



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: March 13, 2020

RE: March 17, 2020 CHA Board Meeting Agenda & Materials

Enclosed is the agenda packet for the CHA Board meeting next Tuesday, February 18, 2020. Included in the packet are staff memos and information related to each resolution. Please note the following:

CHA BOARD AGENDA ITEMS

Resolutions

- There are no resolutions this month to consider.

BOARD REPORTS

- **Administration Building Office Space Report:** A report on the planning process for additional office space is included.
- **Energy Performance Contract Report:** The annual report of the energy saving from our Energy Performance Contract is included.
- **Affordable Housing Initiative:** Enclosed is an update on the CHA Affordable Housing Initiative.
- **Coronavirus (COVID-19) Response Report:** A report on the CHA's preparations to respond to the COVID-19 virus.
- **CHA Management Reports:** Public Housing & Affordable Housing Properties, Housing Choice Voucher Program, Human Service, and Safety.
- **FYE2019 Unaudited Financial Data Schedule:** The unaudited FYE2019 FDS is included.
- **CHA Financial Reports:** The financial report for January 2020 is included.
- **Current Events:** A report on current events is enclosed.
- **City Boards and Commissions Reception:** The City Council is hosting a reception for Boards and Commissions on Wednesday, March 18 from 5:00-6:30 p.m. at the Columbia Sports Field House at 4251 Philips Farm Road. You should have received an invitation in the mail.

Please contact me if you are unable to attend or have any questions or need additional information about any of the items on the meeting agenda.

Please note: Box dinners will be available for Commissioners at 5:00 p.m.



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Open Meeting Notice

CHA Board of Commissioners Meeting

Date: Tuesday, March 17, 2020

Time: 5:30 p.m.

Place: Columbia Housing Authority, 201 Switzler Street

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of February 18, 2020 Open Meeting Minutes
- V. Recognition of Achievement
- VI. Public Comment (Limited to 5 minutes per speaker)

RESOLUTIONS

There are no resolutions this month

REPORTS

- VII. Administration Building Office Space Report
- VIII. Energy Performance Contract Report
- IX. Affordable Housing Initiative Report
- X. Coronavirus (COVID-19) Response Report
- XI. Monthly Management Reports for Public Housing & Affordable Housing Properties, Section 8 Housing Choice Voucher Program, and Safety.
- XII. Current Events
- XIII. City Boards and Commissions Reception – Wednesday, March 18

PUBLIC AND COMMISSIONER COMMENT

- XIV. Public Comment (Limited to 5 minutes per speaker)
- XV. Commissioner Comment
- XVI. 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)

Media Contact: Phil Steinhaus, CEO
Phone: (573) 443-2556
E-mail: 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.



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING February 18, 2020 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 February 18, 2020, 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.

II. Roll Call:

Present: Bob Hutton, Chair Commissioner
John French, Commissioner
Rigel Oliveri, Commissioner

Excused: Robin Wenneker, Vice Chair Commissioner
Max Lewis, Commissioner

CHA Staff: Phil Steinhaus, CEO
Charline Johns, Executive Assistant
Andrea Tapia, Chief Operations Officer
Laura Lewis, Director of Affordable Housing Operations
Rick Hess, Director of Asset Management

III. Adoption of Agenda:

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

IV. Approval of January 21, 2020 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of January 21, 2020. A motion was made by Mr. Hutton and second by Ms. Oliveri. All Commissioners voted "aye" and Mr. Hutton declared the motion approved.

V. Approval of January 21, 2020 Closed Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the closed meeting of January 21, 2020. A motion was made by Ms. Oliveri and second by Mr. Hutton. All Commissioners voted "aye" and Mr. Hutton declared the motion approved.

VI. Recognition of Achievement:

Mr. Hutton inquired about recognitions for the meeting and Mr. Steinhaus advised him that there was not any this month. Mr. Hutton then asked if there were any public comments.

VII. Public Comment.

There were no public comments.

RESOLUTIONS

VIII. Resolution 2841: To Appoint Members of the Resident Advisory Board FYE2020.

Mr. Steinhaus explained that the Resident Advisory Board (RAB) membership is comprised of individuals who reflect and represent the residents assisted by Public Housing Authorities (PHAs). Mr. Steinhaus stated that the role of the RAB is to assist and make recommendations regarding the development of the PHA Plan and any significant amendments or modifications to it.

Mr. Steinhaus reported that efforts to recruit members from all CHA properties, but there was not a lot of interest except from Paquin Tower residents. CHA has six members from the Section 8 Housing Choice Voucher Program, one Oak Towers resident, sixteen Paquin Tower residents and one resident of the Stuart Parker Apartments that has served before and may be interested in serving again but is unsure at this time.

Mr. Hutton inquired as to whether there were concerns that not a lot of residents were interested in the RAB. Mr. Steinhaus stated that from his experience when people are happy they do not become organized, but it is once they are unhappy that they organize. Mr. Steinhaus stated he believed that the residents were happy with the way things have been going.

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

Mr. Hutton called for a motion to approve Resolution 2841 as presented. A motion was made by Ms. Oliveri. Second by Mr. Hutton. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, French, Oliveri

No: None

IX. Resolution 2842: To Approve the Donation of a Vacant Lot located Adjacent to 403 Park Avenue in Columbia, Missouri, Parcel #16-320-00-00-002.00 01, to the Columbia Public Schools.

Mr. Steinhaus explained that during the research on the donation of the Child and Family Development Center, located at 403 Park Avenue, to the Columbia Public school District (CPS), He discovered that the CHA owns a small, land-locked parcel of land that is currently being used as a parking lot for the center. Mr. Steinhaus reported that he consulted with Superintendent Peter Stiepleman about the willingness of CPS to purchase the land and Mr. Stiepleman stated that since CPS would be making major repairs to the building, he didn't want to spend money on the land and suggested that one option was for the CHA to grant CPS an easement for the property.

Mr. Steinhaus stated that he thought it would be better to donate the land to CPS rather than grant an easement for liability purposes.

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

Mr. Hutton called for a motion to approve Resolution 2842 as presented. A motion was made by Mr. Hutton. Second by Mr. French. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, French, Oliveri

No: None

X. Resolution 2843: To Approve the Submission of the Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2019.

Mr. Steinhaus reported that SEMAP assesses fourteen 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. Mr. Steinhaus stated that they believed the report was due at the end of March but it actually due by the end of February.

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

Mr. Hutton called for a motion to approve Resolution 2843 as presented. A motion was made by Mr. French. Second by Mr. Hutton. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, French, Oliveri

No: None

XI. Administration Building Office Space Report

Mr. Steinhaus reported that the leadership team had met with Jen Hedrick of Simon Oswald Architecture for a data collection meeting, which was very productive. He said that Ms. Hedrick was able to gather good information about CHA office space needs. The leadership team discussed current and future staffing needs in a broad sense.

Mr. Steinhaus explained that Rick Hess would be heading up the project for the CHA and has done an outstanding job preparing materials for the kick off meeting including a color-coded map of the CHA Administration Building and the J.W. "Blind" Boone Community Center showing office locations and color-coded work groups. that he reviewed with the board.

XII. Affordable Housing Initiative Report.

Mr. Steinhaus reported that he, Rick Hess and Tammy Matondo met with MHDC staff to review the reasons that CHAs Providence Walkway project was not funded. Mr. Steinhaus added that Ken Nuernberger and Eric McMahon from ND Consulting joined them in the meeting as well. Mr. Steinhaus explained that MHDC implemented a scoring system for all LIHTC applications and at the meeting they were informed that the Providence Walkway application scored 106 points which made the application

less competitive than other applications. Mr. Steinhaus noted that CHAs per-unit cost exceeded their maximum cost per-unit threshold.

Mr. Steinhaus stated that MHDC asked if there was any way CHA could reduce the cost per-unit price, but CHA believes that they did everything possible to manage the costs on the project. Mr. Steinhaus explained that they are now left with the decision as to whether they proceed with new construction or return to the original plan to renovate the apartments. Mr. Steinhaus noted that one of the issues driving up the average per-unit cost is that MHDC staff have the threshold cost per-unit for one-bedroom units set too low, thus putting CHA at a disadvantage due to the eight one-bedroom units in the project.

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

Mr. Steinhaus reviewed highlights from the Affordable Housing Properties report stating that the occupancy rate for AMP 1 was down because those units were left vacant while waiting to hear whether or not CHA would receive funding for the Providence Walkway Property. Mr. French inquired as to why these units were left vacant. Mr. Steinhaus explained that if they had filled the units at AMP 1 property they would then have to find a way to relocate 34 families if they had received funding for Providence Walkway. Mr. Hutton inquired as whether they were still holding on filling the units. Mr. Steinhaus reported they are now filling these units.

Mr. Steinhaus announced that Tawanda Edwards has accepted the position of Housing Choice Voucher Program Manager and Sara Stone has accepted the position of Special Program Specialist. Mr. Steinhaus reported that there are currently 786 applicants on the 2018 HCV waitlist, and they are continuing to pull applicants. Mr. Hutton inquired as to whether the participants were having a hard time finding housing with the Housing Choice Vouchers. Ms. Tapia stated that yes, some participants were having complications finding housing due to background checks and security deposits required by landlords. Ms. Tapia explained that landlords may do their own screening of applicants that do receive Housing Choice Vouchers and that sometimes makes it harder for participants to find affordable housing in neighborhoods that they would like. Ms. Oliveri stated that in areas such as St. Louis, landlords sometimes state that they will not accept Section 8 Housing Choice Vouchers even though that is against the law to state this.

Mr. Steinhaus reviewed highlights from the Human Services report stating that the Healthy Home Connections program has served over 1,700 residents and has helped families develop a family service pledge that will address the needs of their families. Mr. Steinhaus stated that the Moving Ahead Programs Teen Center has reached full capacity of 22 teens, achieved 65% parent involvement during the school year and 100% involvement during the summer session. Mr. Steinhaus added that all of the kids were reading on their grade level by the end of the summer session.

Mr. Steinhaus reviewed highlights from the safety report and stated that moving the Safety Department Offices to Paquin Tower is helping to increase interaction with Paquin Tower Residents. Mr. Steinhaus noted that CHA Safety has investigated only 9 trespassing incidents in January, a below average number. Mr. Hutton inquired about the number of medical calls still going out from the properties. Mr. Steinhaus stated that these calls stem from anywhere for medical emergencies to psychiatric calls. Mr. Steinhaus explained that Samantha Christian, Independent Living Coordinator of both Oak and Paquin Tower has been working with residents there to monitor health issues and has established a "Buddy" system that allows residents to check on each other. Mr. Steinhaus stated that these wellness checks provide socialization activities for the residents as well as helping them get to know each other better.

XIV. Financial Report

There were no financial reports to discuss this month.

XV. Current Events

Mr. Steinhaus reviewed the highlights from the current events and discussed some of the promoted staff and new employees. Mr. Steinhaus discussed highlights from the Columbia Daily Tribune article regarding the Columbia Center for Urban Agriculture’s Opportunity Gardens program and stated that this is a great program for the families of CHA.

XVI. Public Comment

There was no public comment.

XVII. Commissioner Comment

There was no commissioner comment.

XVIII. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Mr. Hutton. Second by Ms. Oliveri. Mr. Hutton called the meeting adjourned at 6:38 PM.

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 February 13, 2020, I posted public notice of the February 18, 2020 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.

Phil Steinhaus, Chief Executive Officer

Date



Housing Authority of the City of Columbia, Missouri

Board Staff Memo

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: March 17, 2020

RE: Administration Office Space Planning Process Update

CHA staff have completed two planning meetings with Jen Hedrick from Simon Oswald Architects (SOA) and we have made great progress.

Worksheets on current office spaces, equipment, work groups, and projected future staffing needs were presented to Ms. Hedrick for analysis prior to our second meeting with her.

Out of our discussions it appears that there is a need for a separate building on our lot at 207 Providence Road that would include space for nine offices, a large conference room slightly larger than our training room, and a smaller conference room for interviews, etc.

Of particular focus was determining which work groups have the least interaction with the general public and creating as many additional offices for future use as possible. Conversion of the current training room into four offices provides a better opportunity for work groups to stay together. Creating additional offices out of the larger Finance Department office also provides opportunities for staff expansion.

Since the Finance Department has the least amount of interaction with the public, it was felt that relocating the Finance Department to a new building was the best alternative. Adding offices to the main CHA Administration Building proved to be unfeasible without losing our circle drive, which is heavily used by Paratransit. An addition to the Administration Building would also be costly and disruptive to business operations.

A follow-up meeting with Ms. Hedrick is planned for Wednesday, March 19, 2020 at 8:00 a.m. It will be determined at that time whether any additional planning meetings are needed.

The final report will be presented to the CHA Board at the April 21, 2020 Board meeting.



Housing Authority of the City of Columbia, Missouri

Board Memo

To: Board of Commissioners

From: Mary Harvey, Director of Finance and Human Resources

Date: March 17, 2020

RE: Energy Performance Contract Report for CY2019

The attached Energy Performance Contract (EPC) Savings Report from Ameresco verifies energy savings of \$87,385 for CY2019 for the CHA's installed Energy Conservation Measures (ECM's) on the remaining 120 units of AMP 1. A Financial Summary is on page 2 of Ameresco's report.

- Total Program Savings were \$87,385
- Total Costs were \$42,794.57
- Net Savings were \$44,590.43

At least 75% of total savings must be used towards debt payment and EPC contract fees. Based on the results of this test, an additional \$22,744.18 of the excess savings was used to pay down the EPC Loan Principal on 3/6/20.

For managing the EPC the Central Office Cost Center (COCC) received the remaining excess savings of \$21,846.25.

The Savings Summary is reported in Table 3 on page 5 of the attached report.

All water savings are based on a frozen rolling base established from a three year average of water consumption prior to the improvements being made.

Water savings for AMP 1 was \$51,052.

This is an increase of \$7,444 from last year that may be due to lesser use of the laundry facilities during the Bryant Walkway renovations.

Electric and gas savings are split between Add-On Subsidy Savings and Resident Utility Allowance Savings.

Add-On Subsidy savings are for project paid gas and electric utilities. For AMP 1 there were electrical improvements made to the common areas of the project. There were no Gas improvements made to the common areas of the project.

