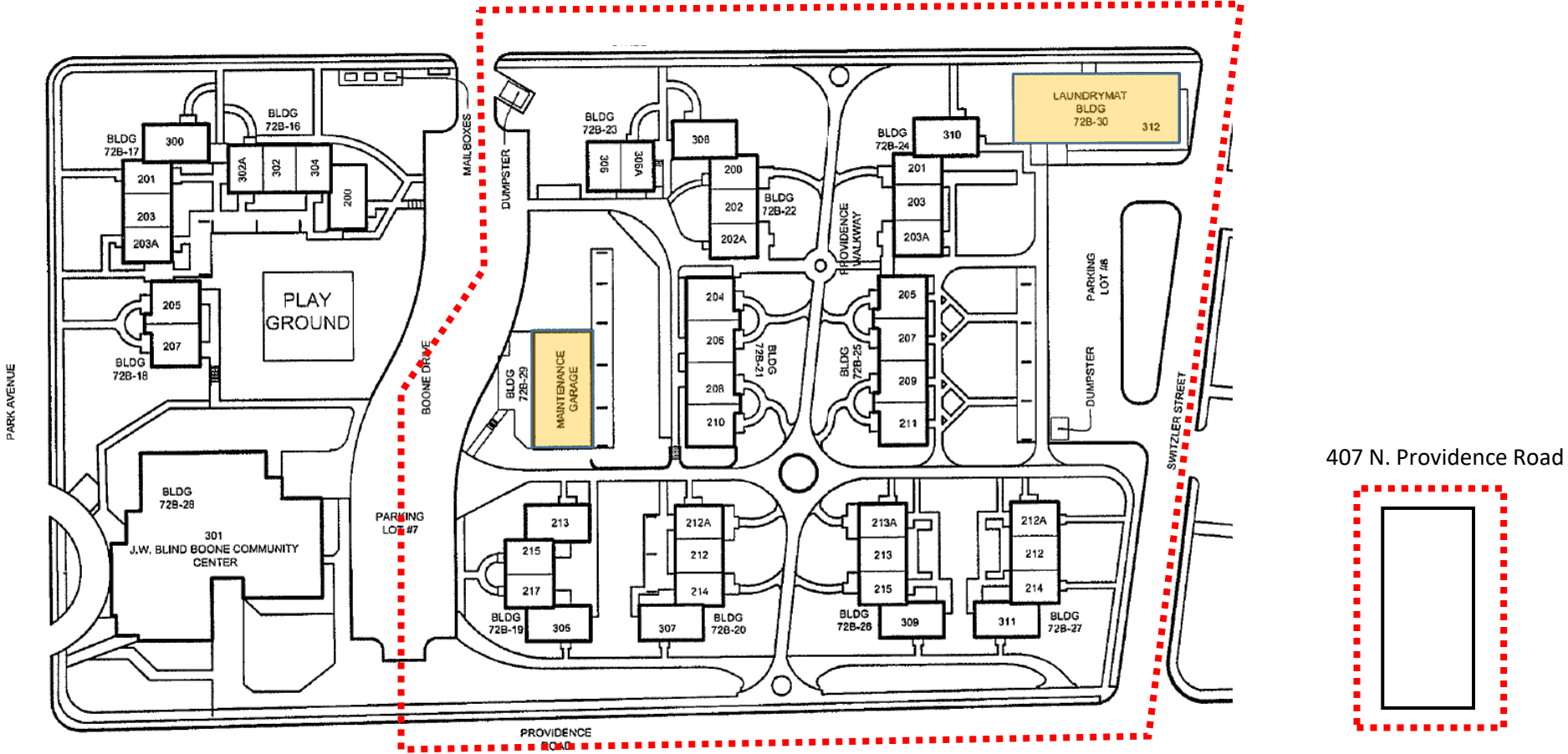
# Bryant Walkway Progress Map June 12, 2019



Unit Type	# BR's	# Units
A	1	11
B	2	11
C	2	8
D	2	8
E	3	14
F	4	2



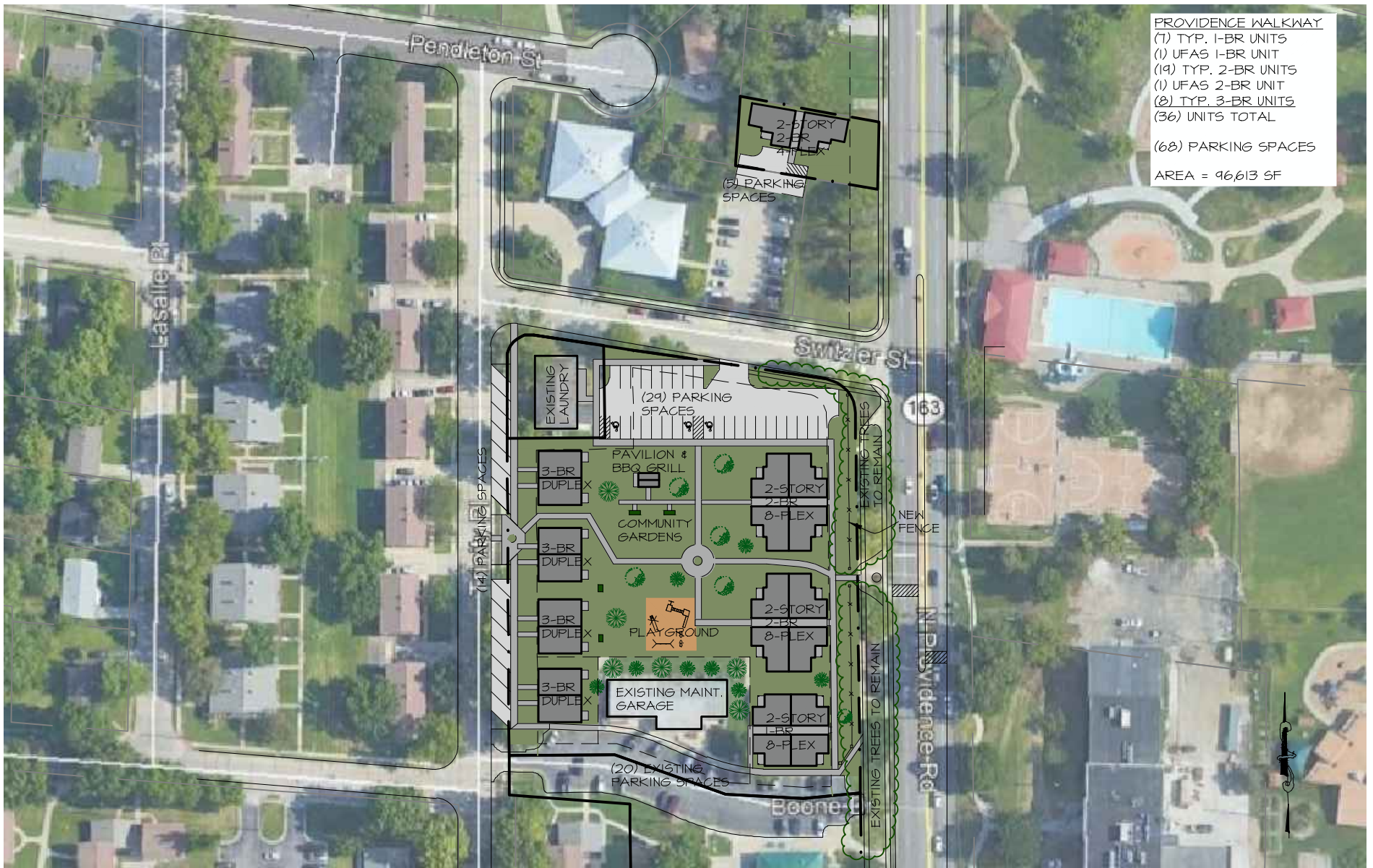
# Providence Walkway Apartments



## Affordable Housing Initiative

Affordable ♦ Accessible ♦ Energy-Efficient ♦ Healthy ♦ Safe ♦ Well-Maintained





PROVIDENCE WALKWAY  
 (7) TYP. 1-BR UNITS  
 (1) UFAS 1-BR UNIT  
 (19) TYP. 2-BR UNITS  
 (1) UFAS 2-BR UNIT  
 (8) TYP. 3-BR UNITS  
 (36) UNITS TOTAL  
  
 (68) PARKING SPACES  
 AREA = 96,613 SF

# PROPOSED SITE PLAN

SCALE: 1" = 120'-0"

APRIL 2019

## PROVIDENCE WALKWAY

Columbia, Missouri







8-PLEX BUILDING ELEVATION

APRIL 2019



TOWNHOUSE DUPLEX ELEVATION

MAY 2019



# AIA® Document G711™ – 1972

## Architect's Field Report

<b>PROJECT:</b> <i>(Name and address)</i> Bryant Walkway Apartments Bryant Walkway & McBaine St.		<b>FIELD REPORT NUMBER:</b> 30	<b>OWNER:</b> <input checked="" type="checkbox"/>
<b>CONTRACT:</b>		<b>ARCHITECT'S PROJECT NUMBER:</b>	<b>ARCHITECT:</b> <input checked="" type="checkbox"/>
			<b>CONSULTANT:</b> <input checked="" type="checkbox"/>
			<b>FIELD:</b> <input type="checkbox"/>
<b>DATE</b> 6/12/19	<b>TIME</b> 9:30	<b>WEATHER</b> rainy	<b>TEMP. RANGE</b> 65 degrees
<b>EST. % OF COMPLETION</b> 93%		<b>CONFORMANCE WITH SCHEDULE (+,-)</b>	
<b>WORK IN PROGRESS</b> see below		<b>PRESENT AT SITE</b>	CHA: Phil Steinhaus, Greg Willingham EM Harris: Dan Buchmueller, Charles Gottlieb, Dan Edwards, Steve Shawke Simon Associates: Jody Miller
<b>OBSERVATIONS</b> see below			Natura: Tom Robbins ND Consulting: Tracy Perotti
<b>ITEMS TO VERIFY</b> see below			Wallace: Ernie Hegger, Christina Lehn
<b>INFORMATION OR ACTION REQUIRED</b>			
<b>ATTACHMENTS</b> Photos			
<b>REPORT BY:</b> Jody Miller			

- Moving forward, punch lists will be attended by the Architect, Owner and Contractor at the same time. Within two weeks from the initial punch list being issued, the Contractor will complete the items and schedule a follow-up walkthrough with the Owner and Architect. If any items remain from the original punch list, the Architect will issue a revised punch list after the final walk through.
- The exterior light fixture at the underside of D Unit decks has been collecting water inside the junction box. The Contractor will install a piece of Azek between the decking and fixture that is of sufficient size to cover the junction box.
- Buildings 6 and 7 are closest to complete, but cannot be occupied until site work is completed to allow access to front and rear entrances. Site work associated with Buildings 8 and 9 can proceed after Buildings 6 and 7 are occupied as long as there is no disruption to parking and sidewalk access to the occupied buildings.
- Building progress:
  - Building 4: Drywall is complete and painting is in progress. Flooring will be installed next week. Siding to be completed this week.
  - Building 5: Flooring will be completed this week. Interior trims are being installed. Appliances will arrive on site this week. Site grading is in progress. Sidewalks are scheduled to be poured this week.
  - Buildings 6 and 7: Interior and exterior are complete. Occupancy permit is pending site work completion.
  - Building 8: Siding is mostly complete. Gypsum board taping is in progress. Painting is scheduled for next week.
  - Building 9: Rough-ins to be completed this week. Insulation and drywall to be installed next week. Siding work starts next week.



