



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

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

Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, September 22, 2021

Time: 5:30 p.m.

Place: Oak Towers, Oak Room 700 N. Garth Ave.

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of August 25, 2021 Open Meeting Minutes and Closed Meeting Minutes of the CHA Board of Commissioners
- V. Recognition of Achievement
- VI. Public Comment (Limited to 5 minutes per speaker)

RESOLUTIONS

- VII. **Resolution 2880:** Resolution to Accept the Single Audit of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2020.
- VIII. **Resolution 2881:** A Resolution Approving the Job Descriptions and Salary Range for the chief Financial Officer and Approving Related Updates to Appendix 3 – Range and Salary Plan to the CHA Personnel Policy.
- IX. **Resolution 2882:** A Resolution Authorizing the Submission of a Continuum of Care Grant Renewal Application to the Department of Housing and Urban Development, Through the Missouri Balance of State Continuum of Care Application Process, to Provide Rental Housing Assistance to Homeless Persons with Disabilities and Authorizing the Execution of all Applicable Grant Contract Award Agreements and the Implementation of the Program as Described in the Grant application.

PUBLIC HEARING

- X. Public Hearing to Consider the Columbia Housing Authority's 5-Year and 1-Year PHA Plans.

REPORTS

- XI. CHA Strategic Planning Update
- XII. Secondary Employment Policy

XIII. Monthly Management Reports for Modernization & Maintenance Report, Public Housing & Affordable Housing Properties, Section 8 Housing Choice Voucher Program, Human Services, and Safety.

XIV. July Financial Report

XV. Current Events

PUBLIC AND COMMISSIONER COMMENT

XVI. Public Comment (Limited to 5 minutes per speaker)

XVII. Commissioner Comment

XVIII. 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 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Ms. Johns by email at the following address: www.columbiaha.info@gmail.com

Media Contact: Randy Cole, 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 August 25, 2021 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 August 25, 2021, in the Oak Room of the Oak Towers, 700 N. Garth Ave., Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 5:30 p.m.

II. Roll Call:

Present: Bob Hutton, Chair Commissioner
Robin Wenneker, Vice Chair Commissioner
Steve Calloway, Commissioner
Rigel Oliveri, Commissioner
Jama Rahn, Commissioner

CHA Staff: Randy Cole, CEO
Charline Johns, Executive Assistant
Rick Hess, Director of Housing Programs
Mary Harvey, Director of Finance
Jeanette Nelson, Human Resources Manager
Laura Lewis, Director of Affordable Housing Operations
Greg Willingham, Director of Modernization and Maintenance
Erin Friesz, Director of Human Services
Jeff Forck, Director of Safety
Tammy Matondo, Housing Development Coordinator

III. Adoption of Agenda:

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

IV. Approval of July 20, 2021 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of July 20, 2021. A motion was made by Ms. Wenneker and second by Mr. Hutton. All Commissioners voted "aye" and Mr. Hutton declared the minutes approved.

V. Approval of June 22, 2021 Revised Board Retreat Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the Board Retreat open meeting of June 22, 2021. A motion was made by Ms. Wenneker and second by Mr. Calloway. All Commissioners voted “aye” and Mr. Hutton declared the minutes approved.

VI. Approval of June 22, 2021 Revised Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of June 22, 2021. A motion was made by Mr. Calloway and second by Ms. Oliveri. All Commissioners voted “aye” and Mr. Hutton declared the minutes approved.

VII. Approval of June 22, 2021 Closed Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the closed meeting of June 22, 2021. A motion was made by Ms. Wenneker and second by Mr. Calloway. All Commissioners voted “aye” and Mr. Hutton declared the minutes approved.

VIII. Public Comment.

There were no public comments.

RESOLUTIONS

IX. Resolution 2873: A Resolution Approving an Update to the Columbia Housing Authority’s Mission, Vision and Values.

The CHA Board of Commissioners provided direct feedback and recommended revisions.

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

Mr. Hutton called for a motion to approve the amended Resolution 2873 as presented. A motion was made by Ms. Oliveri. Second by Mr. Calloway. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Calloway, Wenneker, Hutton, Oliveri, Rahn

No: None

X. Resolution 2874: A Resolution Approving a Job Description for the Emergency Housing Voucher Services Coordinator Position and an Update to the CHA Personnel Policy Appendix 1 – Organizational Chart as it relates to Family Self-Sufficiency Coordinators (2), PBV Specialist (1), Assistant Housing Manager (1), Family Development Coordinators (2), Youth Community Coalition Coordinator (1) and Maintenance Worker (1).

Mr. Cole reported that adopting this resolution would approve of a part-time Emergency Housing Voucher Services Coordinator position to assist with coordinating services provided to populations served with Emergency Housing Vouchers. This position would be located within the Resident Services Department and work closely with the Housing Ambassador and Special Programs Specialist. The approval of this resolution would move the FSS Coordinator to the

Human Services Department and would allow the Housing Programs Department to more narrowly focus on getting the Section 8 Program leased up to CHA's desired level. The approval of this resolution would also move 1 Maintenance Worker from Elleta Boulevard to the Downtown Public Housing and eliminate the remaining Project Based Voucher Specialist position. Mr. Cole reported that Bryant Walkway and Elleta Boulevard were financially underperforming; however, the Director of Housing Operations, Director of Maintenance and Modernization and the Finance Director identified these potential cost saving actions to improve financial performance.

Mr. Hutton inquired about the ability of the CEO to implement such actions without the CHA Board of Commissioners approval, so CHA does not have to wait an extended period of time before acting on them. Mr. Cole stated that he would look into the Bylaws for the Board as well as HUD requirements.

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

Mr. Hutton called for a motion to approve the Resolution 2874 as presented. A motion was made by Mr. Calloway. Second by Ms. Wenneker. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Calloway, Wenneker, Hutton, Oliveri, Rahn

No: None

XI. Resolution 2875: A Resolution Approving an Employee Performance Review Policy:

Mr. Cole reported that the attached document includes updates from feedback given by Commissioners at the July 20, 2021 meeting for the annual performance review policies to be included within the CHA Personnel Policies Section VII Compensation Plan.

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

Mr. Hutton called for a motion to approve Resolution 2875 as presented. A motion was made by Ms. Wenneker. Second by Ms. Rahn. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Calloway, Wenneker, Hutton, Oliveri, Rahn

No: None

XII. Resolution 2876: A Resolution Authorizing the Current CEO and Executive Director as the Registered Agent with the Missouri Secretary of State Office:

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

Mr. Hutton called for a motion to approve Resolution 2876 as presented. A motion was made by Ms. Oliveri. Second by Mr. Calloway. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Calloway, Wenneker, Hutton, Oliveri, Rahn

No: None

XIII. Resolution 2877: A Resolution Authorizing the Submission of a Family Self-Sufficiency Grant application to the U.S. Department of Housing and urban Development:

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

Mr. Hutton called for a motion to approve Resolution 2877 as presented. A motion was made by Ms. Wenneker. Second by Ms. Rahn. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Calloway, Wenneker, Hutton, Oliveri, Rahn

No: None

XIV. Resolution 2878: A Resolution Authorizing the Submission of a Resident Opportunities Self Sufficiency Service (ROSS) Coordinator Grant Application to the U.S. Department of Housing and Urban Development:

Ms. Friesz explained that the ROSS Coordinator Grant would be solely for the residents living in Public Housing. CHA's request will be for three years to fund the ROSS Service Coordinator's salary, benefits, training and administrative costs.

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

Mr. Hutton called for a motion to approve Resolution 2878 as presented. A motion was made by Mr. Calloway. Second by Ms. Rahn. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Calloway, Wenneker, Hutton, Oliveri, Rahn

No: None

XV. Resolution 2879: A Resolution to Adopt Revisions to the PHA Policy pertaining to Columbia Housing Authorities Waitlist Preferences Listed in the Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Housing Choice Voucher Administrative Plan (Admin Plan).

Mr. Cole reported that to maximize the number of individuals and families with securing affordable housing, CHA staff have found the removal of the "Working Families" and "Veterans" preferences would allow for a more efficient application and placement process.

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

Mr. Hutton called for a motion to approve Resolution 2879 as presented. A motion was made by Ms. Wenneker. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Calloway, Wenneker, Hutton, Oliveri, Rahn

No: None

XVI. CHA Strategic Planning Update.

Mr. Cole shared an update of actions taken by CHA staff with regards to the Columbia Housing Authority's mission, vision, values and overall strategic direction for the next 5-year and 1-year PHA planning period.

Mr. Cole reported that CHA staff hosted a Strategic Planning Funders Roundtable which served as an opportunity for himself and CHA Senior staff to obtain feedback from local funders on CHA's organizational strengths, weaknesses and potential opportunities for alignment with local funders. Mr. Cole stated that the local funders included: Boon County Community Services Department, City of Columbia Division of Human Services, City of Columbia Housing Programs Division and Veterans United.

XVII. Affordable Housing Initiative Update.

Mr. Cole reported that the CHA's Developer RFP closed on August 18, 2021 and 3 proposals were received. CHA staff will be working to organize materials and an agenda for the Scoring Committee to be held on August 30, 2021. CHA staff anticipates providing a finalist for CHA Board consideration at the September 22, 2021, Board of Commissioners Meeting.

XVIII. COVID-19 Agency Policy Update.

Mr. Cole reported that as of August 11, 2021 CHA will implement that masks are required to be worn by everyone in:

- Any CHA facility lobby, meeting room or indoor space where employees are meeting with CHA residents or the public and cannot maintain 6 feet of social distance.

XIX. Monthly Management Reports for Modernization & Maintenance Report, Public Housing and Affordable Housing Properties, Section 8 Housing Choice Voucher Programs, Human Services, and Safety.

Modernization & Maintenance Report: Mr. Willingham reported that the project is on schedule to be fully completed by November 2021.

Public & Affordable Housing Operations: Ms. Lewis reviewed highlights of statistics for CHA Public Housing and Low-Income Housing Tax Credit (LIHTC) units for the month of July.

Section 8 Housing Choice Voucher Programs: It was reported that the Housing Programs Department was still working to fully utilize all vouchers, however, is making good progress to make up for deficits experienced over the last 18 to 24 months.

Human Services: The Human Services Department staff continues to assist CHA residents and Program Participants in achieving self-sufficiency, through self-efficacy, by reducing internal and external barriers.

Safety: Mr. Cole reported that the Safety department will have a more comprehensive report next Board of Commissioners meeting.

XX. Financial Report.

Ms. Harvey reviewed highlights from the June Financial report and discussed the changes made to Bear Creek and Bryant Walkway to help reduce administrative costs at Bryant Walkway and help reduce costs at Bear Creek.

XXI. Current Events.

XXII. Public Comment

There was no public comment.

XXIII. Commissioner Comment

Ms. Oliveri inquired about the families that are currently living in hotels and was interested in what CHA could offer to those families. Mr. Cole reported that CHA would be sure to make public when the waitlist will open for Section 8 Housing Choice Vouchers and hopefully be able to do some community outreach through CHA's Human Services Department.

Mr. Calloway inquired as to whether the City of Columbia would be getting any of the refugees. Mr. Cole reported that he had not heard anything.

XXIV. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. Second by Mr. Calloway. Mr. Hutton called the meeting adjourned at 6:37 p.m.

Bob Hutton, Chair

Date

Randy Cole, Chief Executive Officer

Date

Certification of Public Notice

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on August 20, 2021, I posted public notice of the August 25, 2021 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.

Randy Cole, Chief Executive Officer

Date



Columbia

Housing Authority

Housing Authority of the City of Columbia, Missouri

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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: September 22, 2021

Re: Resolution # 2880: Accepting the FY 2020 Single Audit Report of the Housing Authority of the City of Columbia

Executive Summary

The Columbia Housing Authority (CHA) is required to procure a single audit each year based upon HUD regulations. This annual audit includes CHA's programs and included specific compliance testing for the Section 8 Program.

Discussion

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

Ms. Renita Duncan, CPA and Partner with RubinBrown LLP will provide the CEO with a summary of the audit and information to provide a brief overview of the audit and answer any questions from the Board of Commissioners.

Suggested Commission Action

Adopt Resolution 2880 accepting the Single Audit Report of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2020 performed by RubinBrown LLP.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2880

A Resolution to Accept the Single Audit Report of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2020

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

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

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

WHEREAS, the accounting firm of RubinBrown LLP has performed a Single Audit Report of the Housing Authority of the City of Columbia, Missouri, for the fiscal year ended December 31, 2020 that is in accordance with generally accepted auditing standards of the Comptroller General of the United States, and the provisions of the Office of Management and Budget Circular A-133; and

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

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, adopts Resolution 2880 accepting the Single Audit Report of the Housing Authority of the City of Columbia, Missouri for fiscal year ending December 31, 2020, performed by RubinBrown LLP.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted September 22, 2021



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: September 22, 2021

Re: Resolution # 2881: Approving the Job Descriptions and Salary range for the Chief Financial Officer Appendix 3 – Range and Salary Plan to the CHA Personnel Policy.

Executive Summary

Approval of the attached resolution will approve a new job description for Chief Financial Officer position. The resolution also approves changes within Appendix 3 -Range and Salary Plan to the Columbia Housing Authority (CHA) Personnel Policy.

Discussion

The proposed resolution provides changes to the CHA Director of Finance position due to the increases in required knowledge and skillsets to manage the CHA Finance Department. CHA staff is seeking Commission approval of the updated position description and Range and Salary Plan in order to move forward with the recruitment process for filling the vacancy to occur with the current Finance Director's planned retirement.

Suggested Commission Action

Approve the resolution amending the Job Descriptions and Salary range for the Chief Financial Officer and Approving Related Updates to Appendix 3 – Range and Salary Plan to the CHA Personnel Policy.

Position Description
Chief Financial Officer (CFO)
CLASS H POSITION

REPORTS TO: Chief Executive Officer

Salary Range: \$75,000.00 - \$100,000.00

Plus excellent fringe benefits package.

SUMMARY OF POSITION: This is an advanced managerial and administrative position that is performed under the direction of the Chief Executive Officer (CEO).

Responsible for oversight of financial responsibilities, including planning, directing and coordinating all facets of CHA operations involving Finance.

High-end analytical work involves the use of accounting skills developed through education and experience. This position requires the performance of confidential duties assisting the CEO in areas of budget preparation and analysis, procurement, management information systems, and other administrative functions.

Work involves performing duties that require an advanced knowledge of and experience with accounting principles and practices, clerical office skills, and computer operation and administration. The employee, in the performance of duties, is required to apply judgment and initiative based on knowledge gained through experience and training. Such decisions are made, however, in accordance with established precedents or departmental policies. Departures from established procedure are referred to the immediate supervisor for decision and all work is reviewed by the CEO for overall performance.

Responsible for administering the fiscal operation of Columbia Housing Authority (CHA) including accounting; financial reporting; budgeting; and internal controls. Duties require expert knowledge of accounting practices, the policies and procedures of CHA, and the accounting and reporting requirements of the Department of Housing and Urban Development (HUD). Exercises independent judgment in the execution of financial transactions. Supervises Accountants and Finance Assistants staff.