Add-On Subsidy Electric savings for AMP 1 was \$2,888.

Resident paid utility savings are based on the decrease in the resident's utility bills that is passed back to the AMP 1 through a decrease in the resident's utility allowance.

Resident Utility Allowance Savings for AMP 1 were \$6,811 for electric and \$26,691 for gas. The large amount of savings for gas is due to the heat pumps that were installed as part of the energy performance upgrades.

Columbia, MO Housing Authority
 Energy Performance Contract Savings Report
 Year 8 - January 1, 2019 to December 31, 2019

	TOTAL
Frozen Rolling Base Water Savings	\$ 51,052.00
Add-On Incentive For Electric Savings	\$ 2,831.00
Add-On Incentive For Gas Savings	\$ -
Resident-Paid Utility Allowance Savings for Electric	\$ 6,811.00
Resident-Paid Utility Allowance Savings for Gas	\$ 26,691.00
TOTAL SAVINGS	\$ 87,385.00

Debt Payments made	\$ 30,908.57
Ameresco Service Fee	\$ 11,886.00
TOTAL COSTS	\$ 42,794.57
Net Savings	\$ 44,590.43

75% Savings Test: At least 75% of Total Savings must be used toward debt payment & EPC contract fees \$ 65,538.75

If positive, balance must be used to pay down principal \$ 22,744.18

Excess Savings to use towards loan principal \$ 22,744.18

COCC Share of Net Savings \$ 21,846.25

COCC Share of 50% of Savings \$ 22,295.21

the lesser of 50% of net savings or Net Savings less required principal payment

Annual Savings Verification Report
January 1 to December 31, 2019
Year Eight

**Prepared for
Columbia Housing Authority
Columbia, MO**

February 27, 2020



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Section 1: Executive Summary

Table 1. Executive Summary

Project/Customer Name:	Columbia, MO Housing Authority
Start Date of Savings:	January 1, 2012
Contract Year:	8
Current Savings Period:	January 1 through December 31, 2019
Report Type:	Annual
Report Date:	February 22, 2020

Ameresco is pleased to present the Columbia, MO Housing Authority (CHA) with the Annual Savings Verification Report for Year 8, covering the period of January 1 through December 31, 2019. This report is a critical element of CHA's energy performance contract (EPC) because it provides verification of the metered savings and support for the HUD conservation incentives for the energy conservation measures (ECMs) in place in the CHA facilities.

Measurement and Verification (M&V) contains two essential components: (1) verification that the installed energy conservation measures are able to generate the projected and/or guaranteed savings; and (2) measurement of the actual performance of the project against the established baseline using the approved M&V Plan. This report includes water, gas and electricity savings resulting from CHA's ECMs listed below:

Energy Conservation Measures		Jesse Wrench	Frank Coleman
ECM-01	Low-Flow Toilets, Aerators and Showerheads	X	X
ECM-02	Energy-Efficient Common Area Lighting	X	
ECM-03	Energy-Efficient Apartment Lighting	X	X
ECM-04	Limiting Thermostats	X	X
ECM-06	Dual Fuel Heat Pumps	X	X

Annual Financial Performance

Table 2. Financial Summary: January through December 2019

Annual Savings:					
	Base Use	Current Use	Savings	Current Cost	Cost Savings
FRB Savings					
Water & Sewer	10,415 ccf	5,125 ccf	5,290 ccf	\$ 49,066	\$ 51,052
FRB Subtotal					\$ 51,052
Add-on Subsidy					
Electricity	3,427,243 kWh		23,751 kWh		\$ 2,888
Add-on Subtotal					\$ 2,888
Tenant Utility Allowance					
Gas					\$ 26,691
Electricity					\$ 6,811
					\$ 33,502
Total Program Savings					\$ 87,441
Annual Costs:					
Annual Debt Service					\$ 32,748
M&V Fee					\$ 11,886
Total Costs					\$ 44,633
Annual Net Savings:					
Net Savings					\$ 42,808

The results of our analysis for this period yield total cost savings of \$87,441. The cost savings are sufficient to cover the total costs for Year 8, which include twelve months of debt service payments, totaling \$32,748, and Ameresco's annual service fee of \$11,886. The net or excess cost savings for CHA are \$42,808.

The cost savings for the Add-on Subsidy and Resident-Paid Utility Allowance Saving in the table above are based on the calculated values from the ESA and Change Order #1. The original scope of the performance contract has been adjusted for properties that have been removed for enrollment into HUD's Rental Assistance Demonstration (RAD) program. As of December 29, 2015, the following properties have been removed from the scope of the EPC: Bear Creek, Stewart Parker, Paquin Tower, and 16 dwelling units at Jesse Wrench. Oak Tower was removed from the scope as of November 3, 2016. A total of 60 dwelling units were removed at Jesse Wrench and thirty units at Frank Coleman as of November 30, 2017.

A breakdown of the annual savings, by AMP number, can be found in Table 3 below. Ameresco conducted an annual site inspection on February 20, 2020. A detailed inspection report is included in Attachment D of this report. Apartment units and common areas were inspected for the correct kitchen and bathroom sink aerators, showerheads, toilets, HVAC, thermostats, and lighting.

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Section 2: Savings Summary

Table 3. Savings Summary

	TOTALS
FRB Water Savings:	\$51,052
Add-On Subsidy Electric Savings:	\$2,888
Resident Utility Allowance Electric Savings:	\$6,811
Resident Utility Allowance Gas Savings:	\$26,691

Annual Savings Performance

The aggregate metered water savings were measured and verified via the frozen rolling base method. For FY-2019, the water savings exceeded the projected savings at the two sites. Utility rates are calculated from the cost and consumption data provided in the utility bills, and for the current period are higher than the floor and contract rates established in the contract.

Electric savings affecting CHA-paid utilities were calculated via Add-on subsidy methodology using contract unit savings (kWh) multiplied by 2019 contract floor rates.

Resident Utility Allowance Electric Savings were calculated using previously determined unit savings (kWh) multiplied by 2019 contract floor rates.

Resident Utility Allowance Gas Savings were calculated using previously determined unit savings (Therms) multiplied by 2019 contract floor rates.

A comparison of contract and current rates is provided in the Rate Comparison Table in Attachment C.

Project Measurement and Verification Methodologies

Ameresco applies the International Performance Measurement & Verification Protocol (IPMVP) to CHA’s project savings verification. The “Option C” verification closely corresponds to HUD’s Frozen Rolling Base (see 24 CFR 990.185(a) (1)). “Option A” or stipulated savings verification as applied to master-billed energy corresponds to HUD’s Additional Operating Subsidy methodology (see 24 CFR 990.185(a)(3)) and for stipulated Resident-Paid utilities, Option A corresponds to HUD’s Resident-Paid Utility Allowance (see 24 CFR 990.185(a)(2)).

The HUD incentive methodologies that have been applied by site and utility are summarized in Table 4 on the following page.

Table 4. HUD Incentives Matrix

Savings Incentive Matrix	Site Reference		Water & Sewer		Gas			Electric		
	AMP	No. of Units at Site	Frozen Rolling Base	Add-on Subsidy	Frozen Rolling Base	Add-on Subsidy	Resident-Paid Utility Allowance	Frozen Rolling Base	Add-on Subsidy	Resident-Paid Utility Allowance
Jesse Wrench	001	106	X				X		X	X
Frank Coleman	001	14	X				X			X

Section 3: Overview of Methods

Total Savings for Financing and Guarantee

The Total Cost Savings for the performance contract equals the sum of the Frozen Rolling Base savings, the Additional Operating Subsidy, and Resident-Paid Utility Allowance incentive. Consumption savings are typically valued at the greater of the current rates or the floor rates established in the contract.

1. Frozen Rolling Base Savings

Our monitoring staff analyzed the utility account information provided to us by CHA. The metered savings illustrating the “frozen rolling base savings” contained in this report involved a comparison of the established pre-project baseline water consumption contained in the contract with the post-construction actual water consumption totals. Master-metered water consumption savings for select sites identified in Table 4 above have been determined by comparing metered consumption for the current period to the HUD-approved contract base use. The approved baselines for the Frozen Rolling Base sites are contained in Attachment D of the Energy Services Agreement (ESA) and are included in Table 5 below.

In summary, based on current water/sewer rates provided by the Utility, CHA is realizing utility cost savings of \$51,052. The actual savings realized this period are 51% of the baseline which exceeds the projected savings of 26%.

The two remaining metered sites performed above the projected level of savings. Please see the consumption graphs starting on page 19.

Table 5 – Metered Water & Sewer Savings: January through December 2019

**Calculated Water Frozen Rolling Base Savings:
Columbia, MO Housing Authority
Energy Performance Contract Savings Report**

Site Name	Number of Units in Site	Baseline Consumption (ccf)	Actual Consumption (ccf)	Actual Cost	Savings (ccf)	Savings Rate	Cost Savings	Projected Savings (ccf)	Projected Percent Savings	Actual Percent Savings
Jesse Wrench	106	8,333	3,923	\$ 38,597	4,410	\$ 9.84	\$ 43,389	2,308	28%	53%
Frank Coleman	14	2,082	1,202	\$ 10,469	880	\$ 8.71	\$ 7,662	445	21%	42%
Totals (AMP 1)	120	10,415	5,125	\$ 49,066	5,290	\$ 9.56	\$ 51,052	2,753	26%	51%

NOTES:

Cost savings was calculated using the 2019 average current rates provided by Housing Authority. A Rate Comparison Table comparing current and contract rates is included in Attachment C.

A total of 60 additional units were removed from the EPC at Jesse Wrench and 30 units were removed from Frank Coleman as of November 30, 2017.

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2. Add-on Subsidy Incentives

The electricity savings from the Common and Apartment Area Lighting Upgrades are calculated in accordance with the Add-On Subsidy Savings methodology, as indicated in Attachment G-2 of the Energy Services Agreement. Since it is difficult to distinguish the savings associated with these measures from the other appliances on the metered accounts, these savings were stipulated and were approved by HUD as an additional operating subsidy.

The approved savings methodology is consistent with “Option A” of the “IPMVP” (International Performance Measurement and Verification Protocol), an energy industry performance standard utilized to “stipulate” the lighting savings based on the lighting surveys and a straight calculation of wattage reduction, valued at current utility rates.

CHA also receives an Add-On Operating Subsidy for calculated master-metered electric. The values of the “Add-on” savings were calculated based on the fixed consumption savings multiplied by the utility rates stated in the ESA and Change Order #1. Three sites were removed from the EPC at the end of 2015 and one additional site was removed in November of 2016. Additional units were removed from the properties at Jesse Wrench and Frank Coleman in November 2017. The baselines and savings have been adjusted to account for these changes. The Add-On for gas savings ended in 2016 with the removal of Oak Towers. The total Add-on savings is \$2,831 for electricity. The utility rates were based on the 2019 rates listed in Attachment G-4 Floor Savings Rates on page 66 of the ESA. Details are presented in the tables below.

The annual Add-on incentive for the electricity savings are summarized by Development in Table 6 below.

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Table 6 – Annual Add-on Incentive Summary for Electric Savings by Site.

**Calculated Electric Savings:
Columbia, MO Housing Authority
January 1 through December 31, 2019**

Development Name	AMP Number	Number of Units in Site	Annual Savings (kWh)	Savings Rate (\$/kWh)	Annual Stipulated Cost Savings
Jesse Wrench	001	106	23,751	\$0.122	\$2,888
TOTAL		106	23,751		\$2,888

NOTE: Rates were based on 2019 floor rates from Attachment G-4 of Energy Service Agreement. A Rate Comparison Table comparing current and contract rates is included in Attachment C.

3. Resident-Paid Utility Allowance Savings

CHA was approved by HUD to receive a subsidy for the difference between pre-retrofit Resident-Paid Utility Allowances for individually-metered, resident-paid utilities and the resultant Resident-Paid Utility Allowances created by consumption savings for those utilities.

Based on actual rates, the annual subsidy for the Resident-Paid Utility Allowance Savings for the reporting period totals \$6,811 for electricity and \$26,691 for natural gas. Total Resident-Paid Utility Allowance savings for FY-2019 are \$33,502.

The summary information for electric and natural gas can be found in Table 7 below.

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Table 7 – Contract Resident-Paid Utility Allowance Savings calculation for electricity and natural gas.

Resident-Paid Utility Allowance Savings Summary:
Columbia, MO Housing Authority
Energy Performance Contract Savings Report

ELECTRIC

Development Name	AMP Number	Baseline Utility Allowance Use (kWh)	Number of Units	Annual Savings (kWh)	Savings Rate ¹ (\$/kWh)	Stipulated Cost Savings	Savings as % Baseline
Jesse Wrench	001	367,140	106	52,237	\$ 0.1216	\$6,351	15%
Frank Coleman	001	55,512	14	3,791	\$ 0.1216	\$461	5%
Total		422,652	120	56,028		\$6,811	13%

GAS

Development Name	AMP Number	Baseline Utility Allowance Use (Therms)	Number of Units	Annual Savings (Therms)	Savings Rate ¹ (\$/Therm)	Stipulated Cost Savings	Savings as % Baseline
Jesse Wrench	001	71,172	106	13,836	\$ 1.4872	\$ 20,577	19%
Frank Coleman	001	11,088	14	4,111	\$ 1.4872	\$ 6,114	32%
Total		82,260	120	17,947		\$ 26,691	21%

¹ Savings Rates are based on 2019 Contract Floor Rates.

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Baseline Adjustments

Routine Baseline Adjustments

Ameresco prefers to minimize adjustments when verifying savings. If guaranteed savings can be proven without adjustments, the savings verification and the HUD reporting match up more closely than if accuracy of savings is improved by using standard IPMVP adjustments.

The variable that is contained in the approved ESA, which is routinely reviewed with the potential for nominal adjustments over time with the Frozen Rolling Base, is a Billing Day Adjustment. Ameresco normalizes the utility billing data for the number of days in the period. This adjustment accounts for differences in the number of billing days in the baseline and post-retrofit months and reduces the possibility of over- or under-stating the energy savings from one month to the next.