Building 4 - Side Exterior



Building 4 - B Unit Interior



Building 5 - Front Exterior



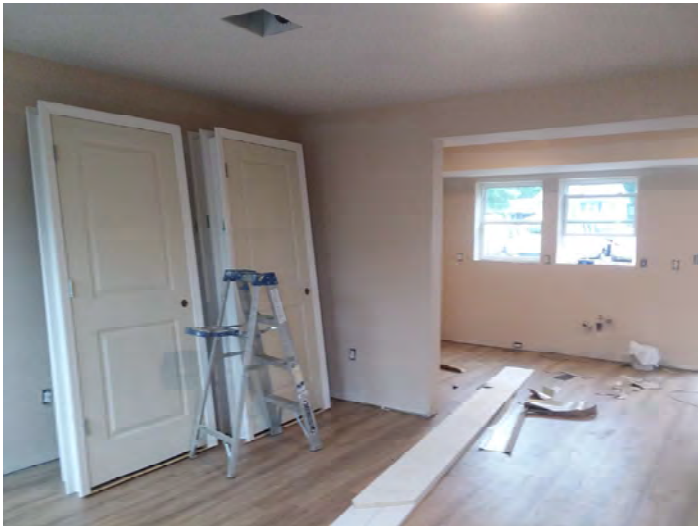
Building 5 - Rear Exterior



Building 5 - B Unit Interior



Building 5 - E Unit Interior



Building 6 - Front Exterior



Building 6 - B Unit Interior



Building 7 - Front Exterior



Building 7 - C Unit Interior





Buildings 6 & 7 - Rear Exterior



Buildings 7 & 8 - Rear Exterior



Building 8 - Front Exterior



Building 9 - Front Exterior



Buildings 8 & 9 - Rear Exterior





## Housing Authority of the City of Columbia, Missouri

### Board Report Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO - Laura Lewis, Director of Affordable Housing Operations

Date: June 13, 2019

RE: Housing Operations Monthly Update

---

There have been a few changes in staffing at several of the properties. Oak Towers site manager, Margaret Patrick, took the position of LIHTC Compliance Specialist. We now have two compliance specialists which will help us move applicants through the intake process much quicker. Andrew Elliot was hired as the new manager for Oak Towers. Mr. Elliott worked in the private sector for the last 12 years with Jacobs Realty. Site manager, Tawanda Edwards, took a new position as a Project-Based Voucher Specialist which left her position as manager for Bear Creek and Stuart Parker open. Veronica Martin was hired to replace Ms. Edwards position at Bear Creek and Stuart Parker. Ms. Martin has been the manager of Copper Beach student housing for the last three years and previously worked for the Columbia Housing Authority as the manager at Bear Creek.

# PROPERTY MANAGEMENT REPORT CARD

## MANAGEMENT ASSESSMENT FOR MAY 2019

Reporting for prior month		EMERGENCY WORK ORDERS	COSTS BILLED TO TENANTS (DAMAGE)	TENANT GENERATED WORK ORDERS				COST OF UNIT TURN	VACANCY TURN TIME (K2K)		UNIT RESTORES	MOVE OUT CHARGES BILLED		
PROPERTY	Total Units	% of total w/o listed as emergency	PERCENT OF TOTAL W/O billed	# TOTAL Wos	# TG WOs	% OF TOTAL WOs	TG AVG DAYS to close (3 OR FEWER)	AVERAGE COST	Unit turnovers	Avg days key to key	# DAYS (5 OR FEWER)	to tenant on settlement		
AMP 1	120 Units	2%	8%	60	40	62%	1	\$1,260.02	5	30+	3	\$0.00		
Bear Creek Apts	78 Units	9%	8%	22	19	86%	3	not completed	1	30+	5	\$90.00		
Oak Tower	147 Units	0%	12%	79	67	85%	1	\$480.00	4	30	5	\$724.00		
PAQUIN	200 Units	0%	1%	49	34	69%	1	\$353.30	2	40	5	\$253.96		
Stuart Parker	84 Units	0%	15%	55	22	40%	1	n/a	0	n/a	n/a	n/a		
Patriot Place	25 Units	0%	18%	13	6	46%	1	\$401.00	2	30	3.00	\$231.92		
BWW	54 Units	0%	0%	5	5	100%	1	\$0.00	0	0	0.00	\$ -		
BWWII	36 Units	0%	0%	10	9	90%	1	\$0.00	0	0	0.00	\$ -		
MANAGEMENT OPERATIONS	HUD VACANCY LOSS	5/1-5/30/19 OCCUPANCY %	MAY TARS COLLECTED	As of end of month Vacancy	As of end of month Vacancy	As of end of month Vacancy	Move Ins	Move Outs	DELINQUENCY RATE (% AND # DEL ACCOUNTS)		Non-pymnt termination	# of tenant move outs with voucher	\$ Security Deposit owed	# of tenants Deposit not paid
PROPERTY	(PRIOR RENT)	PERCENT	PERCENT	0-30	30-60	60+	May	May			New /mnt			
AMP 1	\$3,097.17		98%	5	4	2	3	3	7%	8	12	1	\$2,603.12	17
Bear Creek Apts	\$1,395.67	96%	99%	1	1	0	2	2	15%	11	2	0	\$2,382.99	10
Oak Tower	\$1,668.50	98%	99%	3	0	0	3	3	19%	27	9	0	\$5,613.85	24
SPP PAQUIN	\$2,046.47	98%	99%	2	2	1	3	2	9%	18	12	0	\$5,585.60	25
Stuart Parker	\$713.31	98%	99%	2	0	0	2	2	19%	16	0	0	\$3,277.44	19
Patriot Place	\$483.34	94%	99%	0	1	0	1	0	4%	1	0	0	\$0	0
BWW	\$5,851.64	44%	99%	0	0	30	0	0	4%	1	0	0	\$4,794.43	16
BWWII	\$148.81	84%	99%	0	0	2	3	0	3%	1	0	0	\$3,816.83	18

Vacancy Turn Time – # of days from when one tenant moves out to the time the next tenant moves in.

A = < 15 days    B = 15 to <20 days    C = 20 to <25 days    D = 25 to <30 days    F = 30+ days

Occupancy – the percentage of occupied units, scored in PHAS. Calculated for first day of month.

TARs Collected– the percentage of costs charged that we collected.

A = 98.5% or above    B = 98% to <98.5    C = 95% to <98%    F = <95%

Emergency Work Orders – Must be Repaired within 24 hours.

A = 99% or above

Tenant Generated Work Orders - Ave. # days to complete

A = < 3 days    C = 3 - < 10 days    F = 10+ days





# Housing Authority of the City of Columbia, Missouri

## Board Report Staff Memo

To: Board of Commissioners

From: Andrea Tapia, Chief Operations Officer

Date: June 18, 2019

RE: Housing Programs Summary

---

### **Housing Choice Voucher Program**

The Housing Choice Voucher Program is happy to announce that Ms. Katie Howard has accepted the position of Housing Choice Voucher Specialist. Katie brings with her a wealth of program knowledge and CHA history. We are delighted to have Katie on our HCV team.

Ms. Marie Litchfield retired from her position as Housing Choice Voucher Specialist/Landlord Liaison in May. Marie worked for the Columbia Housing Authority for 14 years and built an outstanding partnership with Columbia landlords. Marie's presence will surely be missed.

On April 30, 2019, the Columbia Housing Authority received notification from HUD that the Housing Authority scored 100 percent on their Section 8 Management Assessment Program (SEMAP) submission. The Section Eight Management Assessment Program (SEMAP) measures the performance of public housing agencies (PHAs) that administer the Section 8 Housing Choice Voucher Program. SEMAP helps HUD target monitoring and assistance to PHA programs that need the most improvement.

SEMAP assesses 14 indicators of performance designed to show whether PHAs help eligible families to afford decent rental units at a reasonable subsidy cost as intended by Federal housing legislation.

The 14 key indicators of PHA performance are:

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

SEMAP is used to remotely measure PHA performance and administration of the housing choice voucher program. SEMAP uses HUD's national database of tenant information and information from audits conducted annually by independent auditors. HUD will annually assign each PHA a rating on each of the 14 indicators and an overall

performance rating of high, standard, or troubled. Metropolitan PHAs will also be able to earn bonus points for their achievements in encouraging assisted families to choose housing in low poverty areas.

PHAs that fail to perform adequately on any of the 14 indicators or have an overall performance rating of troubled are required to take corrective action. HUD conducts on-site reviews of PHAs rated troubled to assess the magnitude and seriousness of the problems. The PHA must implement a thorough corrective action plan that HUD will monitor, to ensure improvement in program management.

I want to congratulate the HCV Program Team for an outstanding 2018 reporting period and achieving **HIGH** performer status.

### **811 Mainstream Vouchers**

As we get closer to providing eligible applicants the opportunity to utilize 811 mainstream vouchers, the CHA continues to meet with our community partners to ensure the comprehensive and timely delivery of program services. We hope to begin the issuance of 811 Vouchers in August 2019.

### **Affordable Housing Programs**

The Project-Based Voucher program is happy to announce Ms. Tawanda Edwards has accepted the position of Project-Based Voucher Specialist. Tawanda will be replacing Katie Howard who accepted the HCV Specialist position. Tawanda brings a wealth of knowledge and expertise to the PBV program department and we look forward to having Tawanda on our team.

I would also like to announce that Ms. Veronica Martin, has joined the CHA family. Veronica is no stranger to the CHA, she worked many years as a manager for Bear Creek and was truly missed by staff and residents. We are happy to have Veronica back as a Housing Manager for Bear Creek.

The affordable housing staff continues to work hard filling vacant units and maintaining a high occupancy rate. We continue to accept applications for the renovated properties, and we are quickly filling our vacant units.

### **Family Self-Sufficiency Program**

The Family Self-Sufficiency (FSS) Program Coordinators continue to do an outstanding job in guiding FSS participants in the direction of self-sufficiency. The FSS Coordinators have done an outstanding job working with our families to achieve their own self-established goals. This is a difficult process for many of our families but a rewarding process in the end. The Coordinators provide an abundance of support and guidance that makes the participant's obtainment of goals possible.