Position provides support to Public Housing, Section 8, CHALIS and related programs. Acts as financial consultant in the areas of development's finances, accounting, budgets, revenues and investments. Prepares revenue projections, conducts financial analysis, and implements program design of financial systems. Researches and analyzes data to produce reports as needed for management and for Federal, State, and Local agencies. Collects and analyzes data to prepare and administer departmental budgets.

Major work activities include

- Administering the fiscal operation of the Authority including accounting, financial reporting, budgeting, budgetary controls, procurement, insurance and inventory control
- Oversight of all programs for grant compliance,
- Oversight of HUD and other grant reporting requirements.
- Performing quality control audits to monitor indicators under the Public Housing Assessment System to achieve high performance designation

MAJOR DUTIES AND RESPONSIBILITIES INCLUDE:

Directly supervises all personnel assigned to the Finance department. Provides oversight to all departments in the Personnel Organization Plan.

Responsible for oversight of CHA's fixed assets to ensure CHA's land, structures and equipment is protected and managed in accordance with guidelines of funding sources and generally accepted accounting principles.

Oversees the financial administration of all grant funds received by the Authority and assists the appropriate staff in financial management of individual projects and programs.

Oversees the preparation and submission of financial and regulatory reports required by law, regulation, funding sources, and as requested by the CEO or Board of Commissioners.

Oversees the monthly reconciliation of books of accounts, the closing of books at fiscal year end, preparation of statements for financial reports and detailed accounts analysis.

Evaluates data pertaining to costs for budget planning purposes. Oversees in the preparation of the overall annual financial plan and program operating budgets as requested by the CEO for review and subsequent approval by the Board of Commissioners and HUD.

Responsible for oversight of purchasing and inventory of CHA materials, supplies and equipment to include control records for identification of CHA's fixed assets.

Responsible for oversight of procurement actions to ensure procurement activities are carried out in accordance with CHA policy and HUD regulations.

Responsible for ensuring funds requested and advanced from HUD or other funding sources are as covered in agreements for the receipt of such funds.

Ensures all Authority records are well maintained and organized and available for the annual financial audit.

In coordination with the Director of Housing Operations, evaluates effectiveness of current rent collection policies and procedures.

Ensures delinquent vacated accounts are sent to outside agency for collection.

Examines records, reports, and documents to establish facts and detect discrepancies.

Prepares operational and risk reports for management analysis, including past, present and expected operations.

Conducts quality control audits to review the work of various departments and individuals to achieve high performance results and assists the CEO in developing procedures for improving operations related to asset management.

Immediately advises the CEO of any irregularities in the financial or management operations of the Authority that come to his/her attention.

Coordinate, process, and maintain all reporting, budgeting, and financials of the Capital Fund Program and related programs while ensuring that funds requested and advanced from HUD or other funding sources are as covered in agreements for the receipt of such funds.

Solicit, negotiate, and establish administrative contracts, keeping within appropriate procurement activities.

Performs other related duties as assigned by the CEO.

REQUIRED KNOWLEDGE, SKILLS, AND ABILITIES:

Extensive knowledge of the technical operating principles, practices and problems of governmental accounting, budget control, procurement, collection, insurance claims and payroll administration procedures.

Extensive knowledge of financial administration, budgeting, and accounting.

Skill in the analysis and interpretation of fiscal and accounting records and the formulation and administration of general controlling policies.

Ability to evaluate and improve the efficiency and effectiveness of operations.

Ability to successfully direct and evaluate subordinate personnel and to establish effective working relationships with the public and fellow employees.

Ability to complete necessary research and investigations.

Ability to prepare and present oral and written reports, presentations, and recommendations.

Must have an excellent work history and attendance record.

Thorough knowledge of laws, legal codes, court procedures, precedents, government regulations, executive orders, agency rules, and the democratic political process.

Thorough knowledge of general principles of finance for budgeting and reporting.

Ability to prepare complex financial reports and to maintain exacting accounting records in coordination with the contracted fee accounting service.

Thorough knowledge of HUD regulations and CHA administrative policies governing finance, budgeting, procurement and contracting procedures.

Thorough knowledge of arithmetic, algebra, geometry, calculus, statistics, and their applications.

REQUIRED KNOWLEDGE, SKILLS, AND ABILITIES (cont.):

Thorough knowledge of business and management principles involved in strategic planning, resource allocation, leadership technique, production methods, and coordination of people and resources.

Thorough knowledge of the structure and content of the English language including the meaning and spelling of words, rules of composition, and grammar.

Expert knowledge of modern office practices and procedures and of modern office machines, and computer systems.

Ability to maintain effective working relationships with employees, department heads and the general public.

QUALIFICATIONS

Required: Bachelor's degree from an accredited college or university with major course work in Accounting or a Master's degree in business administration or related field.

A minimum of five (5) years of increasingly responsible experience in program administration with direct involvement in financial oversight of one or more program areas.

An equivalent combination of education and experience to meet the required knowledge, skills and abilities.

SPECIAL REQUIREMENTS:

Must be bondable, insurable and have no felony criminal convictions.

Must be willing to travel overnight for a minimum of 15 days annually for training or attendance at conferences/workshops.

Must have a current Missouri driver license.

Must be able to obtain and/or maintain a bank account for the purpose of receiving pay by direct deposit.



Housing Authority of the City of Columbia, Missouri
Personnel Organization Plan
Appendix 3 - Range and Salary Plan

Range	Amount	Position	
A	Grant/HUD Based (\$8-\$12)	Part-Time, Temporary	Grant Employees
B	\$22,880 to \$33,280 (\$11-\$16)	Receptionist Clerk/Administrative Assistant I	
		Maintenance I	
		Grounds Keeper, Custodian	
C	\$26,582 to \$37,440 (\$12.78-\$18)	Maintenance II	
		Assistant Public Housing Manager	
D	\$28,412 to \$41,600 (\$13.66-\$20)	Executive Assistant	HCV/PBV Specialist
		Financial Assistant I	Maintenance Mechanic I
		Affordable Housing Manager I	
		HCV/PBV Housing Intake Coordinator	
E	\$32,136 to \$43,680 (\$15.45-\$21)	Maintenance Mechanic II	Safety Officer
		Financial Assistant II	Affordable Housing Manager II
		Special Programs Specialist	LIHTC Specialist
		Systems Administrator	
F	\$40,560 to \$56,160 (\$19.50-\$27.00)	Accountant	Housing Choice Voucher Case Manager/Portability Specialist
		Human Resource Manager	Affordable Housing Operations Manager
		Compliance and Asset Manager	
G	\$47,476 to \$80,000	Director of Affordable Housing Operations	Director of Modernization and Maintenance
		Director of Finance	Director of Housing Programs
		Director of Human Services/Deputy Director of CHALIS	Director of Safety
H	\$75,000 to \$100,000	Chief Financial Officer	
I	\$80,000 to \$125,000	Chief Executive Officer	



Board Resolution

RESOLUTION #2881

To Authorize changes to job descriptions, salary ranges, and Appendix 3 Range and Salary Plan to the CHA Personnel Policy.

WHEREAS, the Housing Authority of the City of Columbia, Missouri maintains job descriptions, Appendix 3 Range and Salary Plan to the CHA Personnel Policy to help foster effective and efficient operations of CHA; and

WHEREAS, the Board of Commissioners has reviewed the proposed amended job description, range of pay for the Chief Financial Officer as recommended by the Chief Executive Officer to maximize efficiency in CHA-wide operations to achieve high performance results; and

WHEREAS, the Board of Commissioners has reviewed the corresponding revised Appendix 3 to the Personnel Policy; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts the amended position of Chief Financial Officer and adopts the corresponding revisions to the CHA Personnel Policy including the job description, and Appendix 3 - Range and Salary Plan, effective September 22, 2021, as attached hereto and made a part hereof.

Bob Hutton, Chairman

Randall Cole, Secretary

Adopted September 22, 2021



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: September 22, 2021

Re: Resolution # 2882: Continuum of Care Grant Renewal Application

Executive Summary

The attached resolution authorizes the CEO to submit a grant renewal application for Continuum of Care funding to provide rental housing assistance to homeless populations.

Discussion

The Columbia Housing Authority has applied for and received Continuum of Care Program rental assistance funding from HUD to assist homeless persons with disabilities in previous years. Continuum of Care funding for the current year is \$464,305 and supports a minimum of 48 housing choice vouchers for this population. CHA is seeking approval to apply for up to \$464,305 for 2022 to support a minimum of 48 vouchers.

This grant requires an equal local match of in-kind support services to assist homeless persons with disabilities in moving into and sustaining permanent housing. CHA has partnership agreements with the following social service agencies to refer clients to this program and provide the required in-kind match of community support services:

- New Horizons Community Support Services
- Burrell Community Behavioral Health Services
- Spectrum Health Care (formerly RAIN of Mid-Missouri)
- Phoenix Programs
- Lutheran Family and Children Services
- Welcome Home, Inc.
- Compass Health/Family Counseling Center
- In2Action
- Love Columbia
- City of Columbia Health Department

CHA will be submitting this funding application through the Missouri Balance of State Continuum of Care application in partnership with our local Functional Zero Task Force (FZTF).

Suggested Commission Action

Approve the attached resolution approving the submission of the CoC grant application.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION # 2882

A Resolution Authorizing the Submission of a Continuum of Care Grant Renewal Application to the Department of Housing and Urban Development, Through the Missouri Balance of State Continuum of Care Application Process, to Provide Rental Housing Assistance to Homeless Persons with Disabilities, and Authorizing the Execution of all Applicable Grant Contract Award Agreements and the Implementation of the Program as Described in the Grant application.

WHEREAS, the McKinney-Vento Act as amended by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act created programs with a primary purpose of developing a comprehensive effort to provide affordable housing by providing decent, safe, and sanitary housing opportunities for lower income homeless households; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, is an eligible provider of the Continuum of Care Program through the Missouri Balance of State Continuum of Care application; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, was awarded Continuum of Care grant funding to provide rental housing assistance to homeless persons with disabilities in 2021 in the amount of \$464,305 and has received similar funding in previous years; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, recognizes the continued need for such housing assistance with community support services; and

WHEREAS, partnerships with local social service agencies have been established to provide the required local match of community support services to participating households;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts this Resolution authorizing the submission of a Continuum of Care grant renewal application for 2022 in the amount of up to \$464,305 to the Department of Housing and Urban Development through the Missouri Balance of State Continuum of Care to provide housing and matching community support services to homeless persons with disabilities.

BE IT FURTHER RESOLVED that if the Continuum of Care grant application should be approved, Resolution #2882 also authorizes the execution of all applicable grant contract award agreements and the implementation of the programs and projects as described in the grant application.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted September 22, 2022



Columbia

Housing Authority

Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: September 22, 2021

Re: FY 2022 Columbia Housing Authority 5-Year and 1-Year PHA Plan

Executive Summary

The Columbia Housing Authority is required to submit a PHA Plan consisting of a 5-Year Plan and the Annual Plan to qualify for annual programs funded through the U.S. Department of Housing and Urban Development. The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. Public Housing Authorities are also required to provide a 45-day notice for public input, as well as opportunities for the Columbia Housing Authority's Resident Advisory Board to provide comment.

Discussion

CHA staff advertised a public notice on August 19th, 2021, notifying the public and CHA residents that public comment will be accepted on the 5-year and 1-year PHA Plan at the CHA Board of Commissioner's September 22nd and October 13th meetings. This notice is scheduled to be advertised again on October 13, 2021.

Direct notice and drafts of the 5-year and Annual PHA Plans were also provided to CHA's Resident Advisory Board (RAB) members and a RAB meeting was held on August 19, 2021 to accept input on the draft 5-year and Annual PHA Plans. CHA staff answered several questions pertaining to items within both the 5-Year and Annual Plans and accepted a significant level of feedback on the PHA Goals Section of the plan. RAB members were supportive of the draft plans and highlighted the need to renovate CHA's remaining public housing units and expand the number of affordable housing units.

This public hearing is to provide an overview of the 5-Year and Annual PHA Plans and accept any public comment. CHA staff will provide a final version at the October 13th meeting for final consideration. The plans are due to HUD on or before October 18, 2021.

Suggested Commission Action

Open the hearing to accept public comment and continue the hearing to the October 13, 2021 meeting.

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.
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A.1	<p>PHA Name: Housing Authority of the City of Columbia, Missouri _____ PHA Code: MO007 _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/01/2022 ____</p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): 2022-2026 ____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>
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PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p><u>CHA Mission:</u> Provide quality affordable housing opportunities with supportive and economic resources to eligible households in Columbia, Boone County.</p> <p><u>CHA Vision:</u> To be our community’s leading affordable housing provider with a diverse and expanding portfolio of safe, energy efficient and affordable housing options connected to supportive resources and partnerships that foster stability and upward mobility.</p> <p><u>CHA Values:</u></p> <p>Integrity: We act honestly and ethically in all aspects of our organization and will continue to strengthen our policies and standards to best serve our mission.</p> <p>Accountability: We are responsible, committed, and answerable to each other, those we serve and those who have entrusted us with resources to carry out our mission.</p> <p>Respect: We have respect for CHA residents, CHA staff and community partners by giving dignity and value to all.</p> <p>Diversity, Equity, and Inclusion: We are committed to diversity, equity and inclusion in our staff, board, and services to residents. We recognize and value everyone’s life experience, perspective, and culture.</p> <p>Safety: We create partnerships with CHA residents, CHA staff and other stakeholders to ensure the protection and value of all.</p>

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

PHA Goal: Renovate CHA's remaining public housing and expand CHA's affordable housing portfolio through additional development.

- Apply for low-income housing tax credits to renovate or replace its remaining 120 public housing units and develop additional units of affordable housing.
- Apply to the Affordable Housing Assistance Program through the Federal Home Loan Bank of Des Moines to renovate or replace its remaining 120 public housing units and develop additional units of affordable housing.
- Apply for CDBG and HOME funding from the City of Columbia to renovate remaining units and develop additional units of affordable housing.
- Request American Recovery Plan Act funding distributed through the U.S. Treasury from the City of Columbia and Boone County.
- Utilize the HUD's Rental Assistance Demonstration (RAD) program to renovate and replace its remaining 120 units of public housing.

PHA Goal: Expand the portfolio of CHA affordable housing units and partnerships.

- Add permanently affordable housing into CHA's portfolio through its Community Housing Trust Program and explore a potential partnership with the Columbia Community Land Trust.
- Apply for tenant-based rental assistance vouchers from the City of Columbia and any available HUD programs including VASH vouchers, mainstream vouchers, Continuum of Care vouchers, Emergency Housing Vouchers (EHV) or HCV vouchers should they become available.
- Strengthen partnerships with homeless service providers to assist homeless individuals identify affordable housing units or special voucher programs.

PHA Goal: Identify policies and procedures to ensure maximum utilization of CHA voucher programs and properties.

- Monitor and adjust the HCV payment standard to maximize HCV participant choices in assisted housing.
- Identify improvements and efficiencies in managing CHA waitlists and preferences.
- Conduct regular staff training and review of the CHA Administration Plan and Admissions and Continued Occupancy Policy (ACOP).
- Expand Section 8 landlord participant outreach and education through the newly created Housing Ambassador position.
- Identify potential incentives and policies to attract and retain Section 8 landlords.
- Continually review staffing allocations to CHA properties to ensure effective management and maximum financial performance.

PHA Goal: Ensure CHA Safety Officers foster a safe and supportive environment for CHA housing units.