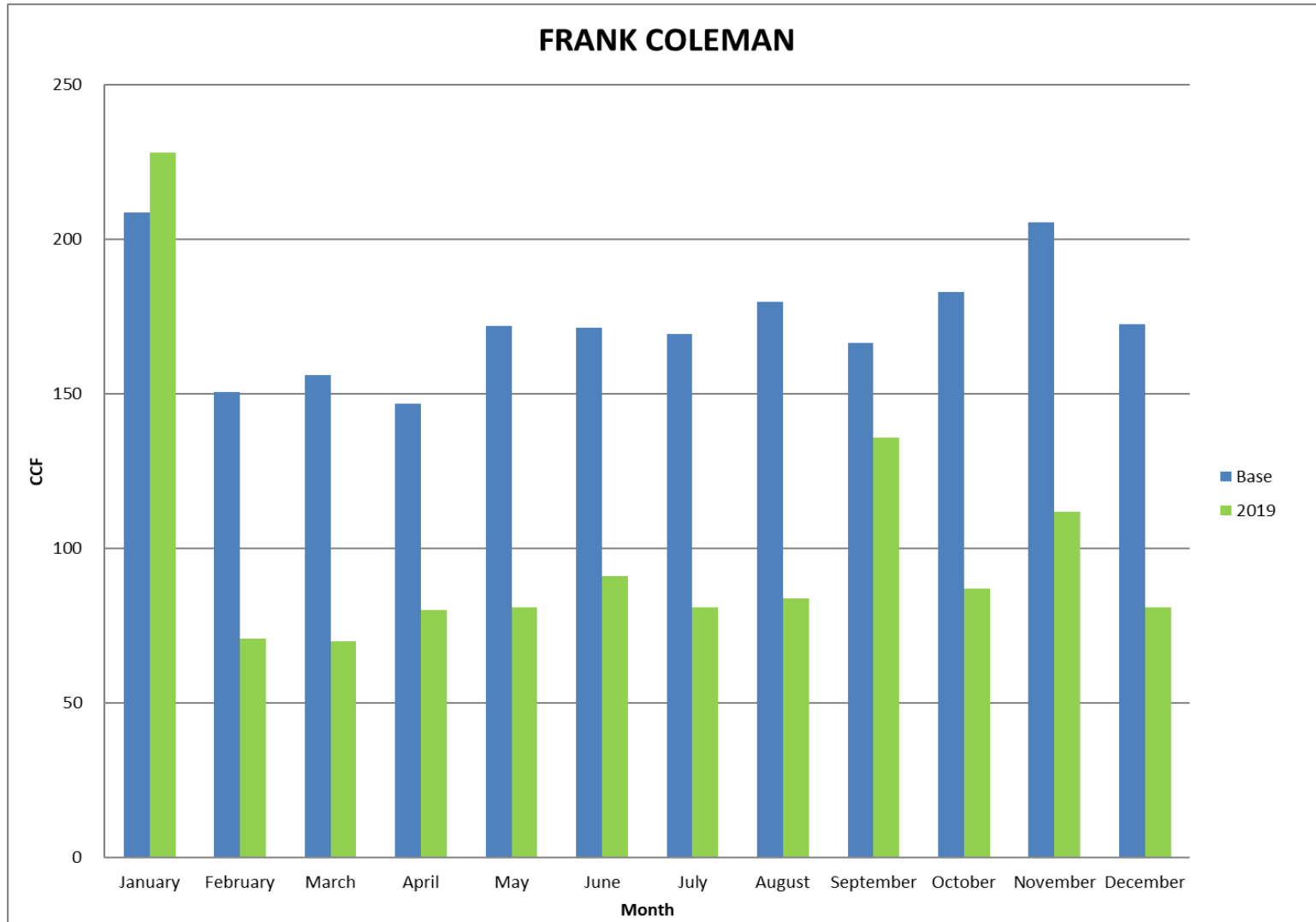
Non-Standard Adjustments

The ESA contains provisions for adjustments to the baselines and/or savings in the event of material changes that impact utilities and savings. These types of changes are not common, but when they occur they can have tremendous effect.

Attachment A: Water Frozen Rolling Base Graphs

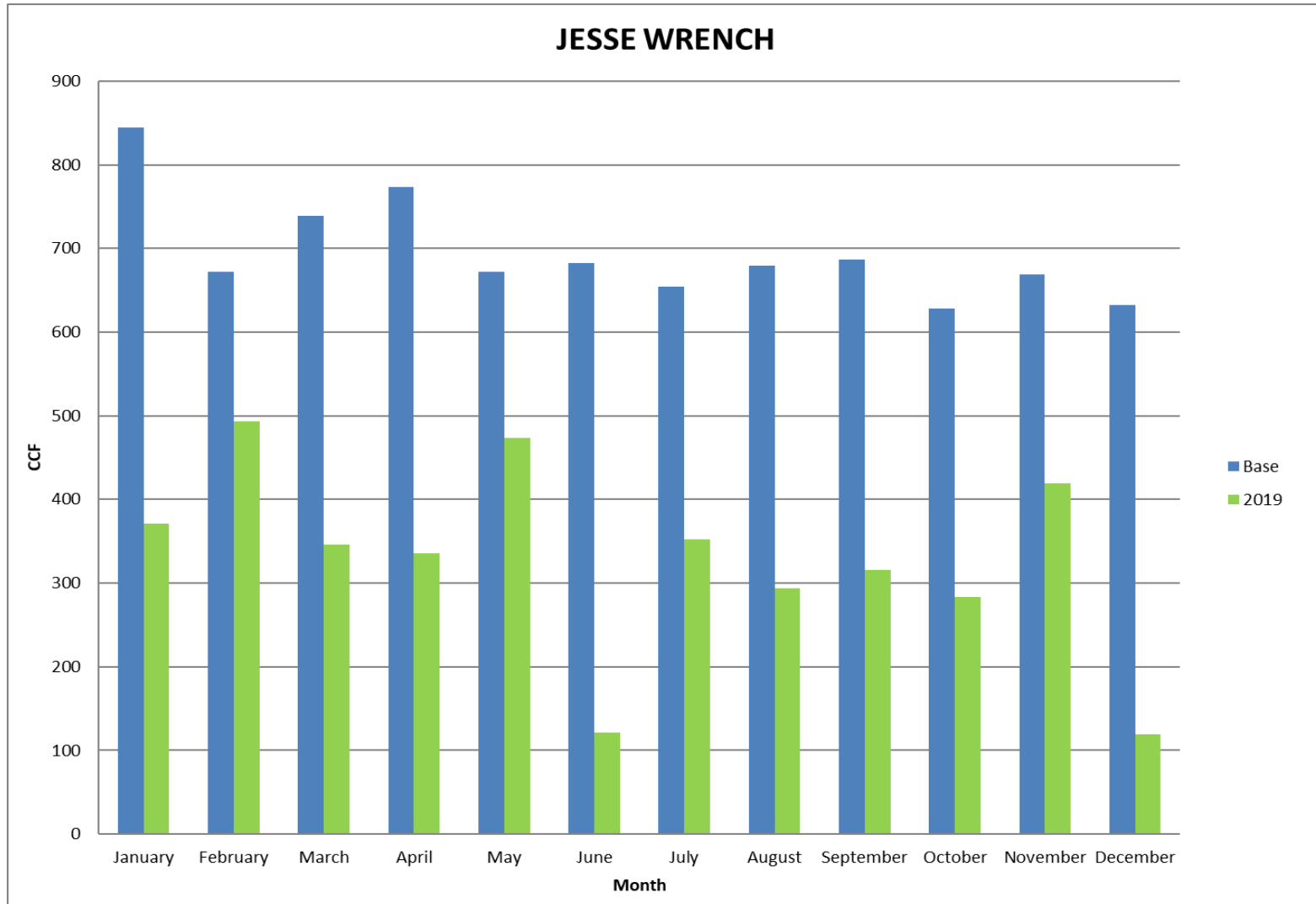
Total Monthly Water Consumption Comparison – 2019 to Baseline

Water Consumption (CCF) - Frank Coleman



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Water Consumption (CCF) - Jesse Wrench



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Attachment B: 'Guarantee' and Debt Amortization Schedule

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Guarantee Schedule

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Amortization Schedule After Principal Reduction

Pmt #	Date	Advance	Payment	Interest	Principal	Remaining
51	4/3/2017					500,020.45
	4/21/2017		227,021.72	840.05	226,181.67	273,838.78
52	5/3/2017		2,623.00	361.47	2,261.53	271,577.25
53	6/3/2017		2,623.00	896.20	1,726.80	269,850.45
54	7/3/2017		2,623.00	890.51	1,732.49	268,117.96
55	8/3/2017		2,623.00	884.79	1,738.21	266,379.75
56	9/3/2017		2,623.00	879.05	1,743.95	264,635.80
57	10/3/2017		2,623.00	873.30	1,749.70	262,886.10
58	11/3/2017		2,623.00	867.52	1,755.48	261,130.62
59	12/3/2017		2,623.00	861.73	1,761.27	259,369.35
60	1/3/2018		2,675.46	855.92	1,819.54	257,549.81
61	2/3/2018		2,675.46	849.91	1,825.55	255,724.27
62	3/3/2018		2,675.46	843.89	1,831.57	253,892.70
63	4/3/2018		2,675.46	837.85	1,837.61	252,055.08
64	5/3/2018		2,675.46	831.78	1,843.68	250,211.41
65	6/3/2018		2,675.46	825.70	1,849.76	248,361.64
66	7/3/2018		2,675.46	819.59	1,855.87	246,505.78
67	8/3/2018		2,675.46	813.47	1,861.99	244,643.79
68	9/3/2018		2,675.46	807.32	1,868.14	242,775.65
69	10/3/2018		2,675.46	801.16	1,874.30	240,901.35
70	11/3/2018		2,675.46	794.97	1,880.49	239,020.86
71	12/3/2018		2,675.46	788.77	1,886.69	237,134.17
72	1/3/2019		2,728.97	782.54	1,946.43	235,187.75
73	2/3/2019		2,728.97	776.12	1,952.85	233,234.90
74	3/3/2019		2,728.97	769.68	1,959.29	231,275.60
75	4/3/2019		2,728.97	763.21	1,965.76	229,309.84
76	5/3/2019		2,728.97	756.72	1,972.25	227,337.60
77	6/3/2019		2,728.97	750.21	1,978.76	225,358.84
78	7/3/2019		2,728.97	743.68	1,985.29	223,373.56
79	8/3/2019		2,728.97	737.13	1,991.84	221,381.72
80	9/3/2019		2,728.97	730.56	1,998.41	219,383.31
81	10/3/2019		2,728.97	723.96	2,005.00	217,378.31
82	11/3/2019		2,728.97	717.35	2,011.62	215,366.69
83	12/3/2019		2,728.97	710.71	2,018.26	213,348.43
84	1/3/2020		2,783.55	704.05	2,079.50	211,268.93
85	2/3/2020		2,783.55	697.19	2,086.36	209,182.57
86	3/3/2020		2,783.55	690.30	2,093.25	207,089.32
87	4/3/2020		2,783.55	683.39	2,100.15	204,989.17
88	5/3/2020		2,783.55	676.46	2,107.08	202,882.08

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Amortization Schedule After Principal Reduction						
Pmt #	Date	Advance	Payment	Interest	Principal	Remaining
89	6/3/2020		2,783.55	669.51	2,114.04	200,768.04
90	7/3/2020		2,783.55	662.53	2,121.01	198,647.03
91	8/3/2020		2,783.55	655.54	2,128.01	196,519.02
92	9/3/2020		2,783.55	648.51	2,135.04	194,383.98
93	10/3/2020		2,783.55	641.47	2,142.08	192,241.90
94	11/3/2020		2,783.55	634.40	2,149.15	190,092.75
95	12/3/2020		2,783.55	627.31	2,156.24	187,936.51
96	1/3/2021		2,839.22	620.19	2,219.03	185,717.48
97	2/3/2021		2,839.22	612.87	2,226.35	183,491.13
98	3/3/2021		2,839.22	605.52	2,233.70	181,257.43
99	4/3/2021		2,839.22	598.15	2,241.07	179,016.36
100	5/3/2021		2,839.22	590.75	2,248.47	176,767.89
101	6/3/2021		2,839.22	583.33	2,255.89	174,512.01
102	7/3/2021		2,839.22	575.89	2,263.33	172,248.68
103	8/3/2021		2,839.22	568.42	2,270.80	169,977.88
104	9/3/2021		2,839.22	560.93	2,278.29	167,699.58
105	10/3/2021		2,839.22	553.41	2,285.81	165,413.77
106	11/3/2021		2,839.22	545.87	2,293.35	163,120.42
107	12/3/2021		2,839.22	538.30	2,300.92	160,819.50
108	1/3/2022		2,896.00	530.70	2,365.30	158,454.20
109	2/3/2022		2,896.00	522.90	2,373.11	156,081.09
110	3/3/2022		2,896.00	515.07	2,380.94	153,700.16
111	4/3/2022		2,896.00	507.21	2,388.79	151,311.36
112	5/3/2022		2,896.00	499.33	2,396.68	148,914.69
113	6/3/2022		2,896.00	491.42	2,404.59	146,510.10
114	7/3/2022		2,896.00	483.48	2,412.52	144,097.58
115	8/3/2022		2,896.00	475.52	2,420.48	141,677.10
116	9/3/2022		2,896.00	467.53	2,428.47	139,248.63
117	10/3/2022		2,896.00	459.52	2,436.48	136,812.15
118	11/3/2022		2,896.00	451.48	2,444.52	134,367.62
119	12/3/2022		2,896.00	443.41	2,452.59	131,915.03
120	1/3/2023		2,953.92	435.32	2,518.60	129,396.43
121	2/3/2023		2,953.92	427.01	2,526.92	126,869.51
122	3/3/2023		2,953.92	418.67	2,535.25	124,334.26
123	4/3/2023		2,953.92	410.30	2,543.62	121,790.63
124	5/3/2023		2,953.92	401.91	2,552.01	119,238.62
125	6/3/2023		2,953.92	393.49	2,560.44	116,678.18
126	7/3/2023		2,953.92	385.04	2,568.89	114,109.30
127	8/3/2023		2,953.92	376.56	2,577.36	111,531.93

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Amortization Schedule After Principal Reduction