FSS Program	May
FSS Participants	123
Graduates	1
New Applicants	8
Number of Participants Escrowing	45
Number of Participants Employed	84
Total Escrow Balance	\$248,960.70
Number of FSS Participants	123

### **Continuum of Care**

The Continuum of Care Program Coordinator continues to provide housing services to individuals who are considered to be the most vulnerable and hard to house. We continue to work with community agencies to provide housing vouchers and supportive services.

## Section 8 - Housing Choice Voucher (HCV) Program - Monthly Management Report

**May 31, 2019**

HOUSING CHOICE VOUCHER (HCV)																			ATTRITION RATE			
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (Includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased This Month	Current Vouchers - Looking	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased
															Utilization		YTD Utilization					
Jan-19	\$ 6,983,732	\$ 581,978	\$ 189	\$ 477	\$ 546,549	\$ (35,428)	1,057	1,226	1,057	1,228	(171)	(171)	8	9	86%	94%	86%	94%	10	0.9%	10	0.9%
Feb-19	\$ 6,437,183	\$ 585,198	\$ 189	\$ 518	\$ 544,360	(76,267)	1,050	1,226	2,107	1,137	(87)	(257)	4	18	86%	93%	86%	93%	3	0.3%	7	0.6%
Mar-19	\$ 5,892,822	\$ 589,282	\$ 193	\$ 499	\$ 544,720	(44,562)	1,048	1,226	3,155	1,182	(134)	(391)	4	6	85%	92%	86%	93%	4	0.4%	6	0.5%
Apr-19	\$ 5,348,102	\$ 594,234	\$ 189	\$ 517	\$ 544,266	(49,967)	1,052	1,226	4,207	1,149	(97)	(488)	4	6	86%	92%	86%	93%	7	0.7%	6	0.6%
May-19	\$ 4,803,836	\$ 600,479	\$ 189	\$ 513	\$ 534,758	(65,721)	1,042	1,226	5,249	1,170	(128)	(616)	3	9	85%	89%	86%	92%	14	1.3%	8	0.7%

The purpose of this Management Report is to provide an overview of the Section 8 Housing Choice Voucher program. The report provides information on budget and voucher utilization as well as program trends and statistics.

\$ (271,945)

**Funds Available Through The End of the Year:** The funds available through the end of the year is the projected amount of funding remaining for the Section 8 program. This is a projected number because the actual number is subject to change depending upon what HUD actually authorizes on a monthly basis.

**Projected monthly funds available:** This is the projected amount of funding the program will have available for that month.

**Average Tenant Payment:** Based upon our total tenant payments and our total number of vouchers, this is the average amount each tenant will pay out of pocket for rent.

**Average Housing Assistance Payment (HAP) Per Voucher:** This is the average HAP per voucher under lease for the current month based upon the total HAP for the current month divided by the number of vouchers under lease.

**Total Housing Assistance Payment (HAP):** This is the actual and anticipated amount of HAP paid out for that month.

**Housing Assistance Payment (HAP) Over/Under Authorized:** This amount HAP that is over or under authorized based on the current monthly budget and average HAP payment per voucher.

**Current Vouchers in Lease:** This is the number of current vouchers in lease for the Section 8 program on the last day of the month.

**Total vouchers available = 1132**

**Target Number of Vouchers:** target number of vouchers the program should have in lease for that particular month based upon the current monthly budget and average HAP payment per voucher.

**Number Vouchers Over/Under Authorized:** This is the number of vouchers the program has over authorized or under authorized for that particular month based upon the target number of vouchers.

**Newly Leased This Month:** This is the number of new vouchers that have been utilized to lease up within this month.

**Current Vouchers Looking:** This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit.

**Homeownership:** Current number of homeownership vouchers

**Family Self Sufficiency Participants (FSS):** Current number of participants involved in the Section 8 Family Self Sufficiency Program.

## Section 8 - RAD Project Based Voucher (RAD-PBV) Program - Monthly Management Report

**May 31, 2019**

RAD PROJECT BASED VOUCHER (RAD-PBV)																			ATTRITION RATE				
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (Includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased This Month	Current Vouchers - Looking	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased	
															Utilization		YTD Utilization						
Jan-19	\$ 2,369,537	\$ 197,461	\$ 244.22	\$ 292	\$ 183,572	(13,890)	507	597	507	597	(90)	(90)	21	-	84.9%	93.0%	84.9%	93.0%	15	3.0%	15	3.0%	
Feb-19	\$ 2,185,966	\$ 198,724	\$ 242.40	\$ 364	\$ 187,134	(11,590)	514	597	1,021	597	(83)	(173)	17		86.1%	94.2%	85.5%	93.6%	5	1.0%	10	2.0%	
Mar-19	\$ 1,998,832	\$ 199,883	\$ 241.94	\$ 299	\$ 180,510	(19,373)	528	597	1,549	597	(69)	(242)	21		88.4%	90.3%	86.5%	92.5%	10	1.9%	10	1.9%	
Apr-19	\$ 1,818,322	\$ 202,036	\$ 241.84	\$ 330	\$ 177,199	(24,837)	537	597	2,086	597	(60)	(302)	16		89.9%	87.7%	87.4%	91.3%	9	1.7%	10	1.9%	
May-19	\$ 1,641,123	\$ 205,140	\$ 238.94	\$ 327	\$ 179,843	(25,297)	550	597	2,636	597	(47)	(349)	11		92.1%	87.7%	88.3%	90.6%	10	1.8%	10	1.9%	

The purpose of this Management Report is to provide an overview of the Section 8 Housing Choice Voucher program. The report provides information on budget and voucher utilization as well as program trends and statistics.

**Funds Available Through The End of the Year:** The funds available through the end of the year is the projected amount of funding remaining for the Section 8 program. This is a projected number because the actual number is subject to change depending upon what HUD actually authorizes on a monthly basis.

**Projected monthly funds available:** This is the projected amount of funding the program will have available for that month.

**Average Tenant Payment:** Based upon our total tenant payments and our total number of vouchers, this is the average amount each tenant will pay out of pocket for rent.

**Average Housing Assistance Payment (HAP) Per Voucher:** This is the average HAP per voucher under lease for the current month based upon the total HAP for the current month divided by the number of vouchers under lease.

**Total Housing Assistance Payment (HAP):** This is the actual and anticipated amount of HAP paid out for that month.

**Housing Assistance Payment (HAP) Over/Under Authorized:** This amount HAP that is over or under authorized based on the current monthly budget and average HAP payment per voucher.

**Current Vouchers in Lease:** This is the number of current vouchers in lease for the Section 8 program on the last day of the month.

**Total vouchers available = 1132**

**Target Number of Vouchers:** target number of vouchers the program should have in lease for that particular month based upon the current monthly budget and average HAP payment per voucher.

**Number Vouchers Over/Under Authorized:** This is the number of vouchers the program has over authorized or under authorized for that particular month based upon the target number of vouchers.

**Newly Leased This Month:** This is the number of new vouchers that have been utilized to lease up within this month.

**Current Vouchers Looking:** This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit.

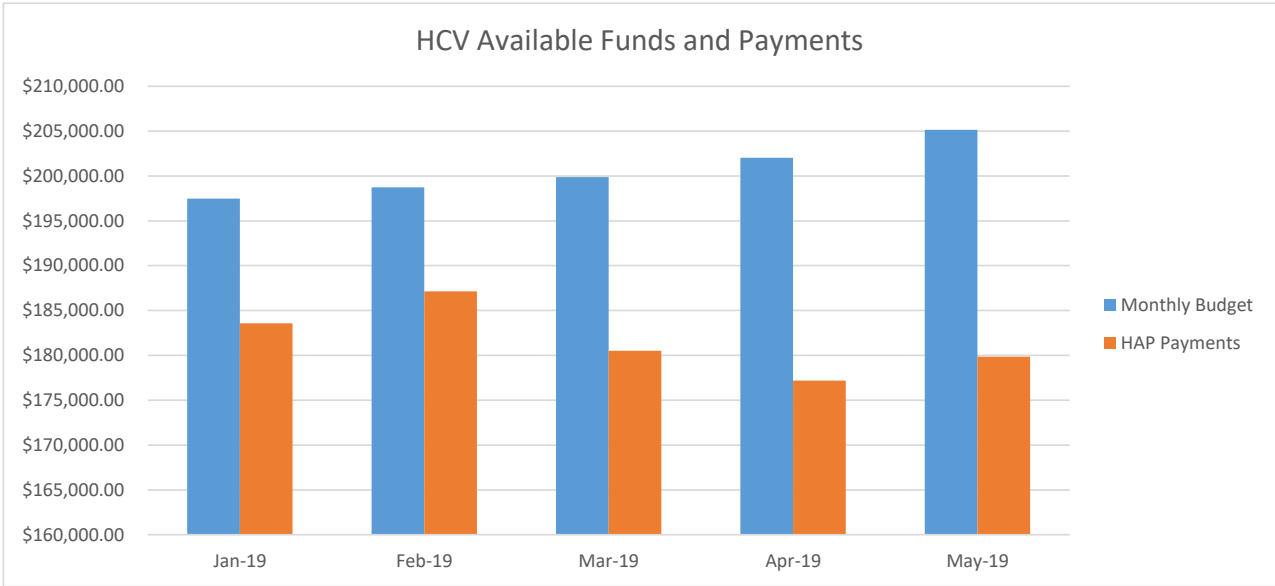
**Homeownership:** Current number of homeownership vouchers

**Family Self Sufficiency Participants (FSS):** Current number of participants involved in the Section 8 Family Self Sufficiency Program.



**Section 8 - Housing Choice Voucher (HCV) Program - Monthly Management Report**

**May 2019**



*Helping all individuals build a foundation for self-reliance and well-being.*

May 2019

These last few months have been filled with activity for residents living at Oak and Paquin Towers. Independent Living Coordinators Samantha Christian and Rachael Jackson report that:

- Residents gave as well as received during For Columbia 2019; volunteering to deliver meals, direct community volunteers, assist staff with supplies, and help with gardening, grilling or creating beautiful craft projects
- 23 Single Adults and 5 Couples attended classes provided by Show Me Relationships
- 21 adults received a breast exam and mammogram from the Ellis Fischel Mobile Van
- A Mother's Day celebration and meal was well attended.
- Residents regularly participate in Columbia Park & Recreation activities like pottery, painting, and games.
- Self-care through coloring was recently introduced. It is popular; allowing time for quiet contemplation or light conversation.
- Nearly all refill their pantries every time the Central Food Bank Mobile Food Truck visits.

CHA's Independent Living Coordinators are impressed by the way those living in the Towers care for their community. "They look out for each other," says Rachael. "Some come each day to make coffee for their friends. Others cook a meal and invite their neighbors."