- Continue to employ Safety Officers to respond to resident safety concerns and to document criminal activity on CHA properties.
- Work proactively to foster positive relationships between CHA Safety Officers and CHA residents by:
 - Attending and participating in Resident Advisory Board (RAB) meetings.
 - Making daily connections with CHA residents in addition to responding to calls for service.
 - Collecting regular feedback from CHA residents on CHA Safety needs through formalized events or strategies.
- Work closely with the Columbia Police Department to respond to criminal activity on CHA properties.
- Work closely with the Columbia Fire Department and EMS personnel to respond to medical emergencies on CHA properties.
- Issue trespass warnings to the following populations:
 - Persons engaged in illegal activities on our properties.
 - Homeless persons without a permanent address to prevent them from establishing residency status.
 - Residents engaged in serious lease violations related to the violation of our Crime-Free Housing Addendum.
- Monitor security cameras on CHA properties to identify persons engaged in criminal activity and/or lease violations.
- Add security cameras on CHA properties as the situation calls for and as funds are available.
- Issue monthly reports to the Board of Commissioners regarding the department's activities on CHA properties during the past month.

PHA Goal: Promote and expand programs providing supportive and economic resources.

- Provide Family Self-Sufficiency Coordinators, Resident Services Coordinators to assist residents living in CHA assisted housing.
 - Employ two Family Self-Sufficiency Coordinators with a target of 75 assisted households per Coordinator.
- Continue and expand the Moving Ahead After-School & Summer Program, Healthy Homes Connection and Independent Living Program.
- Continue and expand financial literacy and credit counseling programs, Opportunity Gardens Program, property-based share shelves, and the Annie Fisher Food Pantry.
- Identify partnerships to connect CHA residents to vocational training, employment, educational and entrepreneurial programs.
- Identify partnerships to increase access and expanded hours of childcare for CHA residents.
- Continue and expand Independent Living Services and Support, transportation assistance for shopping and medical appointments, Annie Fisher Food Pantry & Share Shelves, Opportunity Gardens, Parks and Recreation Adaptive Recreation programs, fitness centers, computer centers, Buddy System, Nutrition and Meal programs, and Health Clinics.
- Increase online presence through social media.
 - Create online communities for property residents and/or program participants
 - Promote programs and resources to residents

PHA Goal: Promote organizational policies to increase efficiency and capacity of CHA operations.

- Adopt and implement a new employee performance evaluation policy tied to annual COLA increases.
- Conduct an annual employee engagement survey to identify organizational needs.
- Identify annual employee training priorities and connect employees to available training.

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

1. PHA Goal: Expand the supply of assisted housing

- The CHA applied for and received 25 Project-Based VASH Vouchers and utilized these vouchers as permanent rent assistance for Veterans participating in the HUD-VASH program. These 25 Project-Based VASH Vouchers enabled the CHA to leverage Low-Income Housing Tax Credit funding and other public and private funding sources to construct 25 one-bedroom apartments for homeless Veterans known as the Patriot Place Apartments. The CHA partnered with the Truman VA on this project and the first Veterans were moved into the apartments on April 11, 2016. The Patriot Place Apartments are 100% occupied.
- The CHA applied for and received AHAP funding from the Federal Home Loan Bank of Des Moines to assist with the development of the Patriot Place Apartments and the renovation of the Stuart Parker Apartments with Paquin Tower, the Bear Creek Apartments, and Oak Towers.
- In FY 2016, CHA applied for and received HOME funding from the City of Columbia to assist with the renovation of the Stuart Parker Apartments and the Oak Towers Apartments.
- In FY 2017, CHA applied for and received HOME funding from the City of Columbia to assist with the renovation of the Bryant Walkway Apartments II.
- The CHA converted 597 units of Public Housing under the RAD program during FY 2017. Renovation of 360 of these units was completed in FY 2017. The renovation of the Oak Towers Apartments (147 units) was completed in September of 2018.
- The CHA was awarded 9% Low-Income Housing Tax Credit funding in December 2016 to renovate 54 public housing units referred to as the Bryant Walkway Apartments. Renovation of these apartments started in January 2018 and were completed in August 2019.
- The CHA was awarded 4% Low-Income Housing Tax Credit funding and tax-exempt bonds in December 2016 to renovate 36 public housing units referred to as the Bryant Walkway Apartments II. Renovation of these apartments was completed in December 2018.
- In FY 2021, the CHA continued to provide 54 Continuum of Care vouchers through the Balance of State Continuum of Care and received continued funding to provide housing with supportive services for homeless persons with disabilities.
- The CHA is planning to convert its remaining 120 Public Housing units under the RAD program in the next four years. Depending on the Missouri Housing Development Commission's allocation of Low-Income Housing Tax Credits in FY 2022, the CHA will apply to renovate or replace its remaining 120 units of public housing and/or expand affordable housing units at Kinney Point.
- For FY 2021, the CHA has been working to expand the number of families participating in our Public Housing, Project-Based Voucher, and Housing Choice Voucher Program Family Self-Sufficiency programs.
- In FY 2021, the CHA accepted 51 Emergency Housing Vouchers to expand assisted housing for households impacted by homelessness.

2. PHA Goal: Improve the quality of assisted housing

- The CHA provides monthly management reports for all departments to the CHA Board of Commissioners monthly for the purpose of informing the Board and tracking the performance of management operations.
- The CHA employs 3 FTE Resident Service Coordinators to provide resource and referral to our public housing and PBV assisted households.
- The Truman VA provides a full-time social worker stationed at the Patriot Place Apartments to provide supportive services to the Veterans living there.
- As noted previously, the CHA has converted 597 units of Public Housing under the RAD program by the end of FY 2017. In addition, the CHA is planning to convert its remaining 120 Public Housing units under the RAD program over the next four years.
- In FY 2021, CHA completed wiring and internet upgrades at Paquin and Oak Towers to provide improved access to television, cable, and internet to each housing unit.
- In FY 2021, CHA replaced two flat roofs on units at the Bear Creek development.
- In FY 2021, CHA provided two additional dumpster locations at its Stuart Parker development to improve refuse collection service for tenants.

3. PHA Goal: Increase assisted housing choices

- The CHA increased its payment standards for the Housing Choice Voucher Program to match 100% of the HUD established Fair Market Rent for the Boone County, Missouri MSA.
- The CHA has added additional VASH vouchers in partnership with the Truman VA. The CHA currently administers 125 VASH Tenant-Based Vouchers and 25 VASH Project-Based Vouchers.
- In 2018 the CHA applied for and received fourteen Mainstream vouchers which provide housing assistance to persons that are disabled between the ages of 18 and 62.
- In 2019 the CHA applied for HOME funding for Tenant-Based Rental Assistance from the City of Columbia and was recommended to receive \$83,000 in funding in FY 2020.
- In 2020 the CHA applied for \$110,000 in HOME funding for Tenant-Based Rental Assistance from the City of Columbia for FY 2021 and was recommended to receive \$83,000 in funding in FY 2020.
- In response to the COVID-19 pandemic, the City of Columbia has awarded \$300,000 in HOME Funding for Tenant-Based Rental Assistance that will help to address housing needs and prevent evictions for low-income families over the next two years.
- In FY 2021, the CHA accepted 51 Emergency Housing Vouchers to expand assisted housing for households impacted by homelessness.

	<p>4. PHA Goal: Provide an improved living environment</p> <ul style="list-style-type: none"> • The CHA continues to employ three (3) full-time Safety Officers and one (1) part-time Safety Officer. • Extensive use of our trespassing policy to issue trespass warnings to the following populations: <ul style="list-style-type: none"> ○ Persons engaged in illegal activities on our properties. ○ Homeless persons without a permanent address to prevent them from establishing residency status. ○ Residents engaged in serious lease violations related to the violation of our Crime-Free Housing Addendum. • The CHA has improved neighborhood and building safety through the installation of security cameras on our family sites and at our high-rise apartment buildings. • Additional security cameras were installed on every floor of Paquin Tower during FY 2019. • Monthly Safety Department reports have been provided to document the actions of our Safety Officers and the incidents occurring on CHA properties. • Criminal activity has significantly decreased on all CHA properties. Safety of CHA property has been supported through a combination of expanded Family Self-Sufficiency, Independent Living, and Family Support services provided to our Public Housing and Project-Based Voucher residents and Housing Choice Voucher Program participants along with CHA's Lease Addendum for Crime-Free Housing and the services provided by our Safety Department. • Oak Towers continues to be designated for the elderly, age 55 and older. Paquin Tower is designated for persons with disabilities and the elderly age 55 and older. • The CHA has multiple partnerships with community agencies that provide a variety of services and support to CHA residents. <p>5. PHA Goal: Promote self-sufficiency and asset development of assisted households</p> <ul style="list-style-type: none"> • The CHA has expanded the Moving Ahead Program to provide a full-day program for 5 weeks during the summer in addition to the after-school program provided during the regular school year. The CHA has also expanded the number of children served to 100 children. Moving Ahead is a state-licensed program. • In response to the COVID-19 pandemic, the Moving Ahead Program provided a full-day program to 50 children during the summer of 2021. • The CHA currently receives funding from the Boone County Children's Services fund support the Moving Ahead Program to families with children. • The CHA also receives funding from the Boone County Children's Services fund to provide the Healthy Homes Connection program to families with children participating in our Housing Choice Voucher Program. This program addresses the mental health needs of children and promotes emotionally healthy families. • The CHA employs two Family Self-Sufficiency Coordinators serving CHA assisted households. There are currently 115 families participating in the Family Self-Sufficiency program. <p>6. Coordinate activities of CHA Low-Income Services, Inc. (CHALIS)</p> <ul style="list-style-type: none"> • The CHALIS staff have conducted and expanded activities with the three main goals: <ul style="list-style-type: none"> ○ Helping youth succeed in school and in life: Moving Ahead After-School Program, Moving Ahead Summer Program, MAP for Mental Health, and Healthy Homes Connection. ○ Supporting families working toward self-sufficiency: Family Self-Sufficiency Program, Resident Services Coordination, Healthy Homes Connection, computer labs, Opportunity Gardens Program, and the Annie Fisher Food Pantry. ○ Assisting seniors and persons with disabilities to live independently: Independent Living Services and Support, transportation assistance for shopping and medical appointments, Annie Fisher Food Pantry & Share Shelves, Opportunity Gardens, Parks and Recreation Adaptive Recreation programs, fitness centers, computer centers, Nutrition and Meal programs, and Health Clinics.
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The CHA will continue to implement and enforce the Violence Against Women Act. Please refer to Attachment mo007a01 – Violence Against Women Act – CHA Annual Plan and Five-Year Plan.</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>

<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Statement of Significant Amendment to the CHA Annual Plan and Five-Year Plan</p> <p>The Columbia Housing Authority (CHA) CHA may amend or modify any policy, rule, regulation, or other aspect of the 5-year and/or Annual Plan. The Quality Housing and Work Responsibility Act of 1998 does not require an annual update of the 5-Year Plan but does require that public housing authorities explain any “substantial deviation” from the 5-Year Plans in their Annual Plans. A substantial deviation includes, but is not limited to:</p> <ol style="list-style-type: none"> 1. A change or changes to the 5-year goals or objectives that are substantial but do not rise to the level of a “significant amendment” (such as the modification or elimination of a specific objective or minor program while retaining the overall strategic goal and accomplishing it through other objectives). 2. Additions of a Capital Fund project or non-emergency work items that are not included in the current Annual Statement or 5-year Action Plan in an amount less than \$1,000,000; or 3. Changes in the use of replacement reserve funds under the Capital Fund program in an amount less than \$1,000,000. <p>As part of the Rental Assistance Demonstration (RAD), the Columbia Housing Authority is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:</p> <ol style="list-style-type: none"> 1. The decision to convert to Project Based Voucher Assistance. 2. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; 3. Changes to the construction and rehabilitation plan for each approved RAD conversion; and 4. Changes to the financing structure for each approved RAD conversion. <p>A “significant amendment or modification” to its 5-Year plan and/or Annual Plan is a change in policy that significantly and materially alters the CHA’s stated mission, goals, objectives and activities as stated in the Plan unless they are adopted to reflect changes in HUD regulations or requirements. If a change is considered a significant amendment to the 5-Year Plan or to the Annual Plan, it must undergo a public process that includes consultation with the Resident Advisory Board; public notice and public comment period; a public hearing, and approval by the CHA’s Board of Commissioners; and submission to and approval by HUD.</p> <p>Significant amendments are defined as including the following:</p> <ol style="list-style-type: none"> 1. A change that materially revises the agency’s mission, goals, or objectives; 2. Material changes to rent or admissions policies or organization of the waiting list; 3. Additions of a Capital Fund project or non-emergency work items that are not in the current Annual Statement or 5-year Action Plan in an amount equal to or greater than \$1,000,000, excluding projects arising out of federally-declared major disasters; acts of God beyond the control of the Authority, such as earthquakes, fires, and storm damage; civil unrest; or other unforeseen significant event; 4. Changes in the use of replacement reserve funds under the Capital Fund program in an amount equal to or greater than \$1,000,000; 5. Material changes regarding demolition, disposition, designation, or conversion activities; 6. Any other event or activity that the Authority’s Board of Commissioners determines to be a significant amendment to the approved 5-Year Plan or Annual Plan.
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input type="checkbox"/> (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal: Align CHA goals and strategies with fair housing goals outlined in the City of Columbia's Analysis of Impediments to Fair Housing Choice (AI). (*The AFH was not required for the most recent City of Columbia Consolidated Plan Submission, therefore referencing the AI*)

Describe fair housing strategies and actions to achieve the goal

The City of Columbia identified the following impediments to fair housing choice for its 2020-2024 Consolidated Plan:

1. A lack of safe, healthy, and affordable housing for households below 80% of the area median income.
2. A lack of safe, healthy, and affordable housing distributed across all regions of Columbia.
3. A lack of accessible affordable housing for persons with a disability and the elderly.
4. Increasing costs of land, labor, and materials to construct affordable housing.
5. Neighborhood resistance to the siting of new affordable housing.
6. Lack of public transportation capacity to meet growing needs in areas to the north and northeast.
7. Lack of options to meet the growing need of homeless populations, and chronically homeless.

CHA will align its goals and strategies with City of Columbia fair housing goals as follows:

1. CHA will continue to preserve and expand its available affordable housing stock by seeking funds from MHDC, the City of Columbia, Federal Home Loan Bank and other funding sources.
2. CHA will work to preserve affordable housing units within the central city area as market forces impact the availability of affordable housing in the central city area.
3. CHA will continue to enhance its redevelopment efforts by including accessible units and universal design elements.
4. CHA will continue to work with the City, developers, Chamber of Commerce, Columbia Board of Realtors and Columbia Apartment Association to provide education to the community on the benefits of affordable housing.
5. CHA will continue to ensure new affordable housing developments are in close proximity to public transportation and within walkable distances to community amenities.
6. CHA will explore partnerships to link homeless populations to its housing and supportive services.

Fair Housing Goal: Provide training to CHA staff and community partners.

Describe fair housing strategies and actions to achieve the goal

1. CHA staff will continue to participate in fair housing training each year.
2. CHA will collaborate with the City of Columbia update their plan for affirmatively furthering fair housing.
3. CHA will partner with the City of Columbia to provide fair housing training to those living in CHA properties.