Pmt #	Date	Advance	Payment	Interest	Principal	Remaining
128	9/3/2023		2,953.92	368.06	2,585.87	108,946.07
129	10/3/2023		2,953.92	359.52	2,594.40	106,351.66
130	11/3/2023		2,953.92	350.96	2,602.96	103,748.70
131	12/3/2023		2,953.92	342.37	2,611.55	101,137.15
132	1/3/2024		3,013.00	333.75	2,679.25	98,457.90
133	2/3/2024		3,013.00	324.91	2,688.09	95,769.80
134	3/3/2024		3,013.00	316.04	2,696.96	93,072.84
135	4/3/2024		3,013.00	307.14	2,705.86	90,366.98
136	5/3/2024		3,013.00	298.21	2,714.79	87,652.19
137	6/3/2024		3,013.00	289.25	2,723.75	84,928.44
138	7/3/2024		3,013.00	280.26	2,732.74	82,195.70
139	8/3/2024		3,013.00	271.25	2,741.76	79,453.94
140	9/3/2024		3,013.00	262.20	2,750.80	76,703.14
141	10/3/2024		3,013.00	253.12	2,759.88	73,943.26
142	11/3/2024		3,013.00	244.01	2,768.99	71,174.27
143	12/3/2024		3,013.00	234.88	2,778.13	68,396.14
144	1/3/2025		3,073.26	225.71	2,847.56	65,548.58
145	2/3/2025		3,073.26	216.31	2,856.95	62,691.63
146	3/3/2025		3,073.26	206.88	2,866.38	59,825.25
147	4/3/2025		3,073.26	197.42	2,875.84	56,949.41
148	5/3/2025		3,073.26	187.93	2,885.33	54,064.08
149	6/3/2025		3,073.26	178.41	2,894.85	51,169.23
150	7/3/2025		3,073.26	168.86	2,904.40	48,264.83
151	8/3/2025		3,073.26	159.27	2,913.99	45,350.84
152	9/3/2025		3,073.26	149.66	2,923.60	42,427.23
153	10/3/2025		3,073.26	140.01	2,933.25	39,493.98
154	11/3/2025		3,073.26	130.33	2,942.93	36,551.05
155	12/3/2025		3,073.26	120.62	2,952.64	33,598.41
156	1/3/2026		3,134.73	110.87	3,023.85	30,574.55
157	2/3/2026		3,134.73	100.90	3,033.83	27,540.72
158	3/3/2026		3,134.73	90.88	3,043.84	24,496.88
159	4/3/2026		3,134.73	80.84	3,053.89	21,442.99
160	5/3/2026		3,134.73	70.76	3,063.97	18,379.02
161	6/3/2026		3,134.73	60.65	3,074.08	15,304.95
162	7/3/2026		3,134.73	50.51	3,084.22	12,220.72
163	8/3/2026		3,134.73	40.33	3,094.40	9,126.33
164	9/3/2026		3,134.73	30.12	3,104.61	6,021.71
165	10/3/2026		3,134.73	19.87	3,114.86	2,906.86
166	11/3/2026		2,916.45	9.59	2,906.86	0.00

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The Guarantee Schedule above reflects the revised amortization schedule for 2019 with the removal of Bear Creek, Stewart Parker, Paquin Tower, Oak Tower, and 90 units from Jesse Wrench and Frank Coleman.

Attachment C: Inventory and Rate Comparison

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Water Frozen Rolling Base Account Number Inventory:

Development Name	Baseline Account Numbers	Current Account Numbers
Jesse Wrench	46316, 69190	46740, 45786, 45796, 45800, 45804, 45808, 45822, 45826, 45828, 45830, 45842, 45846, 45854, 45856, 45864, 45870, 45880, 45882, 45886, 45888, 45892, 45908, 45912, 45916, 46130, 46136, 46142, 46168, 46170, 46182, 46210, 46212, 46216, 46218, 46220, 46224, 46238, 46240, 46242, 46244, 46246, 46248, 46256, 46260, 46262, 46266, 46276, 46290, 46298, 46302, 46306, 46308, 46616, 46618
Frank Coleman	46434	46434, 46376, 46380, 46382, 46386, 46390, 46392, 46394, 46396, 46400, 46406, 46410, 46412, 46418

**Rate Comparison:
Columbia, MO Housing Authority
Energy Performance Contract Savings Report**

Development Name	Utility Type	2019 Current Rate	2019 Floor Rate	2019 Resident-Paid Floor Rate
Jesse Wrench	Electric	\$0.128	\$0.122	\$0.122
Jesse Wrench	Gas	\$1.397		\$1.487
Jesse Wrench	Water/Sewer	\$9.839	\$5.820	
Frank Coleman	Electric	\$0.166	\$0.122	\$0.122
Frank Coleman	Gas	\$1.907		\$1.487
Frank Coleman	Water/Sewer	\$8.709	\$5.520	

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Attachment D: Site Inspections

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Columbia Housing Authority Annual Field Site Inspection Report

Ameresco visited Columbia Housing Authority on February 20, 2020 to conduct field Site Inspections at 6 units plus common areas where retrofits occurred.

Field inspections performed during the site-visits included the following for each apartment:

- Kitchen Sink aerators
- Bathroom Sink aerators
- Showerheads
- Toilets
- HVAC
- Thermostats
- Lighting



Summary of Field Inspections

A field audit of the units at CHA was performed. The field audit indicates the original equipment installed under the Energy Performance Contract is still in place and generally being operated in an efficient manner.

Lighting:

Lighting equipment in most facilities has remained in place, with a few small exceptions where CFL's were missing from the fixture. Incandescent lamps were also found in several tenant lamps which are out of the scope of this inspection.

When the compact fluorescent bulbs fail, they are being replaced with 9w LED bulbs.



Water:

Water equipment in most facilities has remained in place. A few locations were noted where the aerators were removed or replaced. These locations are shown in the attached pages. There were no leaks or running toilets observed during this visit.



Heating/Cooling Thermostats:

Thermostats installed under the project have remained in place and since these thermostats are factory set and limited all settings are currently in place.



Dual Fuel heat pump systems:

Ten housing units were reviewed with the dual fuel heat pumps installed. All units reviewed are in good operating condition.



Individual Site Reports

The sites below were included in the field inspection/review.

		Water	Lighting		Furnaces
Jesse Wrench	205 Park Avenue	2bath	12	PIG14	50k btu
Jesse Wrench	207 Park Avenue	2bath	12	PIG14	75k btu
Jesse Wrench	412 Park Avenue	2bath	12	PIG14	75k btu
Jesse Wrench	600 Park Avenue	1bath	14	PIG14	50k btu
Jesse Wrench	310 Trinity	1bath	14	PIG14	50k btu
Frank Coleman	315 Trinity	1.5bath	20	PIG14	75k Btu

Site: Jesse Wrench - Six sites inspected

Jesse Wrench – 205 Park Avenue

Toilets: Toilets were installed and operating properly.

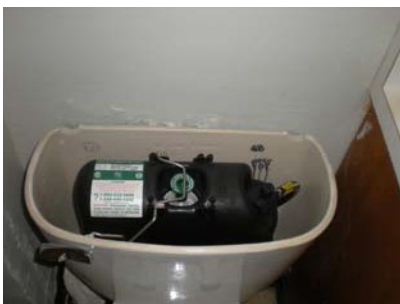
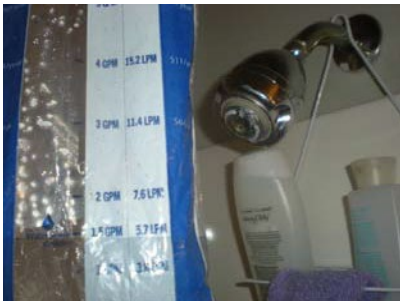
Aerators: All aerators are installed and operating correctly

Showerheads: All showerheads are installed and operating as required

Lighting: All lighting is installed and operating as designed

Dual Fuel Heat pump: 50K Btu heat pump was installed and operating properly.

Thermostats: Thermostats are installed and factory set.



Jesse Wrench – 207 Park Avenue

Toilets: In place and operating

Aerators: All aerators are installed and operating correctly

Showerheads: All showerheads are installed and operating as required.

Lighting: All lighting is installed and operating as designed

Dual Fuel Heat pump: 75K Btu heat pump was installed and operating properly.

Thermostats: Thermostats are installed and factory set.



Jesse Wrench – 412 Park Avenue

Toilets: In place and operating

Aerators: All aerators are installed and operating correctly

Showerheads: All showerheads are installed and operating as required

Lighting: All lighting is installed and operating as designed

Dual Fuel Heat pump: Dual fuel heat pump was installed.

Thermostats: Thermostats are installed and factory set.



Jesse Wrench – 600 Park Avenue

Toilets: In place and operating Aerators: All aerators are installed and operating correctly

Showerheads: All showerheads are installed and operating as required

Lighting: All lighting is installed and operating as designed.

Dual Fuel Heat pump: Dual fuel heat pump was installed.

Thermostats: Thermostats are installed and factory set.



Jesse Wrench – 310 Trinity

Toilets: In place and operating

Aerators: All aerators are installed and operating correctly.

Showerheads: All showerheads are installed and operating as required

Lighting: All lighting is installed and operating as designed

Dual Fuel Heat pump: Not installed at this location

Thermostats: Thermostats are installed and factory set.



Site: Frank Coleman - One sites inspected

Frank Coleman - 315 Trinity

Water Closets: 1.5 bath unit. Toilets In place and operating

Aerators: All aerators are installed and operating correctly

Showerheads: All showerheads are installed and operating as required

Lighting: All Lighting is installed and operating as designed.

Dual Fuel Heat pump: Heat pump is installed and operating.

Thermostats: Thermostats are installed and factory set



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Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners
From: Phil Steinhaus, CEO
Date: March 17, 2020
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, under "What We Do" / "Affordable Housing Initiative".

To date the Columbia Housing Authority has renovated 597 units of public housing and constructed 25 new 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
Bear Creek Apartments	Renovated Public Housing	76	October 2017
Oak Towers Apartments	Renovated Public Housing	147	October 2018
Bryant Walkway II Apartments	Renovated Public Housing	36	December 2018
Bryant Walkway Apartments	Renovated Public Housing	54	September 2019
Total Completed Affordable Housing Projects to Date:		622	

Recent Activity (February-March 2020)

Providence Walkway Apartments 2020 – Round III

Historical Context

In 2018, the CHA applied to the Missouri Housing Development Commission (MHDC) for 9% low-income housing tax credit (LIHTC) funding to renovate 50 units of public housing referred to as the Providence Walkway Apartments. This included the 34 units in the Providence Walkway area and 16 units on the west side of Trinity Place. MHDC staff did not recommend funding and stated that the cost of renovation approached the cost of new construction. MHDC staff recommended that the proposal be resubmitted in 2019 as a new construction project. (See previous monthly reports for additional details on the 2018 and 2019 applications.)

In 2019, the CHA applied to the MHDC for 9% LIHTC funding to replace the 34 units of public housing in the Providence Walkway area with 35 newly constructed housing units. The 2019 project was reduced in size and scope from the previous year to make the application more competitive. Our funding request was denied based on not scoring high enough on the new scoring rubric and secondly, it was felt that our funding request was too high.

Two factors had a significant impact on both applications. In both 2018 and 2019, the state did not issue state LIHTC funding, thus making the application process much more competitive. In 2019, the cost of new construction was significantly increased by the cost of demolition and abatement of the 34 Providence Walkway Apartments as well and the need to replace the sewer and water infrastructure, which were not required as part of the previous renovation project.

Due to extensive termite damage discovered during the Bryant Walkway and Bryant Walkway II renovation projects, it is our conclusion that the last 120 public housing units need to be replaced rather than renovated. The extensive termite damage cause significant cost overruns on both projects exceeding the original cost estimates.

2020 Project

During our strategic planning review process of the 2018 and 2019 applications, it became apparent that we needed a master plan for our final 120 public housing units that would result in new construction on bare ground for each project, if possible. If the CHA is to proceed with new construction for our final 120 public housing units, being able to build on bare ground helps to resolve two major issues:

1. **Relocation Issues:** Building new apartments allows the CHA to easily relocate our residents once the new units are completed with minimal interruption in their daily lives. The one downside is that children in these families might have to change school districts.
2. **LIHTC Construction Timing Issues:** The LIHTC program requires that construction be completed, and units filled within a two-year (24 months) time frame. Tearing down and replacing existing units that are partially occupied make this a near impossible feat. It would be a formidable task to relocate all the residents from the property during the construction process due to the demolition process and the process to replace the infrastructure.

Rethinking the Project and the Process

After much thought and internal deliberations, CHA staff have concluded that the best option is to build as many Providence Walkway replacement units on the property we own at 1 East Sexton Road, which has an acreage of 1.96 acres. This property was named “Kinney Point” after the late Marvin Kinney, on a previous attempt at new construction. The current Providence Walkway property comprises 2.21 acres when you exclude the warehouse and the laundry facility. Maps of both properties are attached for comparison.

Currently, the Providence Walkway Apartments contains the following mix of units:

Bedroom Size	# of Units
1	7
2	19
3	4

The goal would be to see how many of these units could be built on the Kinney Point property. If we could get 24-26 units built on the Kinney Point property, once we relocated residents from the corresponding units on Providence Walkway, we could demolish the empty buildings in preparation for redevelopment of the Providence Walkway site in the future. In that event, we would only have to relocate 10-12 residents and could begin construction and infrastructure replacement as soon as financing was finalized, and we were given a notice to proceed with construction.

This plan reduces many relocation issues and costs. It also results in our goal of having bare ground to work with on the next project. The downside is that the costs of demolition between projects would have to be funded with sources other than LIHTC funding. This is because when you add the cost of demolition and infrastructure replacement to the project, the result is a project that approaches or exceeds the MHDC total development cost limit, thus making our project less competitive for 9% LIHTC funding.

Another downside of new construction is that the new properties will need to meet existing city code, in particular, parking requirements which will significantly reduce green space on the property and very likely will result in stormwater mitigation requirements. We will need to receive the highly competitive 9% LIHTC funding in order to replace our final 120 units of public housing with new construction.