"Someone always makes sure that neighbors who can't come to the lobby for an event, still get a meal," adds Samantha. "And the Daily Check Volunteers are serious about checking on their neighbors. If someone doesn't answer their door, we get a call right away."

Rachel says, "Many here don't have family members to help them. We can step in; get them to their doctor appointment, fill out that form, do the tough stuff. They have time then to build their community...their family."

There are no plans to slow down in the near future. Community-building activities are the lifeblood of independent living. Upcoming activities include a Father's Day Event planned for June, followed by a cookout and a home health care fair in July.

**Independent Living at Paquin & Oak Towers**

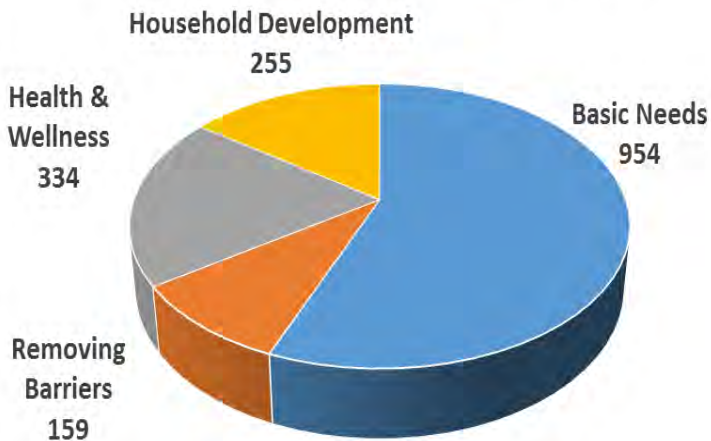


**The Independent Living Program has provided 5,350 units of service through 3,730 contacts with individuals at Paquin and Oak Towers since January 1.**



# MAY 2019 STATISTICS

## Individuals by Type of Service



<b>Delivered</b> 12,670 Units of Service To 1,673 Unduplicated Individuals	<b>Made</b> 3,623 Contacts To Identify Needs	<b>Distributed</b> 5,750 lbs. of Food through Annie Fisher Food Pantry	<b>Prepared</b> 2,422 Meals for students of the Moving Ahead Program
----------------------------------------------------------------------------------------------	----------------------------------------------------------	---------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------

Teachers  
Reward  
MAP's  
Hard -  
Working  
Students  
at End of  
Year Event

Amazing Shining  
Kind Listening  
Smiling Awesome  
Friendly Calming  
Responsible Star  
Self-Controlled  
Sharing Attentive  
Respectful Great  
Creative Behaved  
Athletic Super  
Determined

**WOW!**



Like us on Facebook! Ask your friends to like us too!  
[Facebook.com/MovingAheadCHA/](https://www.facebook.com/MovingAheadCHA/)





# 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](http://www.ColumbiaHA.com)

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Mark Brotemarkle, Director of Safety

Date: June 19, 2019

RE: Monthly Safety Department Report for June 2019

---

## During the month of May 2019

Law Enforcement calls for service totaled 119, 29 of the calls were for paper service, follow up or duplicate entries, 6 were for medical issues. With the none active law enforcement and 911 calls with no case number drawn removed, there were only 84 calls for law enforcement on CHA property.

EMS and Fire responded to 74 calls for service. 26 of the "medical" calls were at family sites, 19 were at Oak Towers, 26 were at Paquin Tower, 2 were at Patriot Place. The number of medical calls in the month of May were average.

Columbia Housing Authority Safety completed 72 reports, 1 Assist Resident Medical and 2 Check Welfare calls.

In May 2019, between midnight and 0700 hours, there were 18 law enforcement and 15 medical dispatched calls with, CHA Safety responding to no calls.

Columbia Housing Authority Safety investigated 12 Trespassing incidents. CHA Safety's increase in parking violations has led to locating unauthorized guests.

CHA Safety is actively implementing the Columbia Housing Authority parking policy and towing non-resident vehicles after the three-business day waiting period for first time offender vehicles and immediately towing non-resident offender vehicles when appropriate.

Currently, we have only three apartments we believe to have been actively involved with noticeable drug distribution, we have seen what we believe to be an increase in methamphetamine use / distribution. We have obtained enough evidence for all the residents involved in methamphetamine use / distribution to have received termination notices. Through enforcing our parking policy, Safety has identified additional unauthorized guests, of which one is believed to be residing on CHA property to remain anonymous, so he may distribute a controlled substance.

Safety will be working diligently to find evidence to support termination of resident's leases where, residents involved in, or are allowing, serious violations of the lease or criminal activity in violation of the Crime Free Housing Addendum.

We are pleased to announce, starting June 10, 2019, Retired Columbia Police Sergeant Don Hawkins has joined the Safety Team. In addition to over 25 years at the Columbia Police Department, Don worked as a CHA Safety Officer prior to his commission with the Columbia Police Department.

**This page intentionally left blank.**

Columbia Housing Authority, Missouri  
**SAFETY STATISTICS - MAY 2019 REPORT**

DESCRIPTION ("Uniform Crime Report" Items Bolded)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
911 Check						1		1
Administrative Details						1		1
Alarm								0
Animal Complaints/Bites								0
Arrest Non-resident/Controlled Sub								0
Arrest Resident/Controlled Substance						2		2
Arrest Non-Resident								0
Arrest/Resident								0
Assist Site Manager (or other staff)								0
Assault						1		1
Assault/Adult Abuse		1			2			3
Assault/Felony (aggravated assault)								0
Assist Resident/Medical		1						1
Check Subject/FI						1		1
Check Welfare					2			2
Child Abuse/Neglect								0
Civil Matter								0
Controlled Substance Investigation			1	1	2	1		5
Controlled Substance Invest/S-W								0
Death Investigation								0
Death Investigation/Homicide								0
Disturbance, Peace	1	2						3
Fire								0
Fire/Arson								0
Fire/Smoke/Fire Alarm								0
Follow-up Reports								0
Graffiti								0
Harassment								0
Informational Report	1	4	4		4	2		15
Juvenile Delinquency	1							1
Lease Violation				1	1			2
Lockout	1	1	4		2			8
Maintenance Problems					1			1
Miscellaneous (other)								0
Noise Complaint					1	1		2
Property Crime/Auto Theft								0
Property Crime/Burglary								0
Property Crime/Larceny						2		2
Property Crimes/Other								0
Property Damage		3				2		5
Robbery Offense								0
Sexual Assault								0
Sexual Assault/Rape								0
Stationary Patrol/Surveillance								0
Suspicious Activity			1					1

Columbia Housing Authority, Missouri  
**SAFETY STATISTICS - MAY 2019 REPORT**

DESCRIPTION ("Uniform Crime Report" Items Bolded)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Threat to Self								0
Ticket Vehicle/CHA		2	1					3
Ticket Vehicle/Tow								0
Trespass Person/Arrest								0
Trespass Person/Investigate	1	1			2	1		5
Trespass Person/Warning Issued	1	2	3		1			7
Unsecured Door(s)								0
Vice Crime								0
Vice Crime/Gambling								0
Weapons Offense								0
Weapons Offense/Arrest								0
Weapons Offense/Shots Fired								0
<b>TOTALS:</b>	<b>6</b>	<b>17</b>	<b>14</b>	<b>2</b>	<b>18</b>	<b>15</b>	<b>0</b>	<b>72</b>

FOOT PATROL (HOURS)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
CHA Safety Staff								0

Training Hours (CHA Safety Staff)								0
-----------------------------------	--	--	--	--	--	--	--	---

REPORTS GENERATED (CHA Safety)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Initial Report	6	16	14	4	18	13		49
Follow-Up Report		1						0
<b>TOTALS:</b>	<b>6</b>	<b>17</b>	<b>14</b>	<b>4</b>	<b>18</b>	<b>13</b>	<b>0</b>	<b>72</b>

TRESPASS REVIEW	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Files Reviewed							14	14
Trespass Appeal							4	4
Names Removed from Trespass List							1	1

[Common Areas]

Non-residential areas such as the  
Administration Building & BBCC

BC
* DT
OT

Bear Creek (76 units)  
Downtown (210 units)  
Oak Towers (147 units)

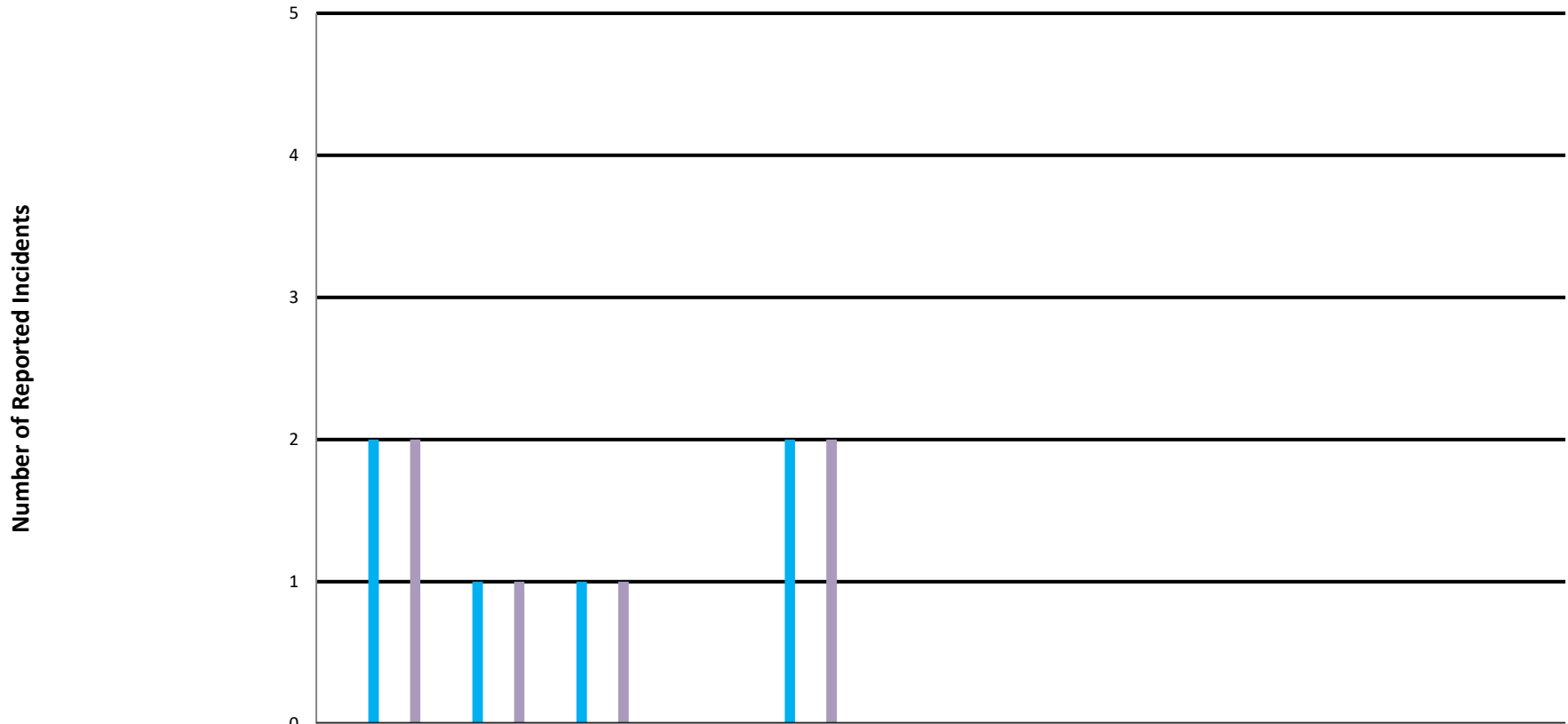
PP
PT
** SP

Patriot Place (25 units)  
Paquin Tower (200 Units)  
Stuart Parker (84 units)