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. **PHA Information.** All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

- B.1 Mission.** State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years. ([24 CFR § 903.6\(a\)\(1\)](#))
- B.2 Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR § 903.6\(b\)\(1\)](#))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR § 903.6\(b\)\(2\)](#))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR § 903.6\(a\)\(3\)](#)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR § 903.17\(b\)](#), [24 CFR § 903.19](#))

C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: Housing Authority of the City of Columbia, Missouri__ PHA Code: MO-007 _____ PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (01/2022): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>120</u> _____ Number of Housing Choice Vouchers (HCVs) <u>1,949 (Includes HCV, VASH, RAD PBV, Mainstream, EHV and CoC)</u> Total Combined <u>2,069</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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		PH	HCV																								
Lead PHA:																											

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

- Y N
- Statement of Housing Needs and Strategy for Addressing Housing Needs.
 - Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
 - Financial Resources.
 - Rent Determination.
 - Homeownership Programs.
 - Safety and Crime Prevention.
 - Pet Policy.
 - Substantial Deviation.
 - Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

Statement of Housing Needs and Strategy for Addressing Housing Needs.

Housing needs have remained high during the past year with 790 households on the Public Housing & PBV waitlist and 390 HCV Housing Choice Voucher Program waiting list. Of these households, 69% of Public Housing and PBV and 99% of HCV applicants have extremely low incomes at or below 30% AMI. The HCV waiting list was open for one week in April 2021 and 490 households applied for housing. This represents a 47% decrease in applicants as compared to 2018. CHA plans to open the HCV waiting list in fall of 2021 and is considering keeping the waitlist open on an on-going basis. With the COVID-19 pandemic continuing and the eviction moratorium ending, CHA expects significantly higher number of applicants in late 2021 and early 2022 than in 2019 and early 2021. Historical numbers of applicants for the Housing Choice Voucher Program are below:

Number of Housing Choice Voucher Program Applicants						
Year	2008	2010	2012	2015	2018	2021
# Applicants	1,000	1,200	1,500	1,115	931	490

The demand for efficiency and one-bedroom housing units remains high with 75% of Public Housing and PBV applicants and 43% of HCV applicants being eligible to receive assistance for this size of housing unit. Most of these 802 Public Housing/PBV and HVC applicants are single person households. The 2020-2024 Consolidated Plan documents a continued high need for affordable housing for low and extremely low-income families, elderly housing, and housing for persons with disabilities. The number of disabled households on the Public Housing and PBV waiting list (199) remains high, representing 25.24% of all applicants. Black/African American households continue to make up a disproportionate number of housing applicants. (Public Housing and PBV: 46.07% and HCV Housing Choice Voucher Program: 72.05%)

The public engagement process of the 2020-2024 Consolidated Plan consistently identified the need for affordable housing as a high priority.

The Affordable Housing Focus Group identified the following needs & benefits of Affordable Housing:

- a. Stable housing = stable people. Safety, self-reliance, health & employment all identified as benefits of affordable housing. Revitalizing communities & increased accountability also cited as benefits.
- b. Stability in education, sense of safety & belonging. Improved health outcomes, improved grades. Access to healthy foods, & activities. Community & shared childcare opportunity.
- c. Stability increases from renting, increased net worth, equity, appreciated assets. Greater neighborhood cohesiveness. Provides pathway to self-sufficiency.

Other needs and benefits identified are:

- 1.) Stable housing is good for children (less changing of schools & increased family stability).
- 2.) Families are more safe, able to focus on goals, & have access to services.
- 3.) persons with disabilities need affordable & accessible housing; &
- 4.) Need to preserve affordable housing in the central city.

The Neighborhood Congress identified the following needs & priorities:

- 1.) Affordable housing is a major issue in COMO, people priced out of the market.
- 2.) Over 16,000 cost burdened renters.
- 3.) Greatest number served is the renovation of public housing.
- 4.) Need for energy efficiency identified.

- 5.) Affordable housing is a huge problem with 252 homeless & 13,800 cost burdened.
- 6.) Low-cost rentals nearly impossible to find.
- 7.) Need to increase affordable housing stock & rehab more central city homes.
- 8.) Need affordable housing near employment centers; &
- 9.) Highest need - poor, single mothers & persons with disabilities.

The Infrastructure groups identified the following needs & priorities:

- 1.) Have a program in place so funds can be paired up with other sources for example-fixing city sewers & also fixing INI issue;
- 2.) Focus monies in low-income neighborhoods, elderly citizens, fixed income, focus on people who cannot help themselves, preserving homes, and neighborhoods-strengthen neighborhoods and community.
- 3.) Shortage of affordable housing.
- 4.) Sanitary sewer-focus on areas of need; &
- 5.) Environmental concerns- sanitary sewer and aging infrastructure.

Columbia Housing Authority periodically closes the public housing waiting list and stops filling units in CHA properties slated for renovation under the Rental Assistance Demonstration (RAD) program. The CHA stops filling vacancies at these sites to have sufficient vacant units to relocate families on-site while renovations to their homes are completed. Once properties are renovated, many families are removed from the waiting list to fill the newly renovated units. As a result, the number of families on the CHA Public Housing waiting often does not reflect the number of families typically on our Public Housing & PBV waiting lists.

Significant increases in utility costs make it more difficult for low income households to secure and maintain their housing. Poor energy efficiency of low-income housing puts families at financial risk often leading to unpaid utility bills and loss of housing. In turn, low-income families with large debts owed to utility companies are unable to get utilities turned on in their names without paying off their debt to the utility companies. This often forces families to move significant distances outside of their current utility provider’s service area.

The City of Columbia’s 2020-2024 Consolidated Plan for the Community Development Block Grant and HOME Investment Partnerships Program provides significant documentation of the housing needs in Columbia and the surrounding Boone County MSA. **[Exhibit A]**

Strategy for Addressing Housing Needs

The Columbia Housing Authority strategy for addressing housing needs remains relatively unchanged from previous plans. CHA intends to continue to apply for funding to renovate its remaining 120 units of public housing and to expand its portfolio of affordable housing units.

- The CHA is continuing with its strategy to renovate and/or reconstruction of all of the CHA’s 717 units of Public Housing stock through the HUD Rental Assistance Demonstration (RAD) program and developing new affordable housing including the Patriot Place Apartments, completed in April 2016.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

- In FYE2017 the CHA added a preference for U.S. Military Veterans for our waiting lists to receive housing assistance.
- In FYE2017 the CHA added a preference for families living in CHA public housing being converted under the RAD program to allow them to be relocated to other public housing units while their unit was being renovated.
- In FYE2017 the CHA added a preference to the Project-Based Voucher waiting list for families living in CHA public housing that will allow the CHA to relocate families in public housing to newly renovated Project-Based Voucher units.
- Each of these changes were approved by the Resident Advisory Board and the CHA Board of Commissioners.
- In FY 2022, CHA intends to remove 2 of its waitlist preferences at it pertains to households that are working, and Veterans. CHA is removing these preferences to help encourage Veterans to apply to its VASH program vouchers and to provide housing stability as a initial goal in order to assist families seeking employment. These changes will also assist CHA staff in moving through the waitlist more efficiently and ensure full utilization of vouchers.

Financial Resources

- The CHA has converted 597 Public Housing units under the HUD Rental Assistance Demonstration (RAD) program during the time period FY 2016 through FY 2017. As a result, the public housing operating subsidies and capital funds for these housing units have been converted to long-term Project-Based Voucher contract funding.
- As a result of the conversion of 597 Public Housing units under the HUD RAD program, the CHA changed its fiscal year for FY 2017 from October 1 – September 30 to a fiscal year from January 1 – December 31. This has improved the financial reporting for the Columbia Housing Authority and aligned its accounting and budgeting cycle with the fiscal years of the public housing units which were renovated with Low-Income Housing Tax Credits. Low-Income Housing Tax Credits require accounting and budgeting cycles based on the calendar year of January 1 – December 31.

Significant Amendment

- The CHA’s participation in the HUD Rental Assistance Demonstration (RAD) program is considered a significant amendment to the PHA plan. This was included as a significant amendment to the PHA plan last year and is included in this year’s plan as well. [Attachment PHA Plan Amendment R - HUD RAD]

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

- Y N
- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.

- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Demolition and/or Disposition

- The CHA may undertake demolition activities with regards to its 120 remaining public housing units and replace with new units under the RAD program.

Conversion of Public Housing to Project-Based Assistance under RAD.

- The CHA has converted 597 Public Housing units under the RAD program by the end of FY 2017. The CHA will apply for Low-Income Housing Tax Credit (LIHTC) funding in FY 2021 to renovate or replace these units with new construction using the RAD program. If LIHTC funding is awarded, construction would be expected to start in late 2023 and be completed by June 2025.

Units with Approved Vacancies for Modernization

- In association with the Public Housing units being renovated through the RAD program, the CHA has and will continue to have units that are approved vacancies for modernization. These units will be occupied as soon as renovations are complete.
- Units held vacant for replacement under the RAD program will also be approved vacancies for modernization.

B.3 Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

1. PHA Goal: Expand the supply of assisted housing

- The CHA applied for and received 25 Project-Based VASH Vouchers and utilized these vouchers as permanent rent assistance for Veterans participating in the HUD-VASH program. These 25 Project-Based VASH Vouchers enabled the CHA to leverage Low-Income Housing Tax Credit funding and other public and private funding sources to construct 25 one-bedroom apartments for homeless Veterans known as the Patriot Place Apartments. The CHA partnered with the Truman VA on this project and the first Veterans were moved into the apartments on April 11, 2016. The Patriot Place Apartments are 100% occupied.
- The CHA applied for and received AHAP funding from the Federal Home Loan Bank of Des Moines to assist with the development of the Patriot Place Apartments and the renovation of the Stuart Parker Apartments with Paquin Tower, the Bear Creek Apartments, and Oak Towers.
- In FY 2016, CHA applied for and received HOME funding from the City of Columbia to assist with the renovation of the Stuart Parker Apartments and the Oak Towers Apartments.
- In FY 2017, CHA applied for and received HOME funding from the City of Columbia to assist with the renovation of the Bryant Walkway Apartments II.
- The CHA converted 597 units of Public Housing under the RAD program during FY 2017. Renovation of 360 of these units was completed in FY 2017. The renovation of the Oak Towers Apartments (147 units) was completed in September of 2018.
- The CHA was awarded 9% Low-Income Housing Tax Credit funding in December 2016 to renovate 54 public housing units referred to as the Bryant Walkway Apartments. Renovation of these apartments started in January 2018 and were completed in August 2019.
- The CHA was awarded 4% Low-Income Housing Tax Credit funding and tax-exempt bonds in December 2016 to renovate 36 public housing units referred to as the Bryant Walkway Apartments II. Renovation of these apartments was completed in December 2018.
- In FY 2021, the CHA continued to provide 54 Continuum of Care vouchers through the Balance of State Continuum of Care and received continued funding to provide housing with supportive services for homeless persons with disabilities.
- The CHA is planning to convert its remaining 120 Public Housing units under the RAD program in the next four years. Depending on the Missouri Housing Development Commission’s allocation of Low-Income Housing Tax Credits in FY 2022, the CHA will apply to renovate or replace its remaining 120 units of public housing and/or expand affordable housing units at Kinney Point.
- For FY 2021, the CHA has been working to expand the number of families participating in our Public Housing, Project-Based Voucher, and Housing Choice Voucher Program Family Self-Sufficiency programs.
- In FY 2021, the CHA accepted 51 Emergency Housing Vouchers to expand assisted housing for households impacted by homelessness.

2. PHA Goal: Improve the quality of assisted housing

- The CHA provides monthly management reports for all departments to the CHA Board of Commissioners monthly for the purpose of informing the Board and tracking the performance of management operations.
- The CHA employs 3 FTE Resident Service Coordinators to provide resource and referral to our public housing and PBV assisted households.
- The Truman VA provides a full-time social worker stationed at the Patriot Place Apartments to provide supportive services to the Veterans living there.
- As noted previously, the CHA has converted 597 units of Public Housing under the RAD program by the end of FY 2017. In addition, the CHA is planning to convert its remaining 120 Public Housing units under the RAD program over the next four years.

- In FY 2021, CHA completed wiring and internet upgrades at Paquin and Oak Towers to provide improved access to television, cable, and internet to each housing unit.
- In FY 2021, CHA replaced two flat roofs on units at the Bear Creek development.
- In FY 2021, CHA provided two additional dumpster locations at its Stuart Parker development to improve refuse collection service for tenants.

3. PHA Goal: Increase assisted housing choices

- The CHA increased its payment standards for the Housing Choice Voucher Program to match 100% of the HUD established Fair Market Rent for the Boone County, Missouri MSA.
- The CHA has added additional VASH vouchers in partnership with the Truman VA. The CHA currently administers 125 VASH Tenant-Based Vouchers and 25 VASH Project-Based Vouchers.
- In 2018 the CHA applied for and received fourteen Mainstream vouchers which provide housing assistance to persons that are disabled between the ages of 18 and 62.
- In 2019 the CHA applied for HOME funding for Tenant-Based Rental Assistance from the City of Columbia and was recommended to receive \$83,000 in funding in FY 2020.
- In 2020 the CHA applied for \$110,000 in HOME funding for Tenant-Based Rental Assistance from the City of Columbia for FY 2021 and was recommended to receive \$83,000 in funding in FY 2020.
- In response to the COVID-19 pandemic, the City of Columbia has awarded \$300,000 in HOME Funding for Tenant-Based Rental Assistance that will help to address housing needs and prevent evictions for low-income families over the next two years.
- In FY 2021, the CHA accepted 51 Emergency Housing Vouchers to expand assisted housing for households impacted by homelessness.

4. PHA Goal: Provide an improved living environment

- The CHA continues to employ three (3) full-time Safety Officers and one (1) part-time Safety Officer.
- Extensive use of our trespassing policy to issue trespass warnings to the following populations:
 - Persons engaged in illegal activities on our properties.
 - Homeless persons without a permanent address to prevent them from establishing residency status.
 - Residents engaged in serious lease violations related to the violation of our Crime-Free Housing Addendum.
- The CHA has improved neighborhood and building safety through the installation of security cameras on our family sites and at our high-rise apartment buildings.
- Additional security cameras were installed on every floor of Paquin Tower during FY 2019.
- Monthly Safety Department reports have been provided to document the actions of our Safety Officers and the incidents occurring on CHA properties.
- Criminal activity has significantly decreased on all CHA properties. Safety of CHA property has been supported through a combination of expanded Family Self-Sufficiency, Independent Living, and Family Support services provided to our Public Housing and Project-Based Voucher residents and Housing Choice Voucher Program participants along with CHA's Lease Addendum for Crime-Free Housing and the services provided by our Safety Department.
- Oak Towers continues to be designated for the elderly, age 55 and older. Paquin Tower is designated for persons with disabilities and the elderly age 55 and older.
- The CHA has multiple partnerships with community agencies that provide a variety of services and support to CHA residents.