Trinity Place, East Park Avenue, and Fisher Walkway Strategic Planning Process

As a result of reducing the size of our Providence Walkway project in 2019, we did not include the 16 units on the west side of Trinity Place in the project. These 16 units will need to be replaced in the future and we will most likely be constructed with some additional units on the vacated Providence Walkway location. These additional units would most likely come from units that we own on Park Avenue or Fisher or Moore Walkway. Our strategic planning process to develop a master plan has not been finalized yet and will be a work in progress as the fluidity of federal and state LIHTC funding continues as well as other market factors that affect new construction.

Rental Assistance Demonstration (RAD) Program Expansion and Approval

As a result of Congress approving an increase to 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 will need to reapply for a new multiphase award.

“Kinney Point” Property – 1.96 Acres



Providence Walkway Acreage



 [Click here for navigation tips](#)

Measure Tool: Segment: 108ft Total: 1,552ft Area: 2.21ac



Housing Authority of the City of Columbia, Missouri

Board Staff Memo

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: March 17, 2020

RE: Update on COVID-19 (Coronavirus) Prevention Strategies for CHA Housing Units

As you are aware the COVID-19 virus has become a pandemic and is rapidly spreading in the United States. We have been monitoring the situation and staying up-to-date on recommendations from the Centers for Disease Control (CDC) and HUD.

Our current strategy is two-fold, education and prevention, with a particular focus on our two high-rise buildings, Paquin Tower and Oak Towers as well as the Blind Boone Center. The two towers house our most at-risk populations and the Blind Boone Center houses adult education classes during the day and our Moving Ahead Program in the after-school hours.

We tried to order hand-sanitizer stations for Paquin Tower and Oak Towers, but they were out of stock. Getting sanitizer refills was also going to be an issue. We have also distributed the attached posters to all CHA residents and posted them to all our bulletin boards. All children, staff, and volunteers at the Moving Ahead Program have their temperatures checked regularly and tables are sanitized nightly.

We will try to order no-touch thermometers for all our housing managers so they can monitor residents who come to their offices. I suspect that these might not be available as well. All CHA staff have hand sanitizer in their offices. I will also be developing safety guidelines for our maintenance staff.

I have been working with the County Clerk to close the polling stations at Oak Towers and Paquin Tower for the upcoming April election. We will make arrangements for absentee voting for these residents and other voting alternatives. The County Clerk is formulating a plan for this.

Additional cleaning efforts are being made in the common areas and elevators of both towers.

We will continue to monitor the spread of the virus and work accordingly with local health officials if containment or quarantine measures need to be implemented.

Here are my big concerns:

- **Building Quarantines:** If we get communal spread in the towers, we will need to quarantine the buildings and isolate those who are sick. This poses a number of issues.

- **Who can come into the buildings:** We would only allow residents, home health care/personal care attendants, and CHA staff to come into the two buildings. Controlling this will be difficult and we may need to figure out how to have staff at the doors 24/7 preventing unauthorized persons from entering the buildings and monitoring the body temperature of residents, aides, and staff.
- **Caring for the sick:** How will the sick be cared for? CDC guidelines for high risk individuals recommend stocking up on food and other essentials in the case of isolation. Our residents can't afford to stock up, so we will need to make a plan to see that they receive adequate care and have access to food, medical supplies, and other essentials.
- **Building Signage:** In addition to our current signage, we will develop signs for any residents who are quarantined or in isolation. Quarantine is when someone suspects they may have been exposed to the virus. Isolation is for those who are actually sick.
- **Sick Employees:** If our employees get sick, it will just compound the situation. We will have to allocate our staff resources as best we can in this situation.
- **Lack of Sanitation Supplies:** Hand sanitizer is almost impossible to find. Alcohol and bleach seem to be in short supply as it appears people are stocking up. Keeping our common areas disinfected may be a real challenge without proper supplies.
- **Resident Job Loss:** We recognize that our residents and our Section 8 Housing Choice Voucher Program participants may experience job loss, reduction in hours, or other employment issues as a result of the pandemic. We will do our best to make rent adjustments when this happens to avoid evictions or large tenant accounts receivable deficits.
- **Mental Health Concerns:** We know that our residents in the towers have a variety of mental health issues which may be exacerbated by the news and the effect of the virus as it spreads. We have Independent Living Coordinators at both towers that can provide assistance and referrals.
- **Service Interruption:** We will do our best to avoid service interruption. We are discussing ways to keep appointments while minimizing face-to-face meetings. Some CHA employees will be able to work remotely, but a large number, including maintenance staff, will not be able to do so. We will allow anyone who can work remotely to do so. I am working on a plan to monitor the temperatures of those who have appointments in the Administration Building. We will place signage at our buildings advising people not to enter if they have flu-like symptoms.
- **Grant Contracts:** We have a number of grants that have contracts to provide a specific number of units of service. We will work with our Grantors to address this issue if we have to close programs or discontinue services.
- **Family Site Issues:** The best we can do for our family sites is to educate our residents. As stated previously, they have all received the attached information from the Center for Disease Control (CDC) and this information has been posted to all our bulletin boards. We have one Resident Service Coordinator that serves all our family sites. Our Human Services Department will monitor the situation at our family sites, and we will do our best to respond accordingly.
- **Service Coordination:** We will do our best to work with the network of health and human service providers in our community to coordinate services for our residents.

Employee Education: CHA employees have been educated on prevention techniques and provided information from the CDC as follows:

The Center for Disease Control has published some information that will be helpful to us all.

The first link, Flu Prevention at Work provides some basic guidelines to protect yourself and others.

1. Stay home when you are sick.
2. Avoid close contact with people who are sick.
3. Cover your coughs and sneezes.
4. Wash your hands frequently.
5. Clean frequently touched surfaces and objects.
6. Be prepared and stay informed.

The other two links provide some more general information that may be of interest to you.

Flu Prevention at Work

<https://www.cdc.gov/nonpharmaceutical-interventions/workplace/employees.html>

Nonpharmaceutical Interventions (NPIs)

<https://www.cdc.gov/nonpharmaceutical-interventions/index.html>

Coronavirus Disease 2019 (COVID-19) Situation Summary

<https://www.cdc.gov/coronavirus/2019-ncov/summary.html>

We will continually monitor this evolving situation and develop additional response plans as recommended by our Columbia/Boone County Department of Health and Human Services and the CDC.

Patients with COVID-19 have experienced mild to severe respiratory illness.

Symptoms* can include

FEVER



COUGH



*Symptoms may appear 2-14 days after exposure.

If you have been in China or in close contact with someone with confirmed COVID-19 in the past 2 weeks and develop symptoms, call your doctor.

SHORTNESS OF BREATH



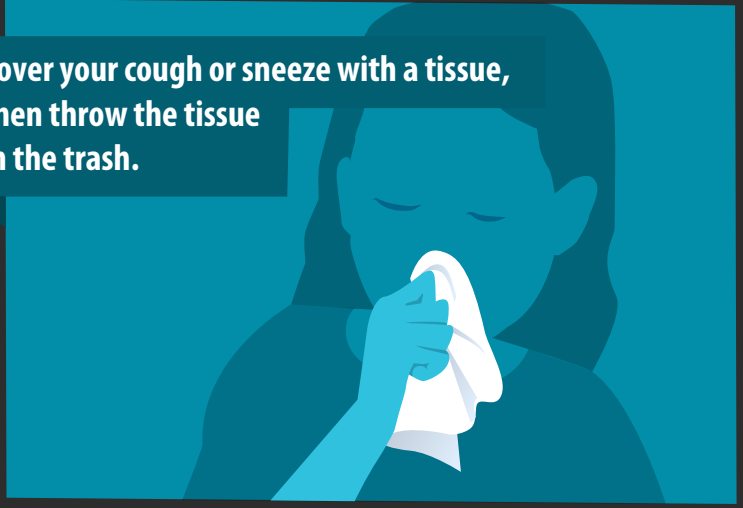
STOP THE SPREAD OF GERMS

Help prevent the spread of respiratory diseases like COVID-19.

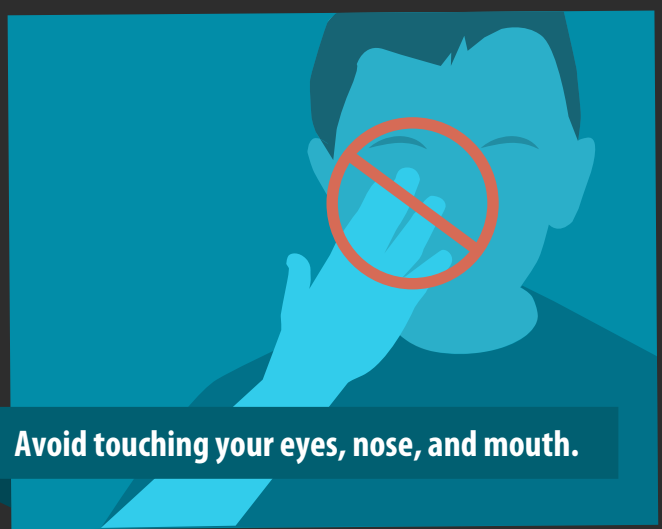
Avoid close contact with people who are sick.



Cover your cough or sneeze with a tissue, then throw the tissue in the trash.



Avoid touching your eyes, nose, and mouth.



Clean and disinfect frequently touched objects and surfaces.



Stay home when you are sick, except to get medical care.



Wash your hands often with soap and water for at least 20 seconds.



For more information: www.cdc.gov/COVID19

If you are sick with COVID-19 or suspect you are infected with the virus that causes COVID-19, follow the steps below to help prevent the disease from spreading to people in your home and community.

Stay home except to get medical care

You should restrict activities outside your home, except for getting medical care. Do not go to work, school, or public areas. Avoid using public transportation, ride-sharing, or taxis.

Separate yourself from other people and animals in your home

People: As much as possible, you should stay in a specific room and away from other people in your home. Also, you should use a separate bathroom, if available.

Animals: Do not handle pets or other animals while sick. See [COVID-19 and Animals](#) for more information.

Call ahead before visiting your doctor

If you have a medical appointment, call the healthcare provider and tell them that you have or may have COVID-19. This will help the healthcare provider's office take steps to keep other people from getting infected or exposed.

Wear a facemask

You should wear a facemask when you are around other people (e.g., sharing a room or vehicle) or pets and before you enter a healthcare provider's office. If you are not able to wear a facemask (for example, because it causes trouble breathing), then people who live with you should not stay in the same room with you, or they should wear a facemask if they enter your room.

Cover your coughs and sneezes

Cover your mouth and nose with a tissue when you cough or sneeze. Throw used tissues in a lined trash can; immediately wash your hands with soap and water for at least 20 seconds or clean your hands with an alcohol-based hand sanitizer that contains at least 60 to 95% alcohol, covering all surfaces of your hands and rubbing them together until they feel dry. Soap and water should be used preferentially if hands are visibly dirty.

Avoid sharing personal household items

You should not share dishes, drinking glasses, cups, eating utensils, towels, or bedding with other people or pets in your home. After using these items, they should be washed thoroughly with soap and water.

Clean your hands often

Wash your hands often with soap and water for at least 20 seconds. If soap and water are not available, clean your hands with an alcohol-based hand sanitizer that contains at least 60% alcohol, covering all surfaces of your hands and rubbing them together until they feel dry. Soap and water should be used preferentially if hands are visibly dirty. Avoid touching your eyes, nose, and mouth with unwashed hands.

Clean all "high-touch" surfaces every day

High touch surfaces include counters, tabletops, doorknobs, bathroom fixtures, toilets, phones, keyboards, tablets, and bedside tables. Also, clean any surfaces that may have blood, stool, or body fluids on them. Use a household cleaning spray or wipe, according to the label instructions. Labels contain instructions for safe and effective use of the cleaning product including precautions you should take when applying the product, such as wearing gloves and making sure you have good ventilation during use of the product.

Monitor your symptoms

Seek prompt medical attention if your illness is worsening (e.g., difficulty breathing). **Before** seeking care, call your healthcare provider and tell them that you have, or are being evaluated for, COVID-19. Put on a facemask before you enter the facility. These steps will help the healthcare provider's office to keep other people in the office or waiting room from getting infected or exposed.

Ask your healthcare provider to call the local or state health department. Persons who are placed under active monitoring or facilitated self-monitoring should follow instructions provided by their local health department or occupational health professionals, as appropriate.

If you have a medical emergency and need to call 911, notify the dispatch personnel that you have, or are being evaluated for COVID-19. If possible, put on a facemask before emergency medical services arrive.

Discontinuing home isolation

Patients with confirmed COVID-19 should remain under home isolation precautions until the risk of secondary transmission to others is thought to be low. The decision to discontinue home isolation precautions should be made on a case-by-case basis, in consultation with healthcare providers and state and local health departments.



What you need to know about coronavirus disease 2019 (COVID-19)

What is coronavirus disease 2019 (COVID-19)?

Coronavirus disease 2019 (COVID-19) is a respiratory illness that can spread from person to person. The virus that causes COVID-19 is a novel coronavirus that was first identified during an investigation into an outbreak in Wuhan, China.

Can people in the U.S. get COVID-19?

COVID-19 is spreading from person to person in China, and limited spread among close contacts has been detected in some countries outside China, including the United States. At this time, however, this virus is NOT currently spreading in communities in the United States. Right now, the greatest risk of infection is for people in China or people who have traveled to China. Risk of infection is dependent on exposure. Close contacts of people who are infected are at greater risk of exposure, for example health care workers and close contacts of people who are infected with the virus that causes COVID-19. CDC continues to closely monitor the situation.

Have there been cases of COVID-19 in the U.S.?

Yes. The first case of COVID-19 in the United States was reported on January 21, 2020. The current count of cases of COVID-19 in the United States is available on CDC's webpage at <https://www.cdc.gov/coronavirus/2019-ncov/cases-in-us.html>.

How does COVID-19 spread?

The virus that causes COVID-19 probably emerged from an animal source, but now it seems to be spreading from person to person. It's important to note that person-to-person spread can happen on a continuum. Some diseases are highly contagious (like measles), while other diseases are less so. At this time, it's unclear how easily or sustainably the virus that causes COVID-19 is spreading between people. Learn what is known about the spread of newly emerged coronaviruses at <https://www.cdc.gov/coronavirus/2019-ncov/about/transmission.html>.