\* [DT] "Downtown" Streets: Bryant, Allen, Lasalle, Trinity, Switzler, Providence, Boone, Park, Moore & Fisher

\*\* [SP] "Stuart Parker" Streets: Unity, Lincoln, Worley, Oak & Hicks

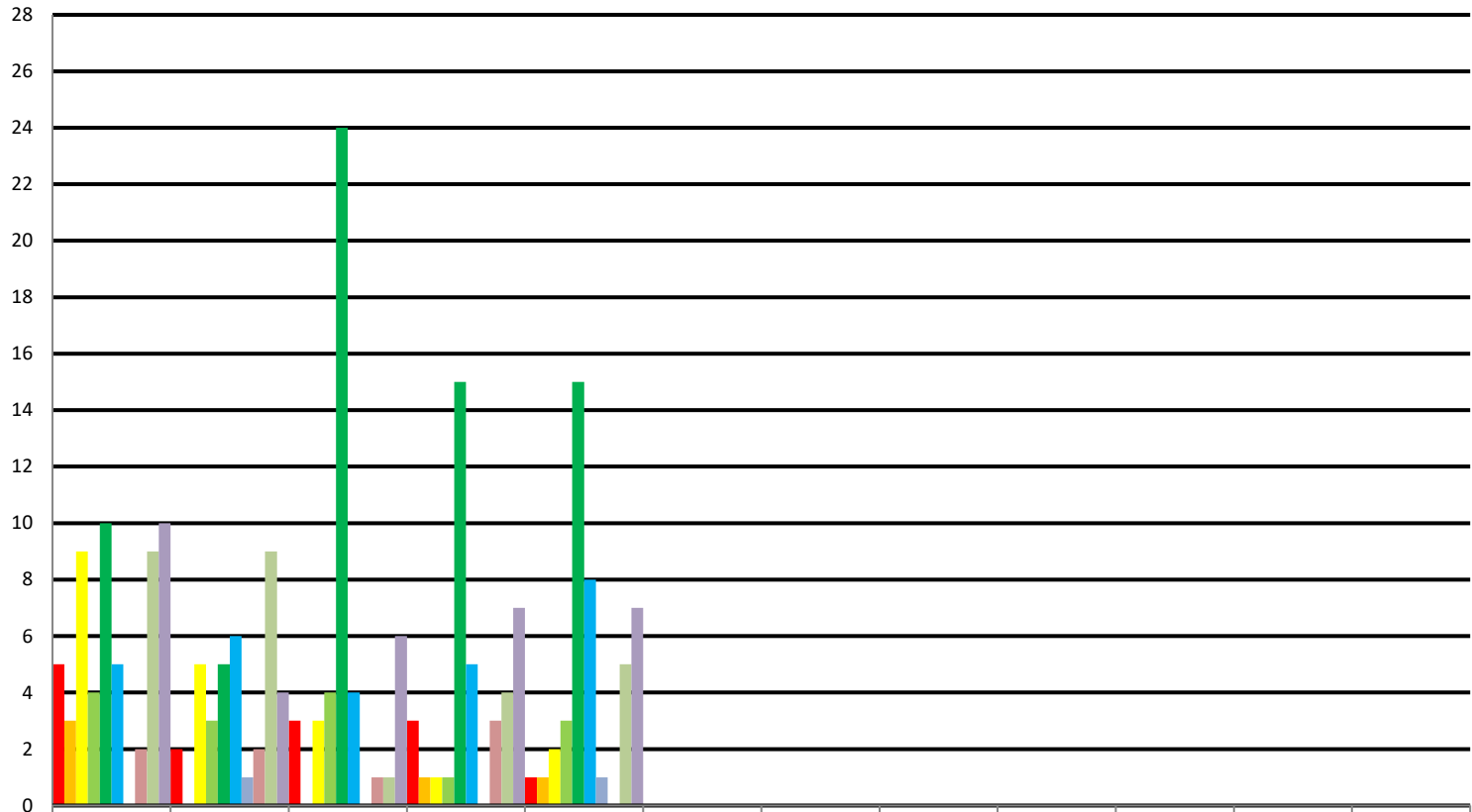
**CHA Safety Incidents - Uniform Crime Reporting Categories - All Properties**  
**January 1, 2018 - December 31, 2018**



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
■ Assault/Felony (aggravated assault)	0	0	0	0	0	0	0	0	0	0	0	0
■ Death Investigation/Homicide	0	0	0	0	0	0	0	0	0	0	0	0
■ Fire/Arson	0	0	0	0	0	0	0	0	0	0	0	0
■ Property Crime/Auto Theft	0	0	0	0	0	0	0	0	0	0	0	0
■ Property Crime/Burglary	0	0	0	0	0	0	0	0	0	0	0	0
■ Property Crime/Larceny	2	1	1	0	2	0	0	0	0	0	0	0
■ Robbery Offense	0	0	0	0	0	0	0	0	0	0	0	0
■ Sexual Assault/Rape	0	0	0	0	0	0	0	0	0	0	0	0
■ Stationary Patrol/Surveillance	0	0	0	0	0	0	0	0	0	0	0	0
■ Uniform Crime Reporting Totals	2	1	1	0	2	0	0	0	0	0	0	0

**CHA Safety Incidents - Other High Incident Reporting Categories - All Properties  
January 1, 2018 December 31, 2018**

**Number of Reported Incidents**



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
■ Assist Resident/Medical	5	2	3	3	1	0	0	0	0	0	0	0
■ Check Subject/FI	3	0	0	1	1	0	0	0	0	0	0	0
■ Check Welfare	9	5	3	1	2	0	0	0	0	0	0	0
■ Disturbance, Peace	4	3	4	1	3	0	0	0	0	0	0	0
■ Informational Report	10	5	24	15	15	0	0	0	0	0	0	0
■ Lockout	5	6	4	5	8	0	0	0	0	0	0	0
■ Suspicious Activity	0	1	0	0	1	0	0	0	0	0	0	0
■ Trespass Person/Arrest	2	2	1	3	0	0	0	0	0	0	0	0
■ Trespass Person/Investigate	9	9	1	4	5	0	0	0	0	0	0	0
■ Trespass Person/Warning Issued	10	4	6	7	7	0	0	0	0	0	0	0