5. PHA Goal: Promote self-sufficiency and asset development of assisted households

- The CHA has expanded the Moving Ahead Program to provide a full-day program for 5 weeks during the summer in addition to the after-school program provided during the regular school year. The CHA has also expanded the number of children served to 100 children. Moving Ahead is a state-licensed program.
- In response to the COVID-19 pandemic, the Moving Ahead Program provided a full-day program to 50 children during the summer of 2021.
- The CHA currently receives funding from the Boone County Children's Services fund support the Moving Ahead Program to families with children.
- The CHA also receives funding from the Boone County Children's Services fund to provide the Healthy Homes Connection program to families with children participating in our Housing Choice Voucher Program. This program addresses the mental health needs of children and promotes emotionally healthy families.
- The CHA employs two Family Self-Sufficiency Coordinators serving CHA assisted households. There are currently 115 families participating in the Family Self-Sufficiency program.

6. Coordinate activities of CHA Low-Income Services, Inc. (CHALIS)

- The CHALIS staff have conducted and expanded activities with the three main goals:
 - Helping youth succeed in school and in life: Moving Ahead After-School Program, Moving Ahead Summer Program, MAP for Mental Health, and Healthy Homes Connection.
 - Supporting families working toward self-sufficiency: Family Self-Sufficiency Program, Resident Services Coordination, Healthy Homes Connection, computer labs, Opportunity Gardens Program, and the Annie Fisher Food Pantry.
 - Assisting seniors and persons with disabilities to live independently: Independent Living Services and Support, transportation assistance for shopping and medical appointments, Annie Fisher Food Pantry & Share Shelves, Opportunity Gardens, Parks and Recreation Adaptive Recreation programs, fitness centers, computer centers, Nutrition and Meal programs, and Health Clinics.

B.4.	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The 2021-2025 Capital Fund Program Five-Year Action Plan was submitted via HUD’s EPIC (Energy and Performance Information Center) “Activity Planning Module”. HUD approved the 2021-2025 Capital Fund Program Five-Year Action Plan through EPIC on June 28, 2021.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Section 8 Housing Choice Voucher Program Finding 2019-001 Significant Deficiency: Eligibility and Special Tests and Provisions – Compliance and Control Finding Condition: Income was not correctly calculate based on the support provided in the file and annual recertification was not performed timely. Cause: The Authority has internal controls in place related to tenant file review whereby files are second reviewed on a sample basis due to the number of participants in the program. The participant files related to the two instances described below were not randomly selected for tenant file review. Effect: While Tenant were found to be eligible for participation in both instances, a situation could arise where a tenant is ineligible if all supporting documentation is not accurate or retained. Recommendation: The Authority should modify its internal control processes and increase the amount of second review performed to ensure participant files are complete, compliant and that assistance calculations are accurate. Views of Responsible Officials: The Section 8 Housing Choice Voucher (HCV)Program Manager will track each month the status of annual recertifications. The HCV Manager will keep a tracking chart of recerts that are 30 days from completion. The HCV Manager will meet with program staff to discuss the status of the recert; both the Manager and Specialist will sign the tracking chart to show the status of the recert has been discussed and completion of the recert will need to be completed timely. The HCV Manager will follow up on the completion of the recertification and note completion on the chart. Section 8 Housing Choice Vouchers Program staff complete, retain and submit a File Review Checklist for Initial, Annual and Interim file data processing for review. The file review checklist will be modified to include an additional page for additional final review and income calculation. The modified page will require signature by the processing specialist. The form will be scanned into the tenant's file along with the completed checklist. A copy of the modified form will be given to the Housing Choice Voucher Manager for additional review and signature. The Housing Manager will randomly pull from the list of modified forms and conduct an additional file review. The Chief Operations Officer for HCV vouchers and the Affordable Housing Director for the PBV vouchers shall monitor the file review checklists. A second random review of the program tenant files will be completed by Chief Operations Officer an internal control processes to ensure program compliance and accuracy of program assistance calculations. Documentation of these reviews will be maintained with the program tenants file.</p> <p>Section 8 Housing Choice Voucher Program Finding 2019-002 Control Deficiency: Allowable Costs, Reporting and Special Tests and Provisions – Control Finding Condition: Prior to July 2019, the Authority did not perform a review of information submitted monthly using the VMS system to ensure information is accurate and timely. Cause: The Authority did not have an internal control process in place related to monthly VMS reporting prior to July 2019. Effect: The possibility exists that noncompliance with federal requirements could go undetected without proper controls over compliance related to direct and material compliance requirements. Recommendation: The Authority should implement an internal control related to monthly reporting. Second review should be timely and documented to ensure compliance with the requirements of federal grants. Views of Responsible Officials: Starting in August 2019, for monthly submission, the Director of Finance will prepare the submissions and the Chief Executive Officer or Chief Operations Officer will review the reports submitted or completeness and timely submission.</p> <p>Section 8 Housing Choice Voucher Program Finding 2018-001 Significant Deficiency: Special Test and Provisions – Compliance and Control Finding Condition/Cause: The Authority did not sign a new depository agreement with its successor bank when it entered into a new banking agreement during 2018. The Authority did not have proper internal controls in place to ensure compliance with the requirement. Status: Corrective action taken.</p> <p>Section 8 Housing Choice Voucher Program Finding 2018-002 Significant Deficiency: Reporting – Control Finding Condition/Cause: The Authority did not perform a review of information submitted monthly using the VMS system to ensure information is accurate and timely. The Authority did not have an internal control process in place as it related to monthly reporting. Status: This finding was remediated in August 2019, thus this finding has been repeated as a finding 2019-002.</p> <p>Section 8 Housing Choice Voucher Program Finding 2018-003 Significant Deficiency: Eligibility and Special Tests and Provisions – Compliance Finding Condition/Cause: Certain tenant files did not include documentation required to support the Authority’s compliance with the annual eligibility recertification process. The Authority has internal controls in place related to tenant file review whereby files are second reviewed on a sample basis due to the number of participants in the program. The participant files related to the two instance described below were not randomly selected for second review.</p>

	Status: Corrective Action Taken
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

Fair Housing Goal: Ensure equal opportunity and affirmatively furthering fair housing.

Describe fair housing strategies and actions to achieve the goal

- CHA staff have participated in fair housing training in the past year.
- CHA will collaborate with the City of Columbia update their plan for affirmatively furthering fair housing.
- CHA has partnered with the City of Columbia to provide fair housing training to those living in CHA properties.
- In 2019, the CHA has invested in an online training program called GROW that provides a learning module specifically focused on Fair Housing. All CHA Housing Managers, Section 8 Housing Choice Voucher Program Specialists, and related personnel are required to complete this coursework.

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. [24 CFR §903.7\(b\)](#) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. [24 CFR §903.7\(b\)](#) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. [24 CFR §903.7\(b\)](#)

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#) and 24 CFR §903.12(b).

Safety and Crime Prevention (VAWA). A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

HOPE VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. ([Notice PIH 2011-47](#))

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR §903.7 \(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further

fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



Columbia

Housing Authority

Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: September 22, 2021

Re: CHA Strategic Planning Update

Executive Summary

This memo is a brief update on actions taken by CHA staff with regards to the Columbia Housing Authority's (CHA) mission, vision, values, and overall strategic direction for the next 5-year and 1-year PHA Plan planning period.

Discussion

CHA staff conducted a senior staff meeting that included staff feedback on CHA's organizational strengths, weakness, and opportunities.

A summary of feedback regarding CHA's organizational strengths, weaknesses, opportunities, and threats is as follows:

Strengths

- Collaboration/partnerships with outside agencies.
- Community support/positive impressions.
- Staff dedication, collaborative ideas, and experience.

Weaknesses

- Documented Procedures for each department.
- Cross-training between each department.
- Lack of funding.
- Staff turnover.
- Lack of teamwork.

Opportunities

- Rebrand of CHA.
- Development.
- Additional housing programs.
- Growing population of Boone County.
- More staff training.

Threats

- Public perception.
- Lack of funding, support and community buy-in (Landlords).
- Lack of additional housing.



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The CHA Board of Commissioner's Chairperson noted that it would be valuable to compare a staff SWOT analysis to the analysis done local funders (external partners) earlier in July. Results from the funders roundtable is as follows:

Strengths

- Financial and capital assets of CHA.
- Dedicated and competent staff.
- Significant level of trust with local funders.

Weaknesses

- Lack of public awareness of programs, capacity, and resources.
- Housing units create a high concentration of poverty.
- Connection to Urban Renewal and historical policy impacting racial and social injustice.
- Lack of landlords participating in Section 8 Program.
- Lack of participation in Functional Zero Task Force and branding of impact on homeless populations.

Opportunities

- Growing our community's affordable housing stock.
- Growing supportive services provided to CHA residents.
- Human Rights Commission ordinance to protect Section 8 participants from discrimination.
- Columbia Community Land Trust and large potential to expand housing units.
- Increased federal funding for CDBG and HOME.
- HOME American Recovery Plan Act funding.
- Opportunity to become a housing counseling agency.
- Expansion of Family Self-Sufficiency Program.
- Providing expanded child-care services to CHA residents.

Threats

- Competition for tax credits through MHDC.
- Political history of CHA.
- Growing divide in our local and national economy.

There appears to be agreement that a key CHA strength is maintaining a dedicated staff, while there is general agreement that additional branding and marketing efforts would be beneficial for expanding CHA's programs and housing.

Suggested Commission Action

Review and consider the report.



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Department Source: Human Resources

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: September 22, 2021

Re: CHA Personnel Policy-Outside Employment Draft Policy

Executive Summary

This report introduces an "Outside Employment Policy" to incorporate within CHA's Personnel Policies and Procedures-Appendix 10. This policy provides guidelines and procedures for employees and supervisors for employees that may want or need to maintain additional employment outside of CHA.

Discussion

CHA Senior Staff, HR and the CEO identified the need to provide policies and procedures for employees that may want or need to maintain employment outside of CHA. This draft policy provides guidelines to ensure outside employment beyond CHA does not compete with, conflict with, compromise CHA's interest, or adversely effect an employee's job responsibility at CHA. The policy also includes ethical requirements of CHA employees, use of sick leave and guidelines for supervisors addressing concerns or violation of the policy.

The CEO requests the CHA Board of Commissioners review the draft policy and provide any requested revisions or additions. The CEO will provide a final version for consideration at a later date.

Suggested Commission Action

Review and consider the report, provide any requested revisions or additions.



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Objective

Columbia Housing Authority recognizes that some employees may need or want to hold additional jobs outside their employment with the company. Employees of the CHA are permitted to engage in outside work or hold other jobs, subject to certain restrictions based on reasonable business concerns.

Procedures

Columbia Housing Authority applies this policy consistently and without discrimination to all employees, and in compliance with all applicable employment and labor laws and regulations. The following rules for outside employment apply to all employees notifying their supervisors or managers in writing of their intent to engage in outside employment:

- Work-related activities and conduct away from the Columbia Housing Authority must not compete with, conflict with, or compromise the company's interests or adversely affect job performance and the ability to fulfill all responsibilities to the CHA. Employees are prohibited from performing any services for customers of the CHA that are normally performed by the Columbia Housing Authority. This prohibition also extends to the unauthorized use of any company tools or equipment and the unauthorized use or application of any company confidential information. In addition, employees may not solicit or conduct any outside business during work time for the CHA.
- Columbia Housing Authority employees must carefully consider the demands that additional work activity will create before accepting outside employment. Outside employment will not be considered an excuse for poor job performance, absenteeism, tardiness, leaving early, refusal to travel, or refusal to work overtime or different hours. If outside work activity causes or contributes to job-related problems at CHA, the employee will be asked to discontinue the outside employment, and the employee may be subject to the normal disciplinary procedures for dealing with the resulting job-related problem(s).
- Employees may not use paid sick leave to perform work for another employer.
- If an employee's outside employment presents a conflict of interest with CHA, as defined in the Conflict of Interest Policy, or if such outside employment has any potential for negative impact or misrepresentation of CHA, the employee will be asked to terminate the outside employment.
- Fraudulent use of company sick leave or an employee's refusal to comply with the Columbia Housing Authority's reasonable request to terminate outside employment may result in immediate termination of employment.
- Employees shall not solicit funds or favors from businesses or the general public for the purpose of gaining sponsorship for outside of CHA sponsored activities.

Employee Signature: _____ Date: _____



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Department Source: Modernization
To: CHA Board of Commissioners
From: CEO & Staff
CHA Board of Commissioners Meeting Date: September 22, 2021
Re: CHA Office Expansion & Renovations Update

Executive Summary

This report provides a brief overview of CHA Office Expansion & Renovations Project.

Discussion

Interior Renovations - Started February 15 and 99% of the interior work has been completed. (1) Office on the north wing is scheduled to be completed by the end of September.

New Addition – HVAC Equipment, Attic Insulation, Windows, Siding, Gutter Storm Drains, Carpeting, VCT Floor Tile, Electrical, Interior Lighting, Window Ledges, Chair Rail and Interior Painting has been completed. Wallpaper installation in the Hallways started September 16.

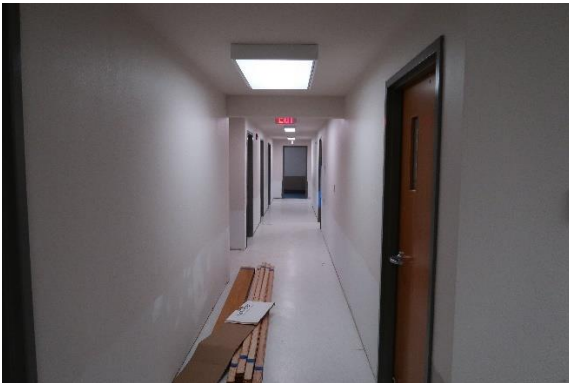
- Interior Window Trim installation to start September 20
- Interior Door Slab Installation to start September 20
- Parking Lot and Sidewalk Installation to start September 22
- Painters to perform touch up painting September 27
- Request a City Temporary Occupancy Permit around October 4th
- Install New Desk in the New Addition Offices October 12
- Move CHA Employees into the New Addition starting October 18
- Move the remaining CHA Employees from Cherry St. back to Admin October 26
- Project is on Schedule to be Fully Completed by November 2021

Projected Costs

Projected Project Budget	\$721,400
Construction – Base Bid	\$7,300
Construction – Alternate Bid	\$13,080
Construction – Changes Orders 1-5	\$67,500
Civil Engineer design	\$40,000
Civil Engineer Construction	\$13,573
New Security System	\$7,850
New Security Camera System	\$7,125
New Irrigation System	\$8,895
Furniture & Equipment	\$63,936
Rent/Relocation/Permits/Misc.	\$31,000
Total Project Cost	\$981,659

Available Sources

HCV Administration Fee Reserves	\$120,000
HCV CARES Act	\$257,500
CHA Business Activity	\$104,159
CHA Affordable Housing Development	\$500,000
Total Funding Sources	\$981,659



Suggested Commission Action

Review and consider the report.



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Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: September 22, 2021

Re: Affordable Housing Report-CHA Public Housing and LIHTC

Executive Summary

This report provides a summary of statistics for CHA Public Housing and LIHTC units for the month of August.

Discussion

In August, 15 families moved in and 21 families moved out. Occupancy for August averaged 96.23% which is slightly lower than July's average of 96.62%. There were 31 vacant units as of August 31 and of those only 4 were vacant over 60 days. 2 of the units vacant over 60 days are offline and the days vacant do not impact CHA negatively in terms of reporting to HUD. 3 requests for vouchers and 12 intents to vacate were submitted by participants. 4 terminations were issued for reasons other than non-payment. Uncollected rents for August increased slightly from July's totals. Overall, the properties are doing well.