What are the symptoms of COVID-19?

Patients with COVID-19 have had mild to severe respiratory illness with symptoms of

- fever
- cough
- shortness of breath



What are severe complications from this virus?

Many patients have pneumonia in both lungs.

How can I help protect myself?

The best way to prevent infection is to avoid being exposed to the virus that causes COVID-19.

There are simple everyday preventive actions to help prevent the spread of respiratory viruses. These include

- Avoid close contact with people who are sick.
- Avoid touching your eyes, nose, and mouth with unwashed hands.
- Wash your hands often with soap and water for at least 20 seconds. Use an alcohol-based hand sanitizer that contains at least 60% alcohol if soap and water are not available.

If you are sick, to keep from spreading respiratory illness to others, you should

- Stay home when you are sick.
- Cover your cough or sneeze with a tissue, then throw the tissue in the trash.
- Clean and disinfect frequently touched objects and surfaces.

What should I do if I recently traveled to China and got sick?

If you were in China within the past 14 days and feel sick with fever, cough, or difficulty breathing, you should seek medical care. Call the office of your health care provider before you go, and tell them about your travel and your symptoms. They will give you instructions on how to get care without exposing other people to your illness. While sick, avoid contact with people, don't go out and delay any travel to reduce the possibility of spreading illness to others.

Is there a vaccine?

There is currently no vaccine to protect against COVID-19. The best way to prevent infection is to avoid being exposed to the virus that causes COVID-19.

Is there a treatment?

There is no specific antiviral treatment for COVID-19. People with COVID-19 can seek medical care to help relieve symptoms.

PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FEBRUARY 2020

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	Avg. Days down	Charged to tenant on settlement
AMP 1	120 Units	0%	11%	50	44	88%	1.16	\$941.50	2	30+	3.5	\$447.66
Bear Creek Apts	78 Units	0%	51%	36	21	58%	2	\$666.36	2	30+	7.6	\$1,050.72
Oak Tower	147 Units	0%	11%	36	31	86%	1	N/A	N/A	N/A	N/A	N/A
PAQUIN	200 Units	2%	14%	90	63	70%	1	\$186.31	4	30+	1.5	\$131.55
Stuart Parker	84 Units	0%	1%	52	21	40%	1	N/A	N/A	N/A	N/A	N/A
Patriot Place	25 Units	0%	0%	11	5	45%	1	N/A	N/A	N/A	N/A	N/A
BWW	54 Units	0%	16%	8	5	63%	1	\$812.00	1	30	4	302.00
BWWII	36 Units	0%	90%	6	5	83%	1	N/A	N/A	N/A	N/A	N/A

MANAGEMENT OPERATIONS	HUD VACANCY LOSS	2/1-2/29/2020 OCCUPANCY %	FEBRUARY 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+	FEBRUARY	FEBRUARY	%	# DEL	New /mnt			
AMP 1	\$6,178.11	89%	98%	1	1	11	7	1	14%	15	7	0	\$4,875.18	13
Bear Creek Apts	\$2,700.60	93%	98%	4	0	1	2	4	25%	18	6	1	\$5,139.01	18
Oak Tower	\$1,381.01	98%	98%	3	1	0	1	1	33%	47	0	0	\$6,950.50	28
SPP PAQUIN	\$4,151.69	94%	98%	3	3	3	6	2	17%	33	1	2	\$4,438.23	17
Stuart Parker	\$691.91	96%	97%	0	2	0	2	0	27%	22	0	0	\$6,510.24	20
Patriot Place	\$0.00	100%	98%	0	0	0	0	0	16%	4	1	0	N/A	N/A
BWW	\$823.89	96%	99%	2	0	0	1	2	10%	5	2	1	\$5,643.71	28
BWWII	\$420.95	86%	99%	1	0	0	0	1	6%	2	1	0	\$1,232.16	8

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 E = 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: March 17, 2020

RE: Housing Programs Monthly Summary

Housing Choice Voucher

The Housing Choice Voucher program continues to pull applicants from the 2018 Housing Choice Voucher waitlist; currently there are 548 applicants.

During the week of April 6th through the 10th the CHA will complete the income and preference eligibility process for 170 Housing Choice Voucher applicants. We anticipate 40% of the applicants will attend the scheduled intake process and will receive a housing voucher.

Continuum of Care

The Columbia Housing Authority was awarded \$139,758.00 in program funds for the Continuum of Care program; through the Missouri Balance of State. The awarded funds are significantly lower than the \$406,909.00 that was requested in the grant renewal application. In previous years the CHA has provided program subsidy to over 60 chronically homeless individuals and families; however, this year with the decrease in program subsidy the CHA can anticipate housing approximately 20 or less individuals or families. In addition to the decrease in program subsidy, there is a decrease in administrative cost. During the past several years the CHA has seen the administrative fees decrease from 7% to less than 6 percent each year since 2015.

We have been advised by the Missouri Balance of State that possible additional funding maybe awarded; however, there is no precise time nor guarantee future funds are forthcoming.

Family Self-Sufficiency

FSS Program	January 2020	February 2020
FSS Participants	121	127
Graduates	1	1
New Applicants	1	1
Number of Participants Escrowing	64	59
Number of Participants Employed	84	79
Total Escrow Balance	\$220,607.30	



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

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Mark Brotemarkle, Director of Safety

Date: March 17, 2020

RE: Monthly Safety Department Report for February 2020

Law Enforcement calls for service totaled 122. 56 of the law enforcement calls were for paper service, follow up or duplicate entries, or medical issues. With the law enforcement and 911 calls with no case number drawn removed, there were only 66 calls for law enforcement on CHA property, an average number of calls.

EMS and Fire responded to 58 calls for service. 21 of the "medical" calls were at family sites, 23 were at Oak Towers, 13 were at Paquin Tower, 1 was at Patriot Place. The number of medical calls in the month of February were below average.

In speaking with Emergency Medical Responders, many of the medical calls are for non-emergency incidents. It may be beneficial to partner with The Boone County Health Department and or other healthcare providers to provide educational opportunities about when a health issue is an emergency and when an alternative form of transportation to medical treatment other than the emergency room may be a more appropriate choice.

Columbia Housing Authority Safety completed 26 reports, 6 were Check Welfare calls and assist resident-medical.

In February 2020, between midnight and 0700 hours, there were 20 law enforcement and 12 medical dispatched calls with, CHA Safety responding to 1 call.

Columbia Housing Authority Safety investigated 5 Trespassing incidents, a below average number.

The Safety Department Offices being located in Paquin Tower is helping to increase interaction with Paquin Tower residents which, has led to improved relationship building and information gathering. Safety Officers continue to work with Affordable Housing Managers to investigate Residences and Residents in an attempt to help those residents in violation of their lease or the law to maintain their housing.

To help maintain the integrity of our programs, The Safety is working to discover unauthorized guests and lease / law violations throughout Columbia Housing Authority properties. These violations continue to be low, but are being found in various locations at a variety of sites.

The Safety Department is working with The Columbia Police Department to share information which may lead to better investigations and convictions of those committing criminal acts on Columbia Housing Authority property.

Safety Officers will increase their investigation of vehicles parked on CHA property without proper permits.

Columbia Housing Authority, Missouri
SAFETY STATISTICS - FEBRUARY 2020 REPORT

DESCRIPTION ("Uniform Crime Report" Items Bolded)	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
911 Check										0
Administrative Details										0
Alarm									1	1
Animal Complaints/Bites										0
Arrest Non-resident/Controlled Sub										0
Arrest Resident/Controlled Substance										0
Arrest Non-Resident										0
Arrest/Resident										0
Assist Site Manager (or other staff)										0
Assault										0
Assault/Adult Abuse										0
Assault/Felony (aggravated assault)										0
Assist Resident/Medical							2			2
Check Subject/FI										0
Check Welfare					1	1	3	1		6
Child Abuse/Neglect	1									1
Civil Matter										0
Controlled Substance Investigation							2	2		4
Controlled Substance Invest/S-W							1			1
Death Investigation										0
Death Investigation/Homicide										0
Disturbance, Peace					1	1	1			3
Fire										0
Fire/Arson										0
Fire/Smoke/Fire Alarm										0
Follow-up Reports										0
Graffiti										0
Harassment										0
Informational Report	1					4	6	2		13
Juvenile Delinquency										0
Lease Violation							1	1		2
Lockout	1	1				2	2			6
Maintenance Problems										0
Miscellaneous (other)										0
Noise Complaint							2			2
Property Crime/Auto Theft										0
Property Crime/Burglary										0
Property Crime/Larceny						1				1
Property Crimes/Other										0
Property Damage										0
Robbery Offense										0
Sexual Assault										0
Sexual Assault/Rape										0
Stationary Patrol/Surveillance										0
Suspicious Activity							1	1		2
Threat to Self							1			1
Ticket Vehicle/CHA						1	5			6
Ticket Vehicle/Tow										0
Trespass Person/Arrest		1					1			2
Trespass Person/Investigate							1			1
Trespass Person/Warning Issued								1	1	2
Unsecured Door(s)										0

Columbia Housing Authority, Missouri
SAFETY STATISTICS - FEBRUARY 2020 REPORT

DESCRIPTION ("Uniform Crime Report" Items Bolded)	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
Vice Crime										0
Vice Crime/Gambling										0
Weapons Offense										0
Weapons Offense/Arrest										0
Weapons Offense/Shots Fired										0
TOTALS:	3	2	0	0	2	10	29	8	2	56

FOOT PATROL (HOURS)	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
CHA Safety Staff										0

Training Hours (CHA Safety Staff)										0
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REPORTS GENERATED (CHA Safety)	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
Initial Report	3	2			2	10	29	8	2	56
Follow-Up Report										0
TOTALS:	3	2			2	10	29	8	2	56

TRESPASS REVIEW	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
Files Reviewed									14	14
Trespass Appeal									2	2
Names Removed from Trespass List									2	2

[Common Areas]

Non-residential areas such as the Administration Building & BBCC

DT (1)
SP (2)
BW (3)
FUTURE

Downtown (120 units)
 Stuart Parker (84 units)
 Bryant WW & Bryant WW II (90 units)
 Next Conversion

BC
OT
PT
PP

Bear Creek (76 units)
 Oak Towers (147 units)
 Paquin Tower (200 Units)
 Patriot Place (25 units)

[DT (1)] "Downtown": All downtown property that has not been converted to PBV - Excludes the following:

[SP (2)] "Stuart Parker" - Streets: Unity, Lincoln, Worley, Oak & Hicks

[BW (3)] "Bryant WW & Bryant WW II" - Streets: Allen, Allen WW, Bryant, Bryant WW, Park, Trinity, Lasalle & Pendleton

[FUTURE] Next conversion (most likely Providence WW)