**Law Enforcement Calls on CHA Property  
May 2019**

Call Date	Call Time	Event ID	Case Number	Nature	Street	Business	Agency	Cancelled
05/06/2019	15:57:47	2019104682			2112 E BUSINESS LOOP 70	PATRIOT PLACE		true
05/06/2019	21:11:14	2019104894			203 PARK AVE	CHA		true
05/13/2019	13:15:28	2019110570			1116 ELLETA BLVD	CHA		true
05/15/2019	22:56:07	2019113103			1201 PAQUIN ST	PAQUIN TOWERS		true
05/18/2019	13:53:37	2019115667			323 TRINITY PL	CHA		true
05/19/2019	21:01:38	2019116758			1116 ELLETA BLVD	CHA		true
05/27/2019	18:29:15	2019123595		3B ANML BITE	1009 ELLETA BLVD	CHA	BCJC	true
05/10/2019	8:36:23	2019108009		SERVE PAPERS	1200 ELLETA BLVD	CHA	BCSD	false
05/12/2019	16:13:48	2019109941		SERVE EXPARTE	202 HICKS DR	CHA	BCSD	false
05/12/2019	17:40:35	2019109999		FOLLOW UP	202 HICKS DR	CHA	BCSD	false
05/13/2019	20:11:39	2019110966		SERVE EXPARTE	11 BRYANT WALKWAY	CHA	BCSD	false
05/31/2019	6:47:14	2019126838		SERVE EXPARTE	202 HICKS DR	CHA	BCSD	false
05/04/2019	16:39:37	2019103081		911 CHK	213 UNITY DR	CHA	CHA	false
05/05/2019	10:11:16	2019103622		103A1 NON URG MSG	1213 ELLETA BLVD	CHA	CHA	false
05/15/2019	23:08:08	2019113114		ASST FIRE DEPARTMENT	1201-312 PAQUIN ST	PAQUIN TOWERS	CHA	false
05/01/2019	7:16:46	2019099800		133D1 TRESPASS	1201 PAQUIN ST	PAQUIN TOWERS	CPD	false
05/01/2019	16:38:01	2019100288		FOLLOW UP	1212 ELLETA BLVD	CHA	CPD	false
05/01/2019	16:42:22	2019100296		FOLLOW UP	302 TRINITY PL	GRANNYS HOUSE	CPD	false
05/01/2019	20:24:30	2019100496		911 CHK	1201-1411 PAQUIN ST	PAQUIN TOWERS	CPD	true
05/02/2019	5:44:28	2019100828		121D1 BEHAV PROB VIOLENT	1201 PAQUIN ST	PAQUIN TOWERS	CPD	false
05/02/2019	15:10:59	2019101248		113D1 PHYS DIST	28-BLK ALLEN ST	CHA	CPD	false
05/02/2019	15:26:20	2019101276	2019004360	CHK SUBJ	308 ALLEN WALKWAY	CHA	CPD	false
05/02/2019	16:44:15	2019101376	2019004367	SUSP INCIDENT	21 BRYANT WALKWAY	CHA	CPD	false
05/03/2019	1:46:52	2019101756		911 CHK	202 LINCOLN DR	CHA	CPD	false
05/03/2019	15:38:32	2019102244		125D1 URGENT CHK	1201-313 PAQUIN ST	PAQUIN TOWERS	CPD	false
05/03/2019	16:03:41	2019102261		125C1 KEEP THE PEACE	1201-901 PAQUIN ST	PAQUIN TOWERS	CPD	false
05/03/2019	16:41:24	2019102285		911 CHK	1200 ELLETA BLVD	CHA	CPD	false
05/03/2019	17:24:22	2019102325		FOLLOW UP	309 MOORE WALKWAY	CHA	CPD	true
05/03/2019	22:52:33	2019102562		ASST FIRE DEPARTMENT	1023 ELLETA BLVD	CHA	CPD	false
05/04/2019	15:14:20	2019103006		113D1 PHYS DIST	213 BOONE DR	CHA	CPD	false
05/05/2019	14:56:03	2019103772		911 CHK	311 TRINITY PL	CHA	CPD	false
05/05/2019	21:47:46	2019104051	2019004464	114C2 PHYS DOMSTC JST	1027 ELLETA BLVD	CHA	CPD	false
05/06/2019	7:42:55	2019104247		121C1 BEHAV PROB	1201-313 PAQUIN ST	PAQUIN TOWERS	CPD	false
05/06/2019	15:39:06	2019104669	2019004497	CHK SUBJ	2112-213 E BUSINESS	PATRIOT PLACE	CPD	false
05/06/2019	19:53:11	2019104845		911 CHK	306 TRINITY PL	CHA	CPD	false
05/06/2019	21:07:38	2019104893	2019004510	DISTURBANCE	203-A PARK AVE	CHA	CPD	false
05/07/2019	0:54:30	2019105019		CIVIL MATTER	1116 ELLETA BLVD	CHA	CPD	false
05/07/2019	1:50:22	2019105034		129C5 SUSP INCIDENT	212 PROVIDENCE	CHA	CPD	false
05/07/2019	7:45:41	2019105128	2019004515	102D1 ABUSE	17 BRYANT WALKWAY	CHA	CPD	false
05/07/2019	14:25:44	2019105451		119D1 STALKING	212 N PROVIDENCE RD	CHA	CPD	false
05/07/2019	19:23:30	2019105719		ASST FIRE DEPARTMENT	1107 ELLETA BLVD	CHA	CPD	false
05/07/2019	22:13:46	2019105853		122B1 MISC INFO	700-201 N GARTH AVE	OAK TOWERS	CPD	false
05/08/2019	11:51:00	2019106220		ASST CITIZEN (POLICE)	409 TRINITY PL	CHA	CPD	false
05/08/2019	14:41:55	2019106412		SUSP INCIDENT	1201-205 PAQUIN ST	PAQUIN TOWERS	CPD	false
05/08/2019	20:24:40	2019106696		TTL	403 TRINITY PL	CHA	CPD	false
05/08/2019	21:36:03	2019106744		129C1 SUSP PRSN	1008 ELLETA BLVD	CHA	CPD	false
05/09/2019	8:31:17	2019106990		107D1 URGENT ASST	201-A UNITY DR	CHA	CPD	false
05/09/2019	11:32:49	2019107123		118C1 FRAUD	1201 PAQUIN ST	PAQUIN TOWERS	CPD	false
05/09/2019	14:54:55	2019107318		130B1 PAST THEFT	309 MOORE WALKWAY	CHA	CPD	false
05/10/2019	18:47:01	2019108582		911 CHK	301 N PROVIDENCE RD	CHA	CPD	false
05/10/2019	20:58:46	2019108674		133D1 TRESPASS	212 LINCOLN DR	CHA	CPD	false
05/11/2019	18:17:29	2019109323		122O2 MISC INFO	700 N GARTH AVE	OAK TOWERS	CPD	false
05/11/2019	21:15:54	2019109409		116D1 DRUG	205-B LINCOLN DR	CHA	CPD	false
05/12/2019	6:16:10	2019109650		129C5 SUSP INCIDENT	700 N GARTH AVE	OAK TOWERS	CPD	false
05/13/2019	2:17:31	2019110240		127D2 SUICIDAL SUBJ	412 PARK AVE	CHA	CPD	false
05/13/2019	4:35:38	2019110259		DISTURBANCE	412 PARK AVE	CHA	CPD	false
05/13/2019	12:45:34	2019110547		114D3 PHYS DOMSTC	1116 ELLETA BLVD	CHA	CPD	false
05/13/2019	17:07:57	2019110810	2019004800	130B1 PAST THEFT	202-A LINCOLN DR	CHA	CPD	false
05/13/2019	18:16:07	2019110866		130D1 THEFT	203 UNITY DR	CHA	CPD	false
05/14/2019	10:53:49	2019111375		118B2 PAST FRAUD	607 PARK AVE	CHA	CPD	false
05/15/2019	5:00:13	2019112191		INFO	412 PARK AVE	CHA	CPD	false

**Law Enforcement Calls on CHA Property  
May 2019**

Call Date	Call Time	Event ID	Case Number	Nature	Street	Business	Agency	Cancelled
05/15/2019	10:05:48	2019112356	2019004860	123B2 RUNAWAY	1009 ELLETA BLVD	CHA	CPD	false
05/15/2019	20:15:02	2019112967		122O2 MISC INFO	700-704 N GARTH AVE	OAK TOWERS	CPD	false
05/16/2019	1:06:18	2019113192		129C5 SUSP INCIDENT	617 PARK AVE	CHA	CPD	false
05/16/2019	7:35:00	2019113314	2019004919	130B1 PAST THEFT	700-712 N GARTH AVE	OAK TOWERS	CPD	false
05/16/2019	8:15:46	2019113343		INFO	1201-1412 PAQUIN ST	PAQUIN TOWERS	CPD	false
05/16/2019	10:49:21	2019113473		911 CHK	503 OAK ST	CHA	CPD	false
05/16/2019	19:27:56	2019113984		FOLLOW UP	201-A UNITY DR	CHA	CPD	false
05/16/2019	22:27:12	2019114119		PROQA LAW	201-A UNITY DR	CHA	CPD	true
05/17/2019	15:55:52	2019114858		ASST FIRE DEPARTMENT	700-821 N GARTH AVE	OAK TOWERS	CPD	true
05/17/2019	17:26:52	2019114968		PROQA LAW	1201-901 PAQUIN ST	PAQUIN TOWERS	CPD	true
05/17/2019	23:22:42	2019115254		122O2 MISC INFO	700-721 N GARTH AVE	OAK TOWERS	CPD	false
05/18/2019	0:46:27	2019115317		FOLLOW UP	700-721 N GARTH AVE	OAK TOWERS	CPD	false
05/18/2019	10:30:58	2019115546		CHK SUBJ	700 N GARTH AVE	OAK TOWERS	CPD	false
05/18/2019	13:50:13	2019115665	2019005004	107D1 URGENT ASST	323 TRINITY PL	CHA	CPD	false
05/18/2019	17:47:12	2019115808		ASST FIRE DEPARTMENT	200 PROVIDENCE	CHA	CPD	false
05/18/2019	19:08:58	2019115879		FOLLOW UP	323 TRINITY PL	CHA	CPD	false
05/19/2019	13:36:37	2019116448		ASST FIRE DEPARTMENT	1201-1101 PAQUIN ST	PAQUIN TOWERS	CPD	false
05/19/2019	21:00:31	2019116756		DISTURBANCE	1116 ELLETA BLVD	CHA	CPD	false
05/20/2019	0:58:52	2019116916		122O2 MISC INFO	1304 ELLETA BLVD	HEAD START CHA	CPD	false
05/20/2019	13:23:28	2019117307		FOLLOW UP	323 TRINITY PL	CHA	CPD	false
05/21/2019	3:11:53	2019117951		114D1 PHYS DOMSTC	209-A LINCOLN DR	CHA	CPD	false
05/21/2019	11:10:07	2019118188		133D1 TRESPASS	310 MOORE WALKWAY	CHA	CPD	false
05/21/2019	14:07:26	2019118360		113D1 PHYS DIST	1201-1304 PAQUIN ST	PAQUIN TOWERS	CPD	false
05/21/2019	14:13:40	2019118366		911 CHK	700 N GARTH AVE	OAK TOWERS	CPD	false
05/21/2019	15:02:39	2019118408		CHK STATUS	213-A LINCOLN DR	CHA	CPD	true
05/21/2019	21:25:39	2019118721		TTL	1201 PAQUIN ST	PAQUIN TOWERS	CPD	false
05/22/2019	17:35:15	2019119508		113D2 VRBL DIST	308 LASALLE PL	CHA	CPD	false
05/22/2019	20:56:58	2019119672		125C1 KEEP THE PEACE	23 BRYANT WALKWAY	CHA	CPD	false
05/23/2019	19:39:31	2019120547	2019005191	110B2 PAST RES BURG	203-B UNITY DR	CHA	CPD	false
05/23/2019	23:21:59	2019120690		113D2 VRBL DIST	27 BRYANT WALKWAY	CHA	CPD	false
05/24/2019	9:13:48	2019120963		32D UNK PROB	700-202 N GARTH AVE	OAK TOWERS	CPD	false
05/24/2019	16:04:53	2019121303		125A1 KEEP THE PEACE	1201-901 PAQUIN ST	PAQUIN TOWERS	CPD	false
05/24/2019	23:07:03	2019121575		119D3 THRT	212 N PROVIDENCE RD	CHA	CPD	false
05/25/2019	12:23:51	2019121903		TRESPASS SUBJ	212 UNITY DR	CHA	CPD	false
05/27/2019	17:22:45	2019123523	2019005318	911 CHK	314 LASALLE PL	CHA	CPD	false
05/27/2019	17:56:25	2019123570		911 CHK	24 BRYANT WALKWAY	CHA	CPD	false
05/27/2019	18:17:17	2019123585		123D1 MSNG PRSN AT RISK	1009 ELLETA BLVD	CHA	CPD	false
05/27/2019	18:25:05	2019123589		CHK SUBJ	314 LASALLE PL	CHA	CPD	false
05/27/2019	19:54:31	2019123642		113B2 PEACE DIST	203-B LINCOLN DR	CHA	CPD	false
05/28/2019	0:04:12	2019123793		FOLLOW UP	314 LASALLE PL	CHA	CPD	false
05/28/2019	1:35:59	2019123841		FOLLOW UP	314 LASALLE PL	CHA	CPD	false
05/28/2019	6:44:03	2019123903		113D2 VRBL DIST	700 N GARTH AVE	OAK TOWERS	CPD	false
05/28/2019	10:07:11	2019124030		FOLLOW UP	214 UNITY DR	CHA	CPD	false
05/28/2019	17:32:50	2019124463		133D1 TRESPASS	205 PROVIDENCE	CHA	CPD	false
05/28/2019	17:52:58	2019124480		118B2 PAST FRAUD	1201-708 PAQUIN ST	PAQUIN TOWERS	CPD	false
05/29/2019	1:32:47	2019124754		125B2 LOCKOUT	208-A UNITY DR	CHA	CPD	false
05/29/2019	13:28:38	2019125202		911 CHK	700-212 N GARTH AVE	OAK TOWERS	CPD	false
05/30/2019	10:00:42	2019126015		123D1 MSNG PRSN AT RISK	315 TRINITY PL	CHA	CPD	false
05/30/2019	11:56:12	2019126103	2019005424	107B1 ASST AGENCY	310 MOORE WALKWAY	CHA	CPD	false
05/30/2019	15:58:02	2019126371		119B3 PAST THRT	1201-901 PAQUIN ST	PAQUIN TOWERS	CPD	false
05/30/2019	21:23:18	2019126597		PEACE DISTURBANCE	205-A LINCOLN DR	CHA	CPD	false
05/31/2019	5:33:57	2019126813	2019005447	123B1 MSNG PRSN	212 LINCOLN DR	CHA	CPD	false
05/31/2019	9:01:27	2019126931		FOLLOW UP	212 LINCOLN DR	CHA	CPD	false
05/31/2019	10:15:03	2019126984	2019005451	114D3 PHYS DOMSTC	1027 ELLETA BLVD	CHA	CPD	false
05/31/2019	22:52:08	2019127652		DRUGS	700 N GARTH AVE	OAK TOWERS	CPD	false
05/15/2019	10:22:41	2019112382		FOLLOW UP	1201 PAQUIN ST	PAQUIN TOWERS	MUPD	false