Suggested Commission Action

Review and consider the monthly report.

Property Management Report for **AUGUST 2021**

Property	Total units	Occupancy % for August 2021	Current Occupancy (9-14-21)	YTD Occupancy % (Jan -Aug)	#Vacant units under 0-60 days	#Vacant units over 61 +	Request for voucher	Move-ins (Aug)	Move-outs (Aug)	Unit restores (Aug)	Avg. cost per restore	Billed to tenant at move out	Total work orders	Total \$ Amount billed
Amp 1 - PH	120	95.10%	95.80%	86.50%	2	3 (2 offline)	N/A	2	0	2	\$1,213.18	\$1,703.59	43	\$1,821.29
Bear Creek	76	96.14%	97.37%	96.28%	2	1	3	1	1	1	\$236.36	\$0.00	55	\$375.31
Oak Tower	147	97.52%	95.92%	97.76%	5	0	0	3	5	2	\$141.14	Unknown at this time	70	\$66.38
Paquin Tower	200	94.66%	95.00%	96.80%	12	0	0	4	8	8	\$670.68	\$826.07	69	\$1,040.85
Stuart Parker	84	99.89%	98.81%	95.86%	1	0	0	1	1	0	N/A	N/A	28	\$103.95
BWW	54	94.80%	90.74%	92.33%	4	0	0	1	3	1	\$1,435.00	\$0.00	19	\$0.00
BWWII	36	98.60%	97.20%	97.50%	0	0	0	1	1	0	N/A	\$0.00	10	\$0.00
Patriot Place	25	93.16%	96.00%	97.40%	1	0	N/A	2	2	1	\$616.00	Unknown at this time	11	\$15.00

Property	Total units	TARS uncollected 30	delinquent 31-60	delinquent 61-90	delinquent 90+	# rpymnt agrmnts	rpymnt in default	# Accts. deposit due July 2021	total Security deposit due July 2021	# Accts. with deposit due Aug 2021	Total security deposit due Aug 2021	# Non-pymnt termination issued August	# other termination issued August	# Intent to vacate August
Amp 1 - PH	120	\$1,007.17	\$269.19	\$653.69	\$460.23	3	2	26	\$10,897.97	26	\$10,557.97	0	0	1
Bear Creek	76	\$2,405.06	\$642.88	\$0.00	\$546.00	1	0	16	\$3,795.51	15	\$3,297.57	0	0	3
Oak Tower	147	\$2,805.11	\$4.00	\$30.00	\$740.87	8	1	15	\$5,118.25	16	\$4,607.64	0	1	7
Paquin Tower	200	\$3,437.55	\$1,941.95	\$590.00	\$2,468.48	0	0	20	\$4,856.22	23	\$4,989.72	0	2	0
Stuart Parker	84	\$3,211.99	\$432.25	\$0.00	\$5,716.52	1	0	16	\$3,557.80	16	\$3,543.80	0	0	0
BWW	54	\$2,321.16	\$1,260.00	\$0.00	\$0.00	0	0	10	\$2,355.00	10	\$2,200.50	0	0	0
BWWII	36	\$983.00	\$0.00	\$0.00	\$239.00	2	1	1	\$157.00	1	\$157.00	0	1	0
Patriot Place	25	\$624.56	\$0.00	\$0.00	\$0.00	0	0	N/A	N/A	N/A	N/A	0	0	1

Affordable Housing Terminations Report - FY2021

	<i>Failure to Pay</i>	<i>Criminal</i>	<i>Unauthorized Guest</i>	<i>Other</i>	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
Month of January 2021									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	1	0	0	0	1	1	1	0	0
Bear Creek	0	0	0	0	0	0	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	1	0	0	1	2	0	1	0	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	0	0	1	3	1	2	0	0
Month of February 2021									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	0	0	3	3	0	0	0	3
Bear Creek	0	0	0	0	0	0	1	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	0	0	0	0	0	0	0	1	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	0	0	3	3	0	1	1	3
Month of March 2021									
Downtown - AMP 1	0	0	1	0	1	0	0	0	1
Oak Tower	2	2	0	0	4	0	0	0	4
Bear Creek	0	0	0	0	0	0	0	0	0
Patriot Place	0	0	0	1	1	0	0	0	1
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	11	4	0	3	18	1	0	0	17
Bryant Walkway	7	0	0	0	7	6	0	0	1
Bryant Walkway II	2	0	0	0	2	1	0	0	1
MONTHLY TOTAL	22	6	1	4	33	8	0	0	25
Month of April 2021									
Downtown - AMP 1	0	1	0	0	1	0	0	0	1
Oak Tower	0	0	0	0	0	0	0	0	0
Bear Creek	0	1	0	0	1	1	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	0	0	1	1	2	0	0	0	2
Bryant Walkway	0	1	0	0	1	0	0	0	1
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	3	0	1	5	1	0	0	4
Month of May 2021									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	0	1	0	1	0	0	0	1
Bear Creek	0	0	0	0	0	0	0	0	0
Patriot Place	0	0	1	0	1	0	0	0	1
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	8	1	0	0	9	7	2	0	2
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	8	1	2	0	11	7	2	0	4
Month of June 2021									
Downtown - AMP 1	0	0	0	1	1	0	0	0	0
Oak Tower	1	2	0	0	3	0	0	1	2
Bear Creek	0	0	0	0	0	0	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	9	4	0	0	13	3	0	1	10
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	10	6	0	1	17	3	0	2	12
Month of July 2021									
Downtown - AMP 1	0	0	0	2	2	1	0	0	1
Oak Tower	0	4	0	1	5	0	0	0	5
Bear Creek	0	1	0	1	2	1	0	0	1
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	3	3	1	0	0	2
Stuart Parker - Paquin Tower	1	1	0	4	6	0	1	3	6
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	1	6	0	11	18	3	1	3	15
Month of August 2021									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	0	0	1	1	0	1	0	0
Bear Creek	0	0	0	0	0	0	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	0	1	0	1	2	0	1	1	2
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	1	1	0	0	0	1
MONTHLY TOTAL	0	1	0	3	4	0	2	1	3



Columbia

Housing Authority

Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: September 22, 2021

Re: Housing Choice Vouchers & Related Programs

Executive Summary

This memo provides a report of August Housing Choice Voucher (HCV) and Related Programs activities.

Discussion

Housing Choice Voucher (HCV) Program

The attached HCV Program Report is contingent on the number of vouchers leased, which is the primary measurement of this program's success. The Housing Programs Department is in significant need of increasing peaks up; however, is making good progress to make up for deficits experienced over the last 18 to 24 months. Over the last four months, we have increased from 14 to 38 to 63 to 72 "Current Vouchers (Looking)", and CHA's Housing Ambassador is making significant progress to getting these vouchers from "Looking" to "Leased". Available rental units are still the primary bottleneck.

Continuum of Care (COC) Program

CHA continues to provide Continuum of Care Program vouchers to the most vulnerable chronically homeless individuals within our community. Each year we see an increase in homeless individuals and families needing safe, decent, and sanitary housing as of date the CHA currently has 48 households receiving COC program assistance, and our target is 71. We just received 10 additional referrals from the Functional Zero Task Force in our efforts of reaching this target. The CEO attended the September 13, 2021 Functional Zero Task Force and MO Balance of State Region 5 meeting and expressed CHA's desire to be a good partner and the significant need for additional referrals from the FZTF in order to fully utilize CoC Vouchers and Emergency Housing Vouchers (EHV).

Mainstream Vouchers

Mainstream Vouchers are reserved for the disabled that are not elderly. CHA has been awarded 19 Mainstream Vouchers. We currently have 16 vouchers leased and five vouchers issued - looking for homes, and we anticipate all 19 vouchers will be fully leased by the end of November.



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Veteran Affairs Supportive Housing (VASH) Program

The VA has shown an increase in providing chronically homeless Veterans within our community the opportunity to receive program subsidy. The VA has worked hard to utilize the remaining VASH vouchers to provide housing for the community's homeless veterans. As of date we have 125 households receiving VASH program assistance - 102 HCV + 23 PBV (Patriot Place).

Tenant-Based Rental Assistance (TBRA) Program

CHA currently has 14 participants on this program and our target is 36. The "Target Number of Vouchers" is a little deceiving. This target increased from 18 to 36 from the previous month. The reason for this fluctuation is that the factors in the "target" calculation are (1) remaining funding available (2) remaining number of months, and (3) our current monthly HAP payment. Last month, our total HAP payments were \$16,000 (which included about \$8,000 in deposits and adjustments). This month we did not have any deposits or adjustments, so our total HAP payments were \$8,300 - nearly half of the previous month; thus, doubling our "Targeted Number of Vouchers". In reaction, Intake is pulling an additional 15 off our waitlist of approximately 40 applicants.

As this funding is through December 31, 2022, we still have 17 months to make monthly adjustments in maintaining a desired number of vouchers leased to expend all funding.

Suggested Commission Action

Review and consider the report.

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

August 31, 2021

HOUSING CHOICE VOUCHER (HCV)																			ATTRITION RATE			
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (Includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased this Month	Current Vouchers (Looking)	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased
															Utilization		YTD Utilization					
Jan-21	\$ 7,909,344	\$ 659,112	\$ 183.02	\$ 566	\$ 610,151	\$ (48,961)	1,078	1,212	1,078	1,172	(94)	(94)	9	9	89%	93%	89%	93%	7	0.6%	7	0.6%
Feb-21	\$ 7,299,193	\$ 663,563	\$ 188.92	\$ 565	\$ 602,043	(110,480)	1,066	1,212	2,144	1,186	(120)	(214)	4	18	88%	91%	88%	92%	3	0.3%	5	0.5%
Mar-21	\$ 6,697,150	\$ 669,715	\$ 186.58	\$ 553	\$ 595,756	(73,959)	1,077	1,212	3,221	1,226	(149)	(363)	10	17	89%	89%	89%	91%	7	0.6%	6	0.5%
Apr-21	\$ 6,101,394	\$ 677,933	\$ 189.89	\$ 555	\$ 595,822	(82,110)	1,073	1,212	4,294	1,239	(166)	(529)	11	43	89%	88%	89%	90%	9	0.8%	7	0.6%
May-21	\$ 5,505,571	\$ 688,196	\$ 174.93	\$ 554	\$ 589,946	(98,250)	1,065	1,212	5,359	1,268	(203)	(732)	3	14	88%	86%	88%	89%	6	0.6%	6	0.6%
Jun-21	\$ 4,915,625	\$ 702,232	\$ 188.52	\$ 556	\$ 590,912	(111,320)	1,062	1,212	6,421	1,295	(233)	(965)	10	38	88%	84%	88%	88%	11	1.0%	7	0.7%
Jul-21	\$ 4,324,713	\$ 720,786	\$ 187.04	\$ 561	\$ 592,752	(128,033)	1,056	1,212	7,477	1,330	(274)	(1,239)	7	63	87%	82%	88%	87%	4	0.4%	7	0.6%
Aug-21	\$ 3,731,961	\$ 746,392	\$ 184.72	\$ 542	\$ 571,826	(174,566)	1,055	1,212	8,532	1,458	(403)	(1,642)	14	72	87%	77%	88%	86%	11	1.0%	7	0.7%

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

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

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

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

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

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

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

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

Total vouchers available = 1132

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

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

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

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

Homeownership: Current number of homeownership vouchers

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

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

August 31, 2021

RAD PROJECT BASED VOUCHER (RAD-PBV)																			ATTRITION RATE			
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (Includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased this Month	Current Vouchers (Looking)	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased
															Utilization		YTD Utilization					
Jan-21	\$ 2,300,000	\$ 191,667	\$ 236.34	\$ 329	\$ 196,457	4,791	579	597	579	597	(18)	(18)	21	-	97.0%	102.5%	97.0%	102.5%	13	2.2%	13	2.2%
Feb-21	\$ 2,103,543	\$ 191,231	\$ 242.40	\$ 329	\$ 196,256	5,024	575	597	1,154	597	(22)	(40)	17	-	96.3%	102.6%	96.6%	102.6%	5	0.9%	9	1.6%
Mar-21	\$ 1,907,287	\$ 190,729	\$ 238.38	\$ 328	\$ 195,661	4,932	576	597	1,730	597	(21)	(61)	12	-	96.5%	102.6%	96.6%	102.6%	5	0.9%	8	1.3%
Apr-21	\$ 1,711,626	\$ 190,181	\$ 202.03	\$ 332	\$ 197,992	7,811	576	597	2,306	597	(21)	(82)	8	-	96.5%	104.1%	96.6%	103.0%	9	1.6%	8	1.4%
May-21	\$ 1,513,635	\$ 189,204	\$ 225.26	\$ 335	\$ 199,722	10,518	570	597	2,876	597	(27)	(109)	11	-	95.5%	105.6%	96.3%	103.5%	8	1.4%	8	1.4%
Jun-21	\$ 1,313,912	\$ 187,702	\$ 199.98	\$ 335	\$ 199,920	12,218	567	597	3,443	597	(30)	(139)	17	-	95.0%	106.5%	96.1%	104.0%	5	0.9%	8	1.3%
Jul-21	\$ 1,113,993	\$ 185,665	\$ 197.92	\$ 337	\$ 201,449	15,784	578	597	4,021	597	(19)	(158)	12	-	96.8%	108.5%	96.2%	104.6%	6	1.0%	7	1.3%
Aug-21	\$ 912,543	\$ 182,509	\$ 196.72	\$ 330	\$ 196,818	14,309	579	597	4,600	597	(18)	(176)	11	-	97.0%	107.8%	96.3%	105.0%	14	2.4%	8	1.4%

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

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

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

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

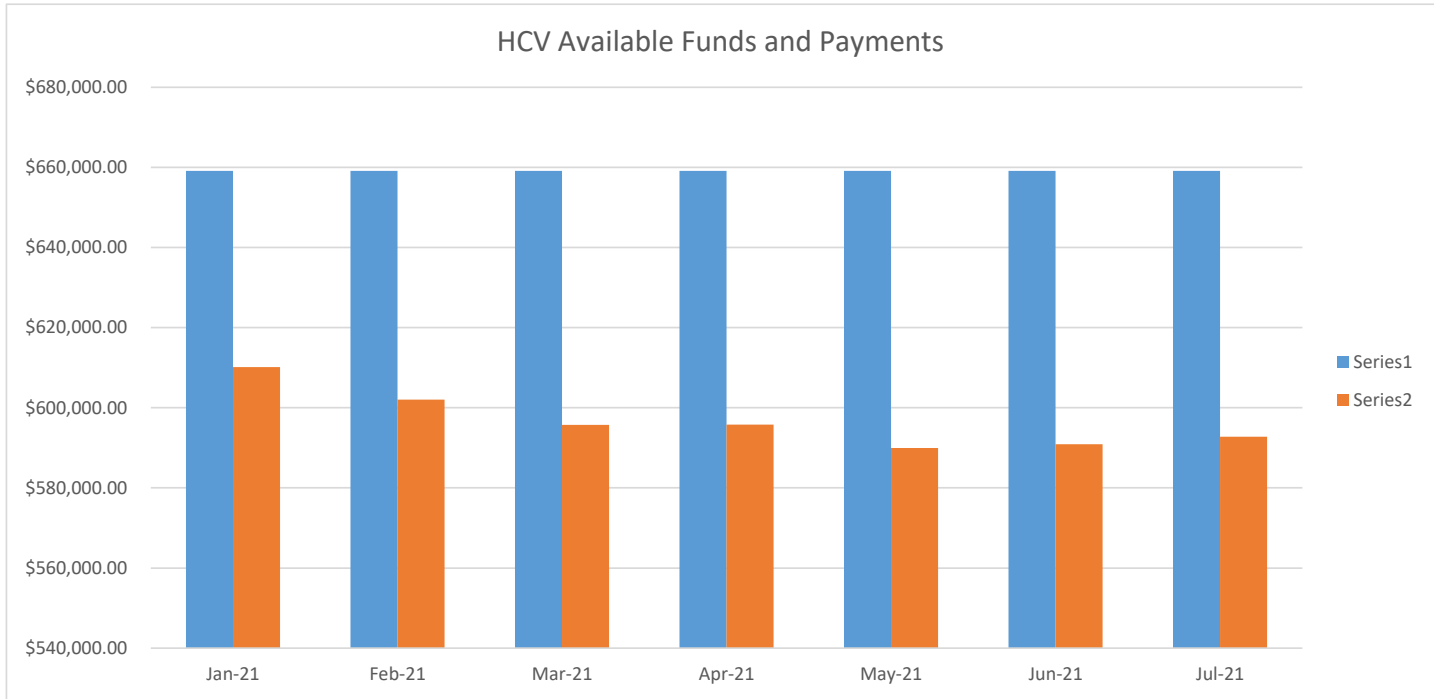
Current Vouchers Looking: This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit.