Law Enforcement Calls on CHA Properties
February 2020

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
02/01/2020	8:50:20	2020026025		ASST OFFICER	1207	ELLETA BLVD		BC	CHA	CPD
02/03/2020	10:58:46	2020027591		PRKNG VIOL	1112	ELLETA BLVD		BC	CHA	CPD
02/03/2020	12:13:03	2020027650		SERVE PAPERS	1217	ELLETA BLVD		BC	CHA	BCSD
02/04/2020	12:43:35	2020028531		PROQA LAW	1400	ELLETA BLVD		BC	HEAD START	CPD
02/05/2020	14:20:11	2020029487		129C1 SUSP PRSN	1119	ELLETA BLVD		BC	CHA	CPD
02/06/2020	11:36:37	2020030151		SERVE PAPERS	1217	ELLETA BLVD		BC	CHA	BCSD
02/07/2020	3:15:32	2020030871		911 CHK	1114	ELLETA BLVD		BC	CHA	CPD
02/08/2020	12:17:40	2020032014		PRKNG VIOL	1112	ELLETA BLVD		BC	CHA	CPD
02/11/2020	12:07:42	2020034493	2020001299	DISTURBANCE	1027	ELLETA BLVD		BC	CHA	CPD
02/17/2020	10:46:56	2020039497		FOLLOW UP	1027	ELLETA BLVD		BC	CHA	CPD
02/17/2020	11:18:01	2020039514	2020001479	DISTURBANCE	1027	ELLETA BLVD		BC	CHA	CPD
02/17/2020	13:36:04	2020039601		FOLLOW UP	1027	ELLETA BLVD		BC	CHA	CPD
02/18/2020	17:13:19	2020040749	2020001535	AGENCY	1114	ELLETA BLVD		BC	CHA	CPD
02/18/2020	22:50:57	2020040958		129C1 SUSP PRSN	1008	ELLETA BLVD		BC	CHA	CPD
02/19/2020	15:38:37	2020041622		AGENCY	1216	ELLETA BLVD		BC	CHA	CPD
02/20/2020	6:28:18	2020042076		FOLLOW UP	1027	ELLETA BLVD		BC	CHA	CPD
02/21/2020	9:00:28	2020043098		SERVE EXPARTE	1015	ELLETA BLVD		BC	CHA	BCSD
02/23/2020	3:53:28	2020044779		129C1 SUSP PRSN	1023	ELLETA BLVD		BC	CHA	CPD
02/23/2020	21:27:16	2020045370		911 CHK	1004	ELLETA BLVD		BC	CHA	CPD
02/24/2020	9:27:16	2020045743	2020001719	130B3 PAST THEFT	1021	ELLETA BLVD		BC	CHA	CPD
02/29/2020	10:06:35	2020050504		102D3 NEGLECT	1113	ELLETA BLVD		BC	CHA	CPD
02/29/2020	11:16:26	2020050541		DISTURBANCE	1113	ELLETA BLVD		BC	CHA	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
02/01/2020	10:10:03	2020026071		FOLLOW UP	203	PARK AVE		BWW	CHA	CPD
02/01/2020	23:52:05	2020026590		FOLLOW UP	203	PARK AVE		BWW	CHA	CPD
02/02/2020	1:37:36	2020026650	2020001039	113D1W PHYS DIST WPN	15	BRYANT WALKWAY	A	BWW	CHA	CPD
02/02/2020	1:41:06	2020026654	2002020001	SCENE	15	BRYANT WALKWAY	A	BWW	CHA	UHC
02/02/2020	2:39:22	2020026684			15	BRYANT WALKWAY		BWW	CHA	
02/03/2020	12:03:23	2020027643		SERVE PAPERS	27	BRYANT WALKWAY		BWW	CHA	BCSD
02/04/2020	18:31:49	2020028786		119B2 PAST HARASSMENT	13	BRYANT WALKWAY		BWW	CHA	CPD
02/06/2020	10:21:51	2020030081		SERVE PAPERS	27	BRYANT WALKWAY		BWW	CHA	BCSD
02/07/2020	21:54:44	2020031616		FOLLOW UP	203	PARK AVE		BWW	CHA	CPD
02/09/2020	7:58:59	2020032563	2020001234	131A2 PAST LEAVE SCENE	208	ALLEN WALKWAY		BWW	CHA	CPD
02/10/2020	10:38:22	2020033475		ABND VEH	210	LASALLE PL		BWW	CHA	CPD
02/10/2020	15:41:39	2020033790		ASST CITIZEN (POLICE)	406	LASALLE PL		BWW	CHA	CPD
02/12/2020	1:56:33	2020035111		133D1 TRESPASS	318	PENDLETON WALKWAY		BWW	CHA	CPD
02/12/2020	2:05:09	2020035119			318	PENDLETON WALKWAY		BWW	CHA	
02/13/2020	0:22:08	2020035904		VANDALISM	15	BRYANT WALKWAY		BWW	CHA	CPD
02/13/2020	8:22:55	2020036134		NONVIOL	15	BRYANT WALKWAY		BWW	CHA	CPD
02/13/2020	8:34:03	2020036145			13	BRYANT WALKWAY		BWW	CHA	
02/13/2020	9:57:30	2020036207		FOLLOW UP	203	PARK AVE		BWW	CHA	CPD
02/13/2020	14:02:28	2020036444		OCC	15	BRYANT WALKWAY		BWW	CHA	CPD
02/13/2020	16:53:52	2020036584		NONVIOL	21	BRYANT WALKWAY		BWW	CHA	CPD
02/14/2020	19:28:20	2020037549		911 CHK	314	LASALLE PL		BWW	CHA	CPD
02/15/2020	22:54:43	2020038472		DISTURBANCE	15	BRYANT WALKWAY	A	BWW	CHA	CPD
02/17/2020	15:25:33	2020039669			26	BRYANT WALKWAY		BWW	CHA	
02/25/2020	17:58:58	2020047141		ABND VEH	203	PARK AVE		BWW	CHA	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
02/01/2020	1:57:42	2020025917		129C1 SUSP PRSN	212	PROVIDENCE WALKWAY		DT	CHA	CPD
02/01/2020	14:31:49	2020026224		911 CHK	214	SWITZLER ST		DT	CHA	CPD
02/02/2020	1:30:10	2020026647		911 CHK	301	FISHER WALKWAY		DT	CHA	CPD
02/03/2020	11:46:23	2020027627		SERVE PAPERS	208	N FIFTH ST		DT	CHA	BCSD
02/03/2020	13:27:10	2020027700		131B1 VEH COL	407	TRINITY PL		DT	CHA	CPD
02/03/2020	13:34:56	2020027710			407	TRINITY PL		DT	CHA	
02/04/2020	17:59:00	2020028775		911 CHK	210	PROVIDENCE WALKWAY		DT	CHA	CPD
02/06/2020	9:50:05	2020030050		SERVE PAPERS	208	N FIFTH ST		DT	CHA	BCSD
02/06/2020	11:18:50	2020030140		INFO	208	N FIFTH ST		DT	CHA	CPD

Law Enforcement Calls on CHA Properties
February 2020

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
02/07/2020	12:54:19	2020031195		SERVE PAPERS	312	PARK AVE		DT	CHA	BCSD
02/13/2020	11:09:12	2020036269		INCIDENT	205	PROVIDENCE WALKWAY		DT	CHA	CPD
02/22/2020	19:26:00	2020044532		911 CHK	312	PARK AVE		DT	CHA	CPD
02/23/2020	9:41:10	2020044902		SERVE EXPARTE	206	N FIFTH ST		DT	CHA	BCSD
02/23/2020	19:38:44	2020045304		911 CHK	210	PROVIDENCE WALKWAY		DT	CHA	CPD
02/24/2020	11:45:20	2020045873		AGENCY	307	MOORE WALKWAY		DT	CHA	CPD
02/24/2020	20:48:59	2020046303		ASST FIRE DEPARTMENT	409	TRINITY PL		DT	CHA	CPD
02/25/2020	17:56:08	2020047139		911 CHK	409	TRINITY PL		DT	CHA	CPD
02/26/2020	14:45:09	2020047954		SERVE PAPERS	401	TRINITY PL		DT	CHA	BCSD
02/27/2020	14:55:21	2020048907	2020001842	102D2 ABANDONMENT	401	TRINITY PL		DT	CHA	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
02/02/2020	10:17:12	2020026801		T TRFC STOP	700	N GARTH AVE		OT	TOWERS	CPD
02/08/2020	23:54:48	2020032403		130B1 PAST THEFT	700	N GARTH AVE	602	OT	TOWERS	CPD
02/10/2020	19:30:35	2020033974		110B2 PAST RES BURG	700	N GARTH AVE	721	OT	TOWERS	CPD
02/10/2020	21:19:04	2020034026		FOLLOW UP	700	N GARTH AVE	721	OT	TOWERS	CPD
02/10/2020	22:09:18	2020034054		FOLLOW UP	700	N GARTH AVE	721	OT	TOWERS	CPD
02/10/2020	23:12:00	2020034094		FOLLOW UP	700	N GARTH AVE	721	OT	TOWERS	CPD
02/14/2020	15:40:32	2020037409		118B2 PAST FRAUD	700	N GARTH AVE	614	OT	TOWERS	CPD
02/17/2020	11:00:57	2020039502		SUSP VEH	700	N GARTH AVE		OT	TOWERS	CPD
02/17/2020	16:12:25	2020039706		FOLLOW UP	700	N GARTH AVE		OT	TOWERS	CPD
02/18/2020	8:40:10	2020040281		SUSP INCIDENT	700	N GARTH AVE	521	OT	TOWERS	CPD
02/21/2020	6:48:52	2020042996		110B2 PAST RES BURG	700	N GARTH AVE	721	OT	TOWERS	CPD
02/21/2020	9:37:08	2020043140		FOLLOW UP	700	N GARTH AVE		OT	TOWERS	CPD
02/21/2020	9:54:04	2020043161		FOLLOW UP	700	N GARTH AVE	721	OT	TOWERS	CPD
02/21/2020	12:30:19	2020043335		127D2 SUICIDAL SUBJ	700	N GARTH AVE	602	OT	TOWERS	CPD
02/26/2020	18:52:14	2020048136	2020001809	131A2 PAST LEAVE SCENE	700	N GARTH AVE		OT	TOWERS	CPD
02/27/2020	19:24:55	2020049142		WELFARE	700	N GARTH AVE	412	OT	TOWERS	CHA
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
02/02/2020	15:19:48	2020026999		118B2 PAST FRAUD	2112	E BUSINESS LOOP 70	213	PP	PLACE	CHA
02/20/2020	13:50:47	2020042477		ASST AMBULANCE	2112	E BUSINESS LOOP 70	101	PP	PLACE	CPD
02/28/2020	0:36:59	2020049287		TRESPASS SUBJ	2112	E BUSINESS LOOP 70		PP	PLACE	CPD
02/28/2020	15:58:58	2020049922		FOLLOW UP	2112	E BUSINESS LOOP 70		PP	PLACE	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
02/02/2020	14:39:28	2020026967		130D1 THEFT	1201	PAQUIN ST	408	PT	TOWERS	CHA
02/02/2020	18:44:31	2020027104		32B UNK PROB	1201	PAQUIN ST	1304	PT	TOWERS	CPD
02/04/2020	0:36:11	2020028220		104C2 LAW ALRM	1201	PAQUIN ST	1304	PT	TOWERS	CPD
02/04/2020	16:03:00	2020028700		133D1 TRESPASS	1201	PAQUIN ST	1411	PT	TOWERS	CPD
02/04/2020	16:11:16	2020028704			1201	PAQUIN ST		PT	TOWERS	
02/04/2020	16:31:39	2020028719	2020001111	911 CHK	1201	PAQUIN ST	1411	PT	TOWERS	CPD
02/05/2020	18:02:10	2020029638		LOCKOUT	1201	PAQUIN ST		PT	TOWERS	CPD
02/06/2020	20:30:00	2020030623		911 CHK	1201	PAQUIN ST		PT	TOWERS	CPD
02/12/2020	0:01:38	2020035062		ASST CITIZEN (POLICE)	1201	PAQUIN ST	901	PT	TOWERS	CPD
02/13/2020	2:32:43	2020035996		12202 MISC INFO	1201	PAQUIN ST	901	PT	TOWERS	CPD
02/17/2020	20:35:44	2020039916	2020001498	TRESPASS SUBJ	1201	PAQUIN ST	506	PT	TOWERS	CPD
02/18/2020	15:16:58	2020040644		CIVIL MATTER	1201	PAQUIN ST	1511	PT	TOWERS	CPD
02/21/2020	14:11:08	2020043438	2020001645	WPN	1201	PAQUIN ST	506	PT	TOWERS	CPD
02/21/2020	19:43:42	2020043776		ASST AMBULANCE	1201	PAQUIN ST	1304	PT	TOWERS	CPD
02/25/2020	11:01:54	2020046727		911 CHK	1201	PAQUIN ST	803	PT	TOWERS	CPD
02/25/2020	18:24:56	2020047158		113B3 NUISANCE	1201	PAQUIN ST		PT	TOWERS	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
02/04/2020	8:56:03	2020028341		PRKNG VIOL	207	UNITY DR		SP	CHA	CPD
02/05/2020	10:59:55	2020029229		12202 MISC INFO	202	W WORLEY ST	B	SP	CHA	CPD
02/05/2020	11:21:52	2020029247		FOLLOW UP	202	W WORLEY ST	B	SP	CHA	CPD
02/06/2020	0:23:57	2020029851		122B1 MISC INFO	204	UNITY DR	A	SP	CHA	CPD
02/06/2020	0:45:49	2020029860		FOLLOW UP	204	UNITY DR	A	SP	CHA	CPD

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Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
02/06/2020	2:32:36	2020029897		911 CHK	204	UNITY DR	A	SP	CHA	CPD
02/07/2020	11:13:29	2020031114		AGENCY	219	UNITY DR		SP	CHA	CPD
02/08/2020	8:38:16	2020031880		911 CHK	204	UNITY DR	A	SP	CHA	CPD
02/11/2020	8:22:00	2020034271		911 CHK	204	UNITY DR		SP	CHA	CPD
02/11/2020	13:58:39	2020034610		FOLLOW UP	211	UNITY DR		SP	CHA	CPD
02/15/2020	3:08:33	2020037859		VEH REPO	205	LINCOLN DR	A	SP	CHA	CPD
02/15/2020	13:32:50	2020038142		INFO	205	LINCOLN DR	A	SP	CHA	CPD
02/19/2020	9:42:34	2020041290		ABND VEH	219	UNITY DR		SP	CHA	CPD
02/22/2020	9:24:32	2020044132		133D1 TRESPASS	200	LINCOLN DR	B	SP	CHA	CPD
02/22/2020	10:10:39	2020044160			200	LINCOLN DR	B	SP	CHA	
02/22/2020	11:12:41	2020044208		FOLLOW UP	200	LINCOLN DR	B	SP	CHA	CPD
02/22/2020	12:26:42	2020044258	2020001679	FOLLOW UP	200	LINCOLN DR		SP	CHA	CPD
02/26/2020	12:12:41	2020047814		INFO	503	OAK ST		SP	CHA	CPD
02/27/2020	9:33:45	2020048609		FOLLOW UP	208	UNITY DR		SP	CHA	CPD
02/27/2020	19:00:03	2020049118		ASST FIRE DEPARTMENT	223	UNITY DR		SP	CHA	CPD