**EMS Calls on CHA Property  
May 2019**

Call Date	Call Time	Event ID	Case	Nature	Street	Business	Agency	Cancel
05/03/201	21:59:33	20191025	19050300	17A FALL	700-810 N GARTH AVE	OAK TOWERS	BHC	false
05/03/201	22:49:33	20191025	19050300	23D INTENTIONAL OD	1023 ELLETA BLVD	CHA	BHC	false
05/06/201	0:01:37	20191041	19050600	5A BACK PAIN	1201-1513 PAQUIN ST	PAQUIN TOWERS	BHC	false
05/07/201	1:46:10	20191050	19050700	10D CHEST PAIN	2112-104 E BUSINESS	PATRIOT PLACE	BHC	false
05/07/201	19:25:24	20191057	19050700	MEDICAL	1107 ELLETA BLVD	CHA	BHC	false
05/07/201	20:04:59	20191057	19050700	26C SICK PRSN	1201-1414 PAQUIN ST	PAQUIN TOWERS	BHC	false
05/16/201	15:37:19	20191137	19051600	6D BREATHING PROB	1201-1102 PAQUIN ST	PAQUIN TOWERS	BHC	false
05/19/201	13:31:59	20191164	19051900	17A3 FALL	1201-1101 PAQUIN ST	PAQUIN TOWERS	BHC	false
05/20/201	10:19:35	20191171	19052000	17B FALL	700-421 N GARTH AVE	OAK TOWERS	BHC	false
05/20/201	14:58:25	20191174	19052000	10D CHEST PAIN	1201-1204 PAQUIN ST	PAQUIN TOWERS	BHC	false
05/22/201	21:47:00	20191197	19052200	31A FAINTING	410 PARK AVE	CHA	BHC	false
05/27/201	18:25:54	20191235	19052700	3B ANML BITE	1009 ELLETA BLVD	CHA	BHC	false
05/28/201	11:32:59	20191240	19052800	17A FALL	1201 PAQUIN ST	PAQUIN TOWERS	BHC	false
05/02/201	0:57:24	20191007	1904333	17B FALL	700-810 N GARTH AVE	OAK TOWERS	CFD	false
05/02/201	1:52:13	20191007	1904335	17A4 FALL	700-810 N GARTH AVE	OAK TOWERS	CFD	false
05/02/201	4:09:06	20191008	1904337	17A4 FALL	700-810 N GARTH AVE	OAK TOWERS	CFD	false
05/03/201	22:02:06	20191025	1904395	17A FALL	700-810 N GARTH AVE	OAK TOWERS	CFD	false
05/03/201	22:52:33	20191025	1904398	23D INTENTIONAL OD	1023 ELLETA BLVD	CHA	CFD	false
05/05/201	16:50:03	20191038	1904471	10D CHEST PAIN	1201-804 PAQUIN ST	PAQUIN TOWERS	CFD	false
05/06/201	4:54:19	20191042	1904485	ASST CITIZEN (FIRE	1201-1513 PAQUIN ST	PAQUIN TOWERS	CFD	false
05/06/201	5:46:51	20191042	1904486	26C SICK PRSN	208 N FIFTH ST	CHA	CFD	false
05/07/201	1:48:17	20191050	1904525	10D CHEST PAIN	2112-104 E BUSINESS	PATRIOT PLACE	CFD	false
05/07/201	19:25:32	20191057	1904549	EMS RESPONSE	1107 ELLETA BLVD	CHA	CFD	true
05/07/201	19:25:46	20191057	1904550	MEDICAL	1107 ELLETA BLVD	CHA	CFD	true
05/07/201	19:26:48	20191057	1904551	MEDICAL	1107 ELLETA BLVD	CHA	CFD	false
05/07/201	20:06:27	20191057	1904553	26C SICK PRSN	1201-1414 PAQUIN ST	PAQUIN TOWERS	CFD	false
05/08/201	16:57:08	20191065	1904581	19D HEART PROB	1201-1102 PAQUIN ST	PAQUIN TOWERS	CFD	false
05/14/201	19:04:50	20191118	1904783	26C SICK PRSN	308 TRINITY PL	CHA	CFD	false
05/14/201	22:18:17	20191120	1904791	31C FAINTING	700-810 N GARTH AVE	OAK TOWERS	CFD	false
05/15/201	22:49:22	20191130	1904828	69D10 SMK ODOR IN	1201-312 PAQUIN ST	PAQUIN TOWERS	CFD	false
05/15/201	22:54:03	20191131	1904829	52C FIRE ALRM	1201 PAQUIN ST	PAQUIN TOWERS	CFD	true
05/16/201	2:20:29	20191132	1904835	23C ACCIDENTAL	1201-1102 PAQUIN ST	PAQUIN TOWERS	CFD	false
05/16/201	12:11:13	20191135	1904853	ROUTINE TRANSPORT	619 PARK AVE	CHA	CFD	false
05/16/201	15:38:56	20191137	1904862	6D BREATHING PROB	1201-1102 PAQUIN ST	PAQUIN TOWERS	CFD	false
05/16/201	19:24:32	20191139	1904867	17B FALL	308 PARK AVE	CHA	CFD	false
05/17/201	15:41:40	20191148	1904902	31D FAINTING	700-821 N GARTH AVE	OAK TOWERS	CFD	false
05/17/201	18:18:33	20191150	1904911	56A1 ELEVATOR	1201 PAQUIN ST	PAQUIN TOWERS	CFD	false
05/17/201	21:30:24	20191151	1904921	6D BREATHING PROB	1201-506 PAQUIN ST	PAQUIN TOWERS	CFD	false
05/18/201	17:46:57	20191158	1904943	MEDICAL	200 PROVIDENCE	CHA	CFD	false
05/19/201	13:35:05	20191164	1904978	17A3 FALL	1201-1101 PAQUIN ST	PAQUIN TOWERS	CFD	false
05/19/201	19:13:34	20191166	1904993	10D CHEST PAIN	700-414 N GARTH AVE	OAK TOWERS	CFD	false
05/20/201	10:22:03	20191171	1905008	17B FALL	700-421 N GARTH AVE	OAK TOWERS	CFD	false
05/20/201	15:00:34	20191174	1905018	10D CHEST PAIN	1201-1204 PAQUIN ST	PAQUIN TOWERS	CFD	false
05/22/201	21:00:36	20191196	1905104	55B4 ELCTRL ODOR	700 N GARTH AVE	OAK TOWERS	CFD	false
05/22/201	21:49:10	20191197	1905109	31A FAINTING	410 PARK AVE	CHA	CFD	false
05/24/201	9:13:48	20191209	1905164	32D UNK PROB	700-202 N GARTH AVE	OAK TOWERS	CFD	false
05/27/201	18:06:19	20191235	1905253	MEDICAL	314 LASALLE PL	CHA	CFD	false
05/27/201	18:29:15	20191235	1905254	3B ANML BITE	1009 ELLETA BLVD	CHA	CFD	false
05/28/201	11:34:35	20191240	1905270	17A FALL	1201 PAQUIN ST	PAQUIN TOWERS	CFD	false
05/02/201	0:53:31	20191007	19050200	17B FALL	700-810 N GARTH AVE	OAK TOWERS	UHC	false
05/02/201	1:50:27	20191007	19050200	17A4 FALL	700-810 N GARTH AVE	OAK TOWERS	UHC	true
05/02/201	4:07:05	20191008	19050200	17A4 FALL	700-810 N GARTH AVE	OAK TOWERS	UHC	false

**EMS Calls on CHA Property  
May 2019**

Call Date	Call Time	Event ID	Case	Nature	Street	Business	Agency	Cancel
05/05/201	16:48:38	20191038	19050500	10D CHEST PAIN	1201-804 PAQUIN ST	PAQUIN TOWERS	UHC	false
05/06/201	5:42:38	20191042	19050600	26C SICK PRSN	208 N FIFTH ST	CHA	UHC	false
05/06/201	8:05:12	20191042	19050600	EMS RESPONSE	1201-313 PAQUIN ST	PAQUIN TOWERS	UHC	false
05/06/201	21:15:51	20191048	19050600	EMS RESPONSE	203-A PARK AVE	CHA	UHC	false
05/08/201	16:55:09	20191065	19050800	19D HEART PROB	1201-1102 PAQUIN ST	PAQUIN TOWERS	UHC	false
05/14/201	19:03:14	20191118	19051400	26C SICK PRSN	308 TRINITY PL	CHA	UHC	false
05/14/201	22:16:41	20191120	19051400	31C FAINTING	700-810 N GARTH AVE	OAK TOWERS	UHC	false
05/15/201	22:51:31	20191131	19051500	69D10 SMK ODOR IN	1201-312 PAQUIN ST	PAQUIN TOWERS	UHC	false
05/16/201	2:17:57	20191132	19051600	23C ACCIDENTAL	1201-1102 PAQUIN ST	PAQUIN TOWERS	UHC	false
05/16/201	11:51:57	20191135	19051600	ROUTINE TRANSPORT	619 PARK AVE	CHA	UHC	false
05/16/201	19:21:08	20191139	19051600	17B FALL	308 PARK AVE	CHA	UHC	false
05/17/201	15:39:17	20191148	19051700	31D FAINTING	700-821 N GARTH AVE	OAK TOWERS	UHC	false
05/17/201	21:29:21	20191151	19051700	6D BREATHING PROB	1201-506 PAQUIN ST	PAQUIN TOWERS	UHC	false
05/18/201	17:45:45	20191158	19051800	MEDICAL	200 PROVIDENCE	CHA	UHC	false
05/19/201	19:12:11	20191166	19051900	10D CHEST PAIN	700-414 N GARTH AVE	OAK TOWERS	UHC	false
05/19/201	20:26:01	20191167	19051900	26A SICK PRSN	1201-1113 PAQUIN ST	PAQUIN TOWERS	UHC	false
05/21/201	14:30:10	20191183	19052100	17A3 FALL	213-A LINCOLN DR	CHA	UHC	false
05/24/201	9:11:29	20191209	19052400	32D UNK PROB	700-202 N GARTH AVE	OAK TOWERS	UHC	false
05/27/201	17:38:32	20191235	19052700	EMS RESPONSE	314 LASALLE PL	CHA	UHC	false
05/27/201	18:03:55	20191235	19052700	MEDICAL	314 LASALLE PL	CHA	UHC	false
05/28/201	1:34:05	20191238	19052800	26A SICK PRSN	221-B UNITY DR	CHA	UHC	false