Homeownership: Current number of homeownership vouchers

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

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

August 2021





Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Human Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: September 22, 2021

Re: Monthly Human Services Report

Executive Summary

This report summarizes Human Services Department activities for the month of August 2021.

Discussion

During the Month of August, the Human Services Department provided a total of 9,585 units of service to 1,728 CHA Programs Participants. Including the distribution of 8,960 pounds of food through the Annie Fisher Food Pantry and Bear Creek Share Shelf.

Thursday, August 3rd, CHA Participated in the National Night Out Movement. Human Services hosted the event with everything free to residents, including Jamaican Jerk Food Truck, Kona Ice, Merry Mary Face Painting, games, and fellowship. Over 20 Detectives and Officers from Columbia Police Department attended. We had over 150 residents and program participants attend the event, and it was recognized as a very successful event.

Family Self Sufficiency Coordinators are working diligently on getting all updated documentation, building rapport with current participants, and enrolling new participants. 5 new households (4 Affordable Housing & 1 HCV) have been enrolled. 2 Graduates from the HCV Participants have finished their goals and will receive their escrow earnings (\$2,117.72, and \$2,593.30). A Bear Creek Resident has also completed a certification program in Phlebotomy.

Human services staff continued increasing knowledge and skills through various trainings and contributed to community meetings/events/programs.

Suggested Commission Action

Read and review Monthly Report.



August 2021

Basic Need Assistance

820

Hygiene products, bedding, furniture referrals, clothing

Removing Barriers

536

Utility assistance, child-care placement, transportation assistance

Health & Wellness

128

Mental Health Assistance, Medical appointment assistance, welfare checks

Household Development

142

Financial Literacy, family & parent educational programs

Unduplicated Individuals

1,728

Residents and/or Program Participants

Human Services August Activities

National Night Out

On August 3rd,
CHA Service
Coordinators
hosted a National
Night Out Event at
Blind Boone
Community
Center, partnering
with Columbia
Police
Department. Over
20 CPD
Officers/Detectiv
es and 150
residents/families
showed up and
had fun with our
residents.



Resident Spotlight

A Bear Creek Resident
has not only completed
her Phlebotomy
Certification Program,
but she also
maintained perfect
attendance and made
the Deans List.





Columbia

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201 Switzler Street, Columbia, Missouri 65203

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Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: September 22, 2021

Re: Safety Report

Executive Summary

This report provides a brief overview of Safety Department Activity

Discussion

Summary Report by District between 8/17/2021 9:27:51AM and 9/17/2021 9:27:51AM Columbia Housing Authority Safety Department

Safety Officers activity log for August 17, 2021 thru September 16, 2021

ALARM

Total: 2

ARREST NON-RESIDENT/CONTROLLED SUBSTANCE

Total: 1

ASSAULT THIRD DEGREE

Total: 1

ASSIST RESIDENT/MEDICAL

Total: 1

CHECK WELFARE

Total: 5

DISTURBANCE PEACE MUSIC/TELEVISION

Total: 1

DISTURBANCE PERSONS

Total: 6

HARASSMENT

Total: 2

INFORMATION REPORT

Total: 10

LEASE VIOLATION

Total: 3

LOCK OUT

Total: 6

MAINTENANCE PROBLEM

Total: 1

PROPERTY DAMAGE

Total: 2

SUSPICIOUS ACTIVITY

.



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Total: 1

TICKET VEHICLE/CHA

Total: 5

TRESPASS PERSON INVESTIGATION

Total: 2

TRESPASS PERSON WARNING ISSUED

Total: 12

TRESPASS PERSON/ARREST

Total: 1

Bear Creek Totals: 3

08222021 20210532 LOCK OUT

09022021 20210556 TICKET VEHICLE/CHA

08222021 20210533 INFORMATION REPORT.

Bryant Walkway Totals: 2

09112021 20210575 PROPERTY DAMAGE

09082021 20210572 ASSAULT THIRD DEGREE

Bryant Walkway II Totals: 3

08282021 20210542 PROPERTY DAMAGE

09152021 20210585 TRESPASS PERSON/ARREST

09152021 20210588 DISTURBANCE PERSONS

Downtown Totals: 4

09022021 20210558 TICKET VEHICLE/CHA

08202021 20210528 TRESPASS PERSON WARNING ISSUED

09022021 20210557 TICKET VEHICLE/CHA

09022021 20210559 INFORMATION REPORT

Oak Towers Totals: 13

08312021 20210550 TRESPASS PERSON/ARREST

09022021 20210561 LOCK OUT

09032021 20210562 TRESPASS PERSON WARNING ISSUED

09032021 20210563 TRESPASS PERSON INVESTIGATION

09082021 20210570 TRESPASS PERSON WARNING ISSUED

09202021 20210579 TRESPASS PERSON WARNING ISSUED

09152021 20210584 TRESPASS PERSON WARNING ISSUED

08262021 20210539 LOCK OUT

08232021 20210534 TRESPASS PERSON WARNING ISSUED

08192021 20210527 DISTURBANCE PERSONS

08272021 20210541 ALARM

08192021 20210526 TRESPASS PERSON WARNING ISSUED

09152021 20210583 FIRE



Columbia

Housing Authority

Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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Patriot Place Totals: 9

08242021 20210536 TRESPASS PERSON WARNING ISSUED
09022021 20210560 CHECK WELFARE
08212021 20210530 ALARM
08272021 20210540 INFORMATION REPORT
08312021 20210554 DISTURBANCE PERSONS.
09082021 20210569 LEASE VIOLATION
09012021 20210551 TICKET VEHICLE/CHA
09162021 20210587 TRESPASS PERSON WARNING ISSUED
08212021 20210529 INFORMATION REPORT

Paquin Towers Totals: 28

09012021 20210552 TRESPASS PERSON INVESTIGATION
09042021 20210565 SUSPICIOUS ACTIVITY
09132021 20210578 LEASE VIOLATION
09112021 20210574 LOCK OUT
09102021 20210573 CHECK WELFARE
09132021 20210580 DISTURBANCE PERSONS
09132021 20210581 DISTURBANCE PERSONS
09162021 20210590 CHECK WELFARE
09152021 20210582 CHECK WELFARE
08312021 20210549 TRESPASS PERSON WARNING ISSUED
09142021 20210586 MISCELLANEOUS/OTHER
08172021 20210525 CHECK WELFARE
09162021 20210589 TRESPASS PERSON WARNING ISSUED
08212021 20210531 LOCK OUT
09082021 20210571 TRESPASS PERSON WARNING ISSUED
08302021 20210548 HARASSMENT
09012021 20210553 TRESPASS PERSON WARNING ISSUED
09012021 20210555 TRESPASS PERSON WARNING ISSUED
08242021 20210538 HARASSMENT
08242021 20210537 CHECK WELFARE
08242021 20210535 INFORMATION REPORT
09042021 20210564 CHECK WELFARE
08292021 20210544 INFORMATION REPORT
08282021 20210543 INFORMATION REPORT
09042021 20210566 DISTURBANCE PEACE MUSIC/TELEVISION
09042021 20210567 ASSIST RESIDENT/MEDICAL
09052021 20210568 MAINTENANCE PROBLEM
08302021 20210547 INFORMATION REPORT

Stewart Parker Totals: 6

08282021 20210545 LOCK OUT
08282021 20210546 DISTURBANCE PERSONS
08172021 20210524 LEASE VIOLATION
09132021 20210577 TICKET VEHICLE/CHA



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09112021 20210576 ARREST NON-RESIDENT/CONTROLLED SUBSTANCE

09162021 20210591 CHECK WELFARE

Neighborhood Events:

August 25th, 2021 assisted Columbia Police Department with video from Oak Towers reference a serial rapist. This was occurring at Oak Towers; however, the suspect is not a resident of Oak Towers.

September 16, 2021 Officer Tara Thompson assisted with "Lunch on Us" Anne Fisher Pantry 616 Park Ave

September 9, 2021 S.O Hawkins and D.O.S Forck attended "Coffee Donuts and Tea at Blind Boone Center

Suggested Commission Action

Review and consider Report



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Mary Harvey, Director of Finance

CHA Board of Commissioners Meeting Date: September 22, 2021

Re: July 2021 Unaudited Financial Reports

Executive Summary

Monthly financial reports for review.

Housing Choice Vouchers housing assistance payments remains at 8% under budget.

Discussion

Section 8-Housing Choice Voucher Program

Admin Fee revenue earned is 4% (\$23,984) under budget and \$42,743 higher than last year to date.

Administrative Expenses are 5% (\$28,221) under budget and \$48,891 higher than last year to date. Salaries and benefits are \$11,994 below budget due to vacant positions earlier in the year.

Total Operating Expenses are 5% (\$31,673) under budget and \$3,251 higher than last year to date.

Administration has a year to date net gain of \$8,217 before depreciation.

HUD PHA Operating Grants – HAP (Housing Assistance Payments) are 7% (\$419,793) under budget and \$588,091 higher than last year to date.

Total Housing Assistance Payments are 8% (\$466,197) under budget and \$347,543 higher than last year to date.

AMP 1-Downtown

Total Tenant Revenue is 22% (\$30,859) higher than budget and \$3,652 less than last year to date. The average tenant rent has increased from \$218.87 for January 2021 to \$240.17 for July 2021.

HUD's PHA Operating grant disbursements are 43% (\$78,024) higher than budget and \$53,171 higher than last year to date.



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AMP 1-Downtown (continued)

Total Revenue is 34% (\$116,540) higher than budget and \$28,404 higher than last year to date.

Administrative expenses are 7% (\$6,847) over budget and \$25,639 higher than last year to date.

Total Utilities are 12% (\$5,686) over budget and \$6,019 higher than last year to date. Due to the colder than normal winter, Gas is \$3,006 over budget and \$3,573 higher than last year to date.

Total Maintenance expenses are 13% (\$25,662) over budget and \$12,727 higher than last year to date. Due to a high number of vacant units, outside contractors have been paid \$9,718 to date to assist in unit restorations.

Total Operating Expenses are 6% (\$28,060) over budget and \$18,832 higher than last year to date.

AMP 1 has a year to date net loss of \$24,354 before depreciation and debt services payments, but \$280,614 in Capital Funds for operations will be drawn later in the year.

Stuart Parker Housing Development Group, LP

Total Revenue is 7% (\$82,394) higher than budget and \$76,110 higher than last year to date due to \$57,928 in insurance reimbursements.

Administrative expenses are 2% (\$4,032) under budget and \$8,792 higher than last year to date.

Total Utilities are 14% (\$19,670) over budget and \$21,213 higher than last year to date. Water & Sewer are both over 30% (\$16,131) over budget.

Total Maintenance expenses are 5% (\$11,457) under budget and \$3,699 higher than last year to date.

Total Operating Expenses are 1% (\$14,005) over budget and \$41,435 higher than last year to date.

Casualty Losses paid to date are \$62,843.



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Stuart Parker Housing Development Group, LP (continued)

Stuart Parker has a net gain of \$412,320 before debt service, depreciation, and replacement reserve deposits. Estimated cash flow after debt service, replacement reserves and property improvements is \$167,601 which would be used to reimburse the General Partner for safety services and pay down seller finance interest payable.

Bear Creek Housing Development Group, LP

Total Revenue is \$583 under budget and \$7,962 higher than last year to date.

Administrative expenses are 3% (2,176) over budget and \$1,423 higher than last year to date.

Total Utilities are 2% (\$641) under budget and \$4,040 higher than last year to date.

Total Maintenance expenses are 9% (\$8,530) over budget and \$18,382 higher than last year to date.

Total Operating Expenses are 3% (\$10,041) over budget and \$29,979 higher than last year to date.

Bear Creek has a net gain of \$75,385 before debt service, depreciation, and replacement reserve deposits. Currently there is no estimated positive cash flow after debt service and replacement reserves.

Oak Towers Housing Development Group, LP

Total Revenue is 1% (\$5,584) higher than budget and \$19,280 higher than last year to date.

Administrative expenses are 3% (\$4,681) under budget and \$23,698 higher than last year to date.

Total Utilities are 1% (\$1,094) under budget and \$1,437 higher than last year to date.

Total Maintenance expenses are 14% (\$18,042) over budget and \$22,080 higher than last year to date. Costs for bedbug treatments have increased resulting in exterminations being \$9,922 over the year to date budget.

Total Operating Expenses are 5% (\$28,340) over budget and \$48,020 higher than last year to date.



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Oak Towers Housing Development Group, LP (continued)

Oak Towers has a net gain of \$164,017 before debt service, depreciation, and replacement reserve deposits. Estimated cash flow after debt service, replacement reserves and property improvements is \$5,292 which would be used to reimburse the General Partner for safety services.

Mid-Missouri Veterans Housing Development Group, LP (Patriot Place)

Total Revenue is 1% (\$1,256) under budget and \$3,732 less than last year to date.

Total Administrative expenses are 12% (\$3,433) under budget and \$2,992 less than last year to date.

Total Utilities are 5% (\$669) under budget and \$696 less than last year to date.

Total Maintenance expenses are 12% (\$3,861) under budget and \$6,422 less than last year to date.

Total Operating Expenses are 8% (\$7,613) under budget and \$11,317 less than last year to date.

Patriot Place has a net gain of \$31,852 before debt service, depreciation, and replacement reserve deposits. Estimated cash flow after debt service and replacement reserves is \$16,165 which would be used to pay loan principle due to Columbia Community Housing Trust.

Bryant Walkway Housing Development Group, LP

Total Revenue is 4% (\$9,260) under budget and \$4,581 less than last year to date.