Medical Calls on CHA Properties
February 2020

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Address	APT	Site	Business	Agency
02/02/2020	14:51:34	2020026982	5	26C SICK PRSN	1027	ELLETA BLVD		BC	CHA	UHC
02/02/2020	14:53:23	2020026983	2001241	26C SICK PRSN	1027	ELLETA BLVD		BC	CHA	CFD
02/07/2020	3:25:09	2020030874	5	EMS RESPONSE	1114	ELLETA BLVD		BC	CHA	BHC
02/26/2020	3:54:18	2020047401	3	6D BREATHING PROB	1106	ELLETA BLVD		BC	CHA	BHC
02/26/2020	3:56:48	2020047402	2002154	6D BREATHING PROB	1106	ELLETA BLVD		BC	CHA	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Address	APT	Site	Business	Agency
02/10/2020	10:20:22	2020033457	8	6D BREATHING PROB	15	BRYANT WALKWAY		BWW	CHA	UHC
02/10/2020	10:22:45	2020033460	2001508	6D BREATHING PROB	15	BRYANT WALKWAY		BWW	CHA	CFD
02/13/2020	10:55:39	2020036258	7	25A1 PSYC PROB	15	BRYANT WALKWAY		BWW	CHA	BHC
02/20/2020	16:17:56	2020042620	2001952	INVESTIGATION	400	LASALLE PL		BWW	CHA	CFD
02/28/2020	12:56:16	2020049744	4	6D BREATHING PROB	312	WALKWAY		BWW	CHA	UHC
02/28/2020	12:57:58	2020049746	2002265	6D BREATHING PROB	312	WALKWAY		BWW	CHA	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Address	APT	Site	Business	Agency
02/05/2020	12:55:30	2020029381	7	21B HEMORRHAGE	212	N FIFTH ST		DT	CHA	BHC
02/05/2020	12:58:41	2020029388	2001349	21B HEMORRHAGE	212	N FIFTH ST		DT	CHA	CFD
02/20/2020	1:58:49	2020042033	5	6C BREATHING PROB	504	PARK AVE		DT	CHA	UHC
02/20/2020	2:00:50	2020042034	2001922	6C BREATHING PROB	504	PARK AVE		DT	CHA	CFD
02/22/2020	13:53:15	2020044313	7	6D BREATHING PROB	617	PARK AVE		DT	CHA	UHC
02/22/2020	13:55:32	2020044315	2002023	6D BREATHING PROB	617	PARK AVE		DT	CHA	CFD
02/24/2020	20:45:46	2020046301	3	26D SICK PRSN	409	TRINITY PL		DT	CHA	BHC
02/24/2020	20:47:17	2020046302	2002115	26D SICK PRSN	409	TRINITY PL		DT	CHA	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Address	APT	Site	Business	Agency
02/05/2020	11:46:31	2020029270	7	17B FALL	700	N GARTH AVE	514	OT	TOWERS	UHC
02/05/2020	11:48:24	2020029271	2001343	17B FALL	700	N GARTH AVE	514	OT	TOWERS	CFD
02/05/2020	15:23:11	2020029530	4	32B2 MEDICAL ALRM	700	N GARTH AVE	818	OT	TOWERS	UHC
02/05/2020	15:25:06	2020029531	2001355	32B2 MEDICAL ALRM	700	N GARTH AVE	818	OT	TOWERS	CFD
02/06/2020	14:27:47	2020030332	5	17A4 FALL	700	N GARTH AVE	810	OT	TOWERS	UHC
02/06/2020	14:28:49	2020030333	2001385	17A4 FALL	700	N GARTH AVE	810	OT	TOWERS	CFD
02/08/2020	9:32:52	2020031908	0	26A SICK PRSN	700	N GARTH AVE		OT	TOWERS	UHC
02/09/2020	9:23:07	2020032596	9	26A SICK PRSN	700	N GARTH AVE	419	OT	TOWERS	UHC
02/09/2020	12:36:04	2020032712	8	10D CHEST PAIN	700	N GARTH AVE	602	OT	TOWERS	UHC
02/09/2020	12:37:34	2020032713	2001465	10D CHEST PAIN	700	N GARTH AVE	602	OT	TOWERS	CFD
02/10/2020	23:05:51	2020034091	9	PROQA MEDICAL	700	N GARTH AVE	721	OT	TOWERS	UHC
02/15/2020	12:22:02	2020038086	8	6D BREATHING PROB	700	N GARTH AVE	602	OT	TOWERS	UHC
02/15/2020	12:22:46	2020038087	2001742	6D BREATHING PROB	700	N GARTH AVE	602	OT	TOWERS	CFD
02/18/2020	3:42:28	2020040149	4	17A4 FALL	700	N GARTH AVE	212	OT	TOWERS	UHC
02/18/2020	3:44:01	2020040150	2001842	17A4 FALL	700	N GARTH AVE	212	OT	TOWERS	CFD
02/20/2020	4:32:46	2020042053	8	10C CHEST PAIN	700	N GARTH AVE	717	OT	TOWERS	BHC
02/20/2020	4:34:45	2020042054	2001924	10C CHEST PAIN	700	N GARTH AVE	717	OT	TOWERS	CFD
02/25/2020	8:48:48	2020046590	2	26A SICK PRSN	700	N GARTH AVE	620	OT	TOWERS	UHC
02/28/2020	8:27:26	2020049474	2002251	52C FIRE ALRM	700	N GARTH AVE		OT	TOWERS	CFD
02/29/2020	14:48:21	2020050684	6	17B FALL	700	N GARTH AVE		OT	TOWERS	BHC
02/29/2020	14:51:02	2020050687	2002322	17B FALL	700	N GARTH AVE		OT	TOWERS	CFD
02/29/2020	18:13:39	2020050815	1	6D BREATHING PROB	700	N GARTH AVE	419	OT	TOWERS	UHC
02/29/2020	18:14:21	2020050817	2002328	6D BREATHING PROB	700	N GARTH AVE	414	OT	TOWERS	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Address	APT	Site	Business	Agency
02/20/2020	13:38:00	2020042463	7	EMS RESPONSE	2112	E BUSINESS LOOP 70	101	PP	PLACE	BHC
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Address	APT	Site	Business	Agency
02/01/2020	0:05:37	2020025865	1	26C SICK PRSN	1201	PAQUIN ST	1305	PT	TOWERS	BHC
02/01/2020	0:07:06	2020025867	2001182	26C SICK PRSN	1201	PAQUIN ST	1305	PT	TOWERS	CFD
02/02/2020	18:02:33	2020027080	6	17B FALL	1201	PAQUIN ST	1203	PT	TOWERS	BHC

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Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Address	APT	Site	Business	Agency
02/02/2020	18:05:13	2020027082	2001248	17B FALL	1201	PAQUIN ST	1203	PT	TOWERS	CFD
02/02/2020	18:42:49	2020027102	8	32B UNK PROB	1201	PAQUIN ST	1304	PT	TOWERS	BHC
02/02/2020	18:47:53	2020027108	2001251	32B UNK PROB	1201	PAQUIN ST	1304	PT	TOWERS	CFD
02/04/2020	0:40:22	2020028222	2001298	INVESTIGATION	1201	PAQUIN ST	1304	PT	TOWERS	CFD
02/11/2020	18:44:49	2020034891	3	26A SICK PRSN	1201	PAQUIN ST	509	PT	TOWERS	UHC
02/11/2020	20:24:23	2020034950	7	26A SICK PRSN	1201	PAQUIN ST	901	PT	TOWERS	BHC
02/14/2020	7:05:35	2020036974	1	26A SICK PRSN	1201	PAQUIN ST	1113	PT	TOWERS	UHC
02/17/2020	20:41:19	2020039920	9	26A SICK PRSN	1201	PAQUIN ST	1402	PT	TOWERS	BHC
02/21/2020	19:41:18	2020043774	4	32B UNK PROB	1201	PAQUIN ST	1304	PT	TOWERS	UHC
02/21/2020	19:51:30	2020043782	2002007	32B UNK PROB	1201	PAQUIN ST	1304	PT	TOWERS	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Address	APT	Site	Business	Agency
02/27/2020	18:50:52	2020049108	7	POISONING	223	UNITY DR	B	SP	CHA	UHC
02/27/2020	18:53:35	2020049110	2002232	POISONING	223	UNITY DR	B	SP	CHA	CFD

CHA Safety Department Reports
February 2020

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20200016.1	2/23/2020	22:00	Disturbance Peace Music/Television	1201	Paquin Street	207	PT	Mark Brotemarkle
20200059.0	2/1/2020	16:11	Information Report	700	Garth Avenue North	520	OT	Tara Thomason
20200060.0	2/3/2020	18:00	Check Welfare	1119	Elleta Blvd	A	BC	Kevin Keith
20200061.0	2/3/2020	21:35	Lock Out	1201	Paquin Street	1304	PT	Kevin Keith
20200062.0	2/4/2020	10:45	Information Report	1201	Paquin Street	1104	PT	Mark Brotemarkle
20200063.0	2/4/2020	16:03	Information Report	1201	Paquin Street	1411	PT	Tara Thomason
20200063.1	2/16/2020	13:15	Information Report	1201	Paquin Street	1411	PT	Kevin Keith
20200064.0	2/6/2020	20:33	Lock Out	700	Garth Avenue North	621	OT	Tara Thomason
20200065.0	2/7/2020	12:42	Ticket Vehicle/CHA	1201	Paquin Street		PT	Don Hawkins
20200066.0	2/7/2020	12:50	Ticket Vehicle/CHA	1201	Paquin Street		PT	Don Hawkins
20200067.0	2/7/2020	12:41	Ticket Vehicle/CHA	1201	Paquin Street		PT	Don Hawkins
20200068.0	2/7/2020	18:39	Lock Out	202	Worley Street West		SP	Don Hawkins
20200069.0	2/8/2020	13:18	Check Welfare	1201	Paquin Street	1509	PT	Kevin Keith
20200070.0	2/8/2020	19:10	Information Report	1201	Paquin Street	1007	PT	Kevin Keith
20200071.0	2/10/2020	16:41	Lock Out	301	Trinity Place	A	DT	Tara Thomason
20200072.0	2/10/2020	19:30	Information Report	700	Garth Avenue North	721	OT	Kevin Keith
20200073.0	2/11/2020	12:23	Disturbance Persons	1027	Elleta Blvd		BC	Don Hawkins
20200074.0	2/11/2020	20:31	Assist Resident/Medical	1201	Paquin Street	901	PT	Tara Thomason
20200074.1	2/20/2020	17:39	Information Report	1201	Paquin Street	901	PT	Tara Thomason
20200075.0	2/11/2020	15:00	Information Report	700	Garth Avenue North	318	OT	Mark Brotemarkle
20200076.0	2/13/2020	18:25	Disturbance Persons	1201	Paquin Street	G2	PT	Tara Thomason
20200077.0	2/13/2020	16:50	Suspicious Activity	1201	Paquin Street	1303	PT	Don Hawkins
20200078.0	12/05/2019		Suspicious Activity	2112	Business Loop 70 E		PP	Mark Brotemarkle
20200079.0	2/14/2020	14:24	Lease Violation Smoking	1201	Paquin Street	1104	PT	Don Hawkins
20200080.0	2/14/2020	15:09	Ticket Vehicle/CHA	700	Garth Avenue North	208	OT	Don Hawkins
20200081.0	2/16/2020	13:45	Trespass Person Investigation	1201	Paquin Street	601	PT	Kevin Keith
20200082.0	2/16/2020	16:05	Disturbance Peace Music/Television	1201	Paquin Street	811	PT	Kevin Keith
20200083.0	2/17/2020	8:30	Check Welfare	1201	Paquin Street	809	PT	Mark Brotemarkle
20200084.0	2/17/2020	19:54	Trespass Person/Arrest	1201	Paquin Street	506	PT	Kevin Keith
20200086.0	2/18/2020	13:00	Ticket Vehicle/CHA	1201	Paquin Street		PT	Don Hawkins
20200087.0	2/18/2020	13:10	Ticket Vehicle/CHA	1201	Paquin Street		PT	Don Hawkins
20200088.0	2/18/2020	13:30	Controlled Substance Investigation	1201	Paquin Street	1511	PT	Don Hawkins
20200089.0	2/20/2020	12:45	Check Welfare	2112	Business Loop 70 E	101	PP	Don Hawkins
20200090.0	2/21/2020	14:11	Threat To Self	1201	Paquin Tower	1511	PT	Don Hawkins
20200091.0	2/21/2020	15:45	Controlled Substance Investigation	2112	Business Loop 70 E	202	PP	Tara Thomason
20200092.0	2/21/2020	16:06	Controlled Substance Investigation	2112	Business Loop 70 E	301	PP	Tara Thomason
20200092.1	2/29/2020	23:35	Information Report	2112	Business Loop 70 E	301	PP	Tara Thomason
20200093.0	2/21/2020	14:11	Lease Violation Smoking	2112	Business Loop 70 E	207	PP	Don Hawkins
20200094.0	2/21/2020	19:41	Assist Resident/Medical	1201	Paquin Street	1304	PT	Tara Thomason
20200095.0	2/22/2020	17:15	Information Report	700	Garth Avenue North	518	OT	Kevin Keith
20200096.0	2/23/2020	18:02	Disturbance Persons	700	Garth Avenue North	406	OT	Kevin Keith
20200097.0	2/22/2020	18:20	Information Report	411	Trinity Place		DT	Kevin Keith
20200098.0	2/22/2020	10:16	Trespass Person/Arrest	200	Lincoln Drive	B	SP	Mark Brotemarkle
20200099.0	2/24/2020	16:40	Lock Out	1201	Paquin Street	512	PT	Don Hawkins
20200100.0	2/24/2020	17:45	Alarm	301	Providence Road North		BBC	Don Hawkins
20200101.0	2/24/2020	18:19	Information Report	1201	Paquin Street	213	PT	Don Hawkins
20200102.0	2/24/2020	13:30	Property Crimes/Larceny	700	Garth Avenue North	518	OT	Don Hawkins
20200103.0	2/26/2020	20:37	Controlled Substance Investigation	1201	Paquin Street	804	PT	Tara Thomason
20200104.0	2/26/2020	23:28	Lock Out	700	Garth Avenue North	503	OT	Tara Thomason
20200105.0	2/27/2020	14:55	Child Abuse/Neglect 800-392-3738	401	Trinity Place		DT	Don Hawkins
20200106.0	2/27/2020	12:00	Controlled Substance Search Warrant	1201	Paquin Street	802	PT	Don Hawkins
20200107.0	2/27/2020	19:24	Check Welfare	700	Garth Avenue North	412	OT	Tara Thomason
20200108.0	2/28/2020	0:40	Trespass Person Warning Issued	2112	Business Loop 70 E	210	PP	Tara Thomason
20200109.0	2/28/2020	17:22	Trespass Person Warning Issued	201	Switzler Street		COM	Don Hawkins
20200110.0	2/29/2020	14:18	Check Welfare	1201	Paquin Street	204	PT	Tara Thomason
20200111.0	2/29/2020	19:17	Information Report	2112	Business Loop 70 E	202	PP	Tara Thomason



Housing Authority of the City of Columbia, Missouri

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Current Events for February-March 2020

Current Events

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

- Phil Steinhaus is participating in an affordable housing policy committee sponsored by two City Council members.
- Phil Steinhaus participated in a CARF review for Welcome Home.
- Phil Steinhaus participated in a planning retreat with the Board of the Cradle to Career Alliance.
- Phil Steinhaus served on the planning committee for the Affordable Housing Symposium and attended the symposium and the Q&A breakfast the next morning.
- Phil Steinhaus, Mary Harvey, Debbi Simmons, and Andrea Tapia participated in a quarterly fiduciary review of the CHA's retirement plan with Mike Benson from UBS. Minor changes were made to the CHA plan.
- Rick Hess attended the City of Columbia's Affordable Housing and Community Development informational meeting related to CDBG and HOME funding application process for 2020.

New Hires/Promotions

- We are looking to fill the following positions: PBV Specialist, and Intake Coordinator.

On-Going Community Committees and Task Forces

- Phil Steinhaus and Erin Friesz 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 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.
- Andrea Tapia is a key member of the Functional Zero Task Force whose goal is to end chronic and Veteran homelessness in Columbia and Boone County.

Media articles from the past month are attached.