**CHA Safety Department Calls**  
**May 2019**

Case Number	Call Date	Call Time	Nature	Site	Numerics	Street	APT	Safety Officer
20190248	5/21/2019	9:19	Property Damage	DT	310	Moore Walkway		Mark Brotemarkle
20190267	5/1/2019	7:15	Trespass Person Warning Issued	PT	1201	Paquin Street		Mark Brotemarkle
20190268	5/1/2019	16:10	Trespass Person Warning Issued	OT	700	Garth Avenue	214	Tara Thomason
20190269	5/1/2019	18:34	Information	PT	1201	Paquin Street	707	Tara Thomason
20190270	5/1/2019	20:21	Lock Out	OT	700	Garth Avenue	515	Tara Thomason
20190271	5/2/2019	17:33	Controlled Substance Invest	PT	1201	Paquin Street	1114	Tara Thomason
20190272	5/2/2019	20:45	Trespass Person Investigation	PT	1201	Paquin Street		Tara Thomason
20190273	5/2/2019	22:12	Lock Out	OT	700	Garth Avenue	704	Tara Thomason
20190274	5/2/2019	22:35	Lock Out	DT	301	Trinity Place		Tara Thomason
20190275	5/3/2019	15:38	Check Welfare	PT	1201	Paquin Street	313	Tara Thomason
20190276	5/3/2019	18:12	Lock Out	OT	700	Garth Avenue	207	Tara Thomason
20190277	5/3/2019	23:23	Information	DT	212	Providence Road N		Tara Thomason
20190278	5/4/2019	15:14	Disturbance Persons	DT	213	Boone Drive		Kevin Keith
20190279	5/4/2019	16:39	911 Checks	SP	213	Unity Drive		Kevin Keith
20190280	5/5/2019	10:11	Information	BC	1213	Elleta Blvd		Kevin Keith
20190281	5/5/2019	18:17	Lease Violation	PP	2112	Business Loop 70 E	106	Kevin Keith
20190282	5/6/2019	10:39	Arrest Resident Controlled Sub	PP	2112	Business Loop 70 E	213	Mark Brotemarkle
20190282	5/6/2019	15:35	Arrest Resident Controlled Sub	PP	2112	Business Loop 70 E	213	Kevin Keith
20190283	5/7/2019	8:12	Trespass Person Warning Issued	OT	700	Garth Avenue	809	Mark Brotemarkle
20190284	5/6/2019	18:40	Trespass Person Warning Issued	BC	1200	Elleta Blvd		Kevin Keith
20190285	5/6/2019	20:45	Assault Adult Abuse	DT	203	Park Avenue		Kevin Keith
20190286	05/07/209	18:45	Information	OT	700	Garth Avenue	721	Kevin Keith
20190287	5/7/2019	18:45	Information	SP	221	Unity Drive	A	Kevin Keith
20190288	5/8/2019	19:58	Assault Adult Abuse	PT	1201	Paquin Street	1105	Tara Thomason
20190289	5/9/2019	21:34	Ticket Vehicle CHA	OT	700	Garth Avenue		Tara Thomason
20190290	05/10/209	18:27	Lock Out	PT	1201	Paquin Street	803	Tara Thomason
20190291	5/10/2019	20:57	Assault Third Degree	SP	212	Lincoln Drive		Tara Thomason
20190292	5/10/2019	21:33	Disturbance Peace Music/TV	SP	200	Lincoln Drive		Tara Thomason
20190293	5/11/2019	21:18	Information	DT	304	Allen Walkway	A	Tara Thomason
20190294	5/12/2019	13:28	Trespass Person Investigation	SP	214	Unity Drive	A	Kevin Keith
20190295	5/12/2019	16:13	Administrative Details	SP	202	Hicks Drive		Kevin Keith
20190296	5/13/2019	10:30	Disturbance Persons	BC	1116	Elleta Blvd		Mark Brotemarkle
20190297	5/13/2019	11:00	Trespass Person Investigation	BC	1013	Elleta Blvd		Mark Brotemarkle
20190298	5/13/2019	11:55	Property Damage	DT	213	Boone Drive		Mark Brotemarkle
20190299	5/13/2019	17:07	Property Crimes/Larceny	SP	202	Lincoln Drive	A	Kevin Keith
20190300	5/16/2019	22:14	Controlled Substance Invest	SP	205	Lincoln Drive	B	Tara Thomason
20190301	5/16/2019	23:03	Disturbance Peace Music/TV	PT	1201	Paquin Street	1301	Tara Thomason
20190302	5/19/2019	9:19	Lease Violation	PT	1201	Paquin Street	410	Mark Brotemarkle
20190303	5/17/2019	18:18	Maintenance Problem	PT	1201	Paquin Street	1401	Tara Thomason
20190304	5/18/2019	9:25	Suspicious Activity	OT	700	Garth Avenue		Kevin Keith
20190305	5/18/2019	9:45	Information	OT	800	Garth Avenue	809	Kevin Keith
20190306	5/18/2019	9:45	Lock Out	BC	1023	Elleta Blvd		Kevin Keith
20190307	5/18/2019	16:00	Property Damage	SP	213	Unity Drive		Kevin Keith
20190308	5/19/2019	18:10	Property Damage	DT	614	Park Avenue		Kevin Keith
20190309	5/19/2019	20:00	Information	PT	1201	Paquin Street	901	Kevin Keith
20190310	5/24/2019	10:52	Ticket Vehicle CHA	DT	202	Switzler Street		Mark Brotemarkle
20190311	5/22/2019	8:05	Trespass Person Warning Issued	DT	303	Moore Walkway		Mark Brotemarkle
20190312	05/22/209	9:00	Trespass Person Investigation	DT	310	Moore Walkway		Mark Brotemarkle
20190313	5/21/2019	14:07	Check Welfare	PT	1201	Paquin Street	1304	Mark Brotemarkle
20190314	5/22/2019	19:23	Arrest Resident Felony LEO	PT	1201	Paquin Street	1304	Tara Thomason
20190315	5/23/2019	18:17	Information	DT	103	Park Avenue	A	Tara Thomason
20190316	5/23/2019	18:27	Information	SP	225	Unity Drive		Tara Thomason
20190317	5/24/2019	9:15	Ticket Vehicle CHA	DT		Pendelton Walkway		Mark Brotemarkle
20190318	5/24/2019	9:57	Trespass Person Warning Issued	DT	307	Trinity Place		Mark Brotemarkle
20190319	5/24/2019	23:09	Disturbance Persons	DT	212	Providence Road N		Tara Thomason
20190320	5/25/2019	18:18	Property Damage	SP	212	Lincoln Drive		Tara Thomason
20190321	5/25/2019	20:34	Controlled Substance Invest	PP	2112	Business Loop 70 E	206	Tara Thomason
20190322	5/25/2019	22:43	Lock Out	OT	700	Garth Avenue	714	Tara Thomason
20190323	5/26/2019	19:15	Information	OT	700	Garth Avenue	506	Kevin Keith

**CHA Safety Department Calls  
May 2019**

Case Number	Call Date	Call Time	Nature	Site	Numerics	Street	APT	Safety Officer
20190324	5/26/2019	19:35	Information	OT	700	Garth Avenue	715	Kevin Keith
20190325	5/26/2019	13:28	Lock Out	PT	1201	Paquin Street	102	Mark Brotemarkle
20190326	5/27/2019	9:30	Property Crimes/Larceny	SP	204	Unity Drive		Kevin Keith
20190327	5/27/2019	12:05	Trespass Person Warning Issued	OT	700	Garth Avenue		Kevin Keith
20190328	5/27/2019	16:03	Information	PT	1201	Paquin Street	1212	Kevin Keith
20190329	5/27/2019	17:25	Assist Resident Medical	DT	314	LaSalle Place		Kevin Keith
20190330	5/29/2019	23:24	Information	PT	1201	Paquin Street	1405	Tara Thomason
20190331	5/30/2019	15:54	Check Subject/Field Interview	SP		Lincoln / Unity Park		Tara Thomason
20190332	5/30/2019	16:43	Controlled Substance Invest	PT	1201	Paquin Street	1305	Tara Thomason
20190333	5/30/2019	17:33	Information	DT	23	Bryant Walkway		Tara Thomason
20190334	5/30/2019	15:25	Trespass Person Investigation	PT	1201	Paquin Street	901	Tara Thomason
20190335	5/31/2019	19:28	Juvenile Delinquency	BC	1302	Elleta Blvd		Tara Thomason
20190336	5/31/2019	0:00	Controlled Substance Invest	OT	700	Garth Avenue	303	Tara Thomason



# Housing Authority of the City of Columbia, Missouri

---

201 Switzler Street, Columbia, MO 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

## Current Events for May-June 2019

### Current Events

Current event items related to the CHA Affordable Housing Initiative are included in the Board Report from the CEO.

- Phil Steinhaus, Rick Hess, and Ken Nuernberger met with staff at MHDC to discuss the CHA's Providence Walkway Apartments project.
- Phil Steinhaus made a presentation about the CHA and our Affordable Housing Initiative to the Columbia Home Builder's Association.
- Phil Steinhaus held the second resident meeting with residents of the Providence Walkway Apartments to discuss the plans for replacing the Providence Walkway Apartments with new construction.
- CHA's Human Resource Department held its annual staff health fair.
- Phil Steinhaus made a presentation to the City of Columbia's Community Development Commission regarding the CHA's projects submitted for HOME and CDBG funds.

### On-Going Community Committees and Task Forces

- Phil Steinhaus and Erin Frieze are participating in the Brilliant Beginnings committee of the Cradle to Career Alliance. The committee is focusing on birth to Kindergarten child development.
- Phil Steinhaus is Vice-Chair of the Cradle to Career Alliance Board.
- Phil Steinhaus is participating in the Columbia/Boone County Department of Public Health and Human Services Safe, Healthy, and Affordable Housing Action Team.
- Andrea Tapia is serving on the Board of Directors for the Salvation Army.

There were no media articles in the past month.