Total Administrative expenses are 5% (\$3,156) under budget and \$2,983 less than last year to date.

Total Utilities are 12% (\$2,198) under budget and \$1,464 less than last year to date.

Total Maintenance expenses are 6% (\$2,832) under budget and \$1,057 less than last year to date.

Total Operating Expenses are 1% (\$1,572) under budget and \$25,679 less than last year to date.



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Bryant Walkway Housing Development Group, LP (continued)

Bryant Walkway has a net gain of \$40,203 before debt service, depreciation, and replacement reserve deposits. Currently there is no estimated positive cash flow after debt service and replacement reserves.

Bryant Walkway II Housing Development Group, LP

Total Revenue is 1% (\$779) under budget and \$2,907 higher than last year to date.

Total Administrative expenses are 2% (\$827) under budget and \$2,054 less than last year to date.

Total Utilities are 20% (\$2,625) under budget and \$339 less than last year to date.

Total Maintenance expenses are 2% (\$501) over budget and \$695 higher than last year to date.

Total Operating Expenses are 4% (\$4,616) under budget and \$34,620 less than last year to date.

Bryant Walkway has a net gain of \$34,679 before debt service, depreciation, and replacement reserve deposits. Estimated cash flow after debt service and replacement reserves is \$9,395 which would be used to reimburse the General Partner for safety services.

CHA Administration

Total Revenue is 1% (\$15,125) under budget.

Total Operating Expenses are 1% (\$12,471) over budget.

CHA's total administration has a year to date net gain of \$57,092 before depreciation.

Suggested Commission Action

Board to review and comment on any questions regarding the monthly financial position of the agency when presented during the board meeting.



Columbia Housing Authority
201 Switzler Street
Columbia, MO 65203

HOUSING AUTHORITY
of the City of Columbia, Missouri

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MONTHLY
FINANCIAL STATEMENTS
(unaudited)

July 31, 2021

Fiscal Year End
December 2021
Month 7 of 12

as submitted by:

Mary Harvey, Director of Finance
Housing Authority of the City of Columbia, MO

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Housing Choice Voucher Program
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
HUD PHA Operating Grants - HAP	\$ 815,321	\$ 867,251	\$ (51,930)	\$ 5,650,963	\$ 6,070,756	(419,793)	-7%
HUD Admin Fees Earned	84,669	88,801	(4,132)	597,620	621,607	(23,987)	-4%
Total Fee Revenue	899,990	956,052	(56,062)	6,248,583	6,692,363	(443,779)	-7%
Investment Income - Unrestricted	39	500	(461)	1,557	3,500	(1,943)	-56%
Fraud Recovery - HAP	897	100	797	1,424	700	724	0%
Fraud Recovery - Admin	13	100	(88)	285	700	(415)	0%
FSS Forfeitures	1,479	917	562	10,464	6,417	4,047	
Total Revenue	\$ 902,418	\$ 957,669	\$ (55,251)	\$ 6,262,210	\$ 6,703,680	\$ (441,470)	-7%
Administrative Salaries	26,064	25,331	733	171,192	177,315	(6,123)	-3%
Auditing Fees	3,261	2,917	344	22,827	20,417	2,410	12%
Management Fee	19,668	20,669	(1,001)	138,108	144,683	(6,575)	-5%
Book-keeping Fee	12,293	12,918	(626)	86,318	90,427	(4,110)	-5%
Advertising and Marketing	-	167	(167)	1,243	1,167	76	7%
Employee Benefit contributions - Administrative	6,483	8,483	(1,999)	53,509	59,380	(5,871)	-10%
Office Expenses	3,141	2,085	1,056	10,984	14,595	(3,611)	-25%
Training & Travel	-	1,000	(1,000)	-	7,000	(7,000)	-100%
Other Administrative Expenses	23,813	12,750	11,063	91,833	89,250	2,583	3%
Total Operating - Administrative	94,723	86,319	8,404	576,013	604,234	(28,221)	-5%
Total Tenant Services	10	-	10	100	-	100	
Total Utilities	372	693	(321)	2,473	4,853	(2,380)	-49%
Bldg. Maintenance	540	795	(255)	4,936	5,565	(629)	-11%
Insurance Premiums	1,035	1,181	(146)	7,012	8,266	(1,254)	-15%
Other General Expenses	711	-	711	711	-	711	
Total Operating Expenses	\$ 97,391	\$ 88,988	\$ 8,403	\$ 591,246	\$ 622,919	\$ (31,673)	-5%
Excess of Operating Revenue over Operating Expenses	\$ 805,027	\$ 868,680	\$ (63,653)	\$ 5,670,964	\$ 6,080,761	\$ (409,797)	-7%
Total Housing Assistance Payments	807,587	859,867	(52,281)	5,552,875	6,019,072	(466,197)	-8%
Depreciation Expense	190	-	190	1,334	-	1,334	
Total Expenses	\$ 905,552	\$ 948,856	\$ (43,304)	\$ 6,145,839	\$ 6,641,991	\$ (496,152)	-7%
Net Gain (Loss)	\$ (3,134)	\$ 8,813	\$ (11,947)	\$ 116,371	\$ 61,688	\$ 54,682	

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 28,985	\$ 20,220	\$ 8,765	\$ 198,229	\$ 141,540	\$ 56,689	40%
Vacancy Loss	(2,674)	(1,011)	(1,663)	(33,188)	(7,077)	(26,111)	369%
Net Tenant Rental Revenue	26,311	19,209	7,102	165,042	134,463	30,579	23%
Tenant Revenue - Other	65	507	(441)	3,827	3,547	280	8%
Total Tenant Revenue	26,377	19,716	6,661	168,869	138,010	30,859	22%
HUD PHA Operating Grants	36,605	25,833	10,772	258,857	180,833	78,024	43%
Total Grant Revenue	36,605	25,833	10,772	258,857	180,833	78,024	43%
Investment Income - Unrestricted	70	1,163	(1,093)	2,363	8,139	(5,776)	-71%
Fraud Recovery	152	-	152	1,294	-	1,294	0%
Other Revenue	753	2,263	(1,510)	10,632	15,842	(5,210)	-33%
Total Revenue	\$ 63,956	\$ 48,975	\$ 14,981	\$ 459,365	\$ 342,825	\$ 116,540	34%
Administrative Salaries	3,140	4,056	(915)	23,964	28,389	(4,424)	-16%
Auditing Fees	297	434	(137)	2,317	3,037	(720)	-24%
Management Fee	5,040	6,085	(1,045)	39,204	42,596	(3,391)	-8%
Book-keeping Fee	780	441	339	6,068	3,087	2,981	97%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	947	1,236	(289)	6,309	8,653	(2,343)	-27%
Office Expenses	754	645	109	3,493	4,518	(1,025)	-23%
Legal Expense	-	152	(152)	-	1,061	(1,061)	-100%
Training & Travel	25	303	(277)	896	2,119	(1,223)	-58%
Other	3,479	1,620	1,859	29,397	11,342	18,054	159%
Total Operating - Administrative	14,463	14,972	(509)	111,648	104,801	6,847	7%
Asset Management Fee	1,200	1,200	-	9,600	9,600	-	0%
Total Tenant Services	516	1,121	(605)	3,380	7,844	(4,464)	-57%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Water	\$ 5,398	\$ 2,287	\$ 3,111	\$ 17,138	\$ 16,010	\$ 1,129	7%
Electricity	1,737	1,325	412	10,647	9,274	1,373	15%
Gas	462	851	(389)	8,960	5,954	3,006	50%
Sewer	4,146	2,331	1,815	16,499	16,319	179	1%
Total Utilities	11,743	6,794	4,949	53,244	47,557	5,686	12%
Maintenance - Labor	14,255	13,827	429	94,836	96,787	(1,951)	-2%
Maintenance - Materials & Other	5,231	3,975	1,256	40,647	27,825	12,822	46%
Maintenance and Operations Contracts	9,375	5,680	3,695	59,472	39,760	19,712	50%
Employee Benefit Contributions - Maintenance	4,366	4,611	(245)	27,358	32,279	(4,921)	-15%
Total Maintenance	33,228	28,093	5,135	222,312	196,650	25,662	13%
Total Protective Services	3,472	2,891	581	20,739	20,240	500	2%
Total Insurance Premiums	4,163	4,242	(79)	29,249	29,695	(446)	-2%
Other General Expenses	(3,399)	2,841	(6,240)	17,956	19,886	(1,930)	-10%
Payments in Lieu of Taxes	1,371	1,242	129	13,283	8,692	4,591	53%
Bad debt - Tenant Rents	(844)	473	(1,317)	(4,876)	3,313	(8,189)	-247%
Total Other General Expenses	(2,872)	4,556	(7,428)	26,362	31,891	(5,529)	-17%
Interest on Notes Payable	421	478	(57)	3,152	3,348	(196)	-6%
Total Operating Expenses	\$ 66,334	\$ 64,347	\$ 1,987	\$ 479,687	\$ 451,627	\$ 28,060	6%
Excess of Operating Revenue over Operating Expenses	\$ (2,377)	\$ (15,372)	\$ 12,994	\$ (20,322)	\$ (108,802)	\$ 88,480	-81%
Extraordinary Maintenance	-	500	(500)	-	3,500	(3,500)	-100%
Depreciation Expense	13,523	12,365	1,158	94,660	86,556	8,103	9%
Debt Principal Payment	1,579	1,835	(256)	29,883	12,847	17,036	133%
Total Expenses	\$ 81,436	\$ 79,047	\$ 2,388	\$ 608,261	\$ 554,530	\$ 53,731	10%
Net Gain (Loss)	\$ (17,479)	\$ (30,072)	\$ 12,593	\$ (148,896)	\$ (211,705)	\$ 62,809	-30%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 69,326	\$ 65,403	\$ 3,923	\$ 491,305	\$ 457,824	\$ 33,481	7%
Rental Subsidies	85,696	89,619	(3,923)	593,849	627,330	(33,481)	-5%
Vacancy Loss	(4,297)	(6,201)	1,904	(29,848)	(43,406)	13,557	-31%
Net Rental Revenue	150,725	148,821	1,904	1,055,306	1,041,748	13,557	1%
Tenant Revenue - Other	1,168	1,400	(232)	18,506	9,800	8,706	
Total Tenant Revenue	151,893	150,221	1,672	1,073,812	1,051,548	22,264	2%
Investment Income - Unrestricted	120	1,264	(1,144)	3,901	8,848	(4,947)	-56%
Other Revenue	7,113	6,788	325	112,594	47,517	65,077	137%
Total Revenue	\$ 159,126	\$ 158,273	\$ 853	\$ 1,190,307	\$ 1,107,913	\$ 82,394	7%
Administrative Salaries	12,917	12,587	330	88,503	88,106	397	0%
Auditing Fees	1,117	1,117	(0)	7,817	7,817	(0)	0%
Property Management Fee	8,733	9,421	(688)	66,315	65,944	371	1%
Asset Management Fees	1,078	1,078	0	7,580	7,546	34	0%
Advertising and Marketing	-	8	(8)	-	58	(58)	-100%
Employee Benefit contributions - Administrative	2,965	4,125	(1,160)	20,100	28,872	(8,771)	-30%
Office Expenses	1,368	996	371	7,285	6,974	311	4%
Legal Expense	379	233	146	1,110	1,633	(523)	-32%
Training & Travel	44	306	(262)	632	2,144	(1,512)	-71%
Other	5,338	1,273	4,066	14,626	8,908	5,718	64%
Total Operating - Administrative	33,938	31,143	2,795	213,968	218,001	(4,032)	-2%
Total Tenant Services	8,946	9,577	(632)	67,666	67,041	624	1%
Water	6,246	4,050	2,196	37,376	28,352	9,024	32%
Electricity	17,098	12,348	4,751	89,473	86,434	3,039	4%
Gas	1,854	1,099	755	8,196	7,696	500	6%
Sewer	4,251	2,906	1,345	27,448	20,341	7,107	35%
Total Utilities	\$ 29,450	\$ 20,403	\$ 9,047	\$ 162,493	\$ 142,823	\$ 19,670	14%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 11,254	\$ 12,798	\$ (1,544)	\$ 84,233	\$ 89,583	\$ (5,350)	-6%
Maintenance - Materials & Other	7,125	5,126	2,000	38,894	35,879	3,016	8%
Maintenance and Operations Contracts	13,579	12,337	1,242	82,943	86,357	(3,413)	-4%
Employee Benefit Contributions - Maintenance	3,017	4,798	(1,781)	27,757	33,585	(5,829)	-17%
Total Maintenance	34,975	35,058	(83)	233,827	245,404	(11,576)	-5%
Total Insurance Premiums	5,950	5,969	(18)	41,727	41,780	(53)	0%
Other General Expenses	425	-	425	2,588	-	2,588	#DIV/0!
Taxes	5,021	5,021	-	35,144	35,144	-	0%
Bad debt - Tenant Rents	17,144	1,505	15,639	17,324	10,536	6,788	64%
Total Other General Expenses	22,590	6,526	16,064	55,056	45,680	9,376	21%
Interest of Mortgage (or Bonds) Payable	16,697	16,697	0	116,878	116,878	0	0%
Interest on Notes Payable (Seller Financing)	20,967	20,967	0	146,765	146,766	(1)	0%
Amortization of Loan Costs	2,274	2,274	(0)	15,918	15,920	(2)	0%
Total Interest Expense and Amortization Cost	39,937	39,938	(0)	279,561	279,564	(3)	0%
Total Operating Expenses	\$ 175,787	\$ 148,613	\$ 27,173	\$ 1,054,298	\$ 1,040,293	\$ 14,005	1%
Excess of Operating Revenue over Operating Expenses	\$ (16,661)	\$ 9,660	\$ (26,321)	\$ 136,009	\$ 67,621	\$ 68,389	101%
Extraordinary Maintenance	3,250	-	3,250	3,250	-	3,250	
97200 Casualty Losses - Non-capitalized	-	-	-	62,843	-	62,843	
Depreciation Expense	65,653	66,497	(844)	459,572	465,481	(5,909)	-1%
Capital Outlays	-	-	-	20,024	-	20,024	#DIV/0!
Debt Principal Payment/Bond Fund	-	-	-	52,127	-	52,127	#DIV/0!
Funding Replacement Reserves from Operations	7,758	7,313	445	55,690	93,101	(37,410)	-40%
Total Expenses	\$ 252,448	\$ 222,424	\$ 30,024	\$ 1,707,805	\$ 1,598,874	\$ 108,931	7%
Net Gain (Loss)	\$ (93,322)	\$ (64,150)	\$ (29,172)	\$ (517,498)	\$ (490,961)	\$ (26,537)	5%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 15,460	\$ 12,776	\$ 2,684	\$ 115,091	\$ 89,432	\$ 25,659	29%
Rental Subsidies	30,482	32,766	(2,284)	201,953	229,361	(27,408)	-12%
Vacancy Loss	(1,527)	(1,366)	(161)	(7,898)	(9,564)	1,666	-17%
Net Rental Revenue	44,415	44,176	239	309,146	309,229	(83)	0%
Tenant Revenue - Other	-	615	(615)	6,019	4,303	1,716	40%
Total Tenant Revenue	44,415	44,790	(375)	315,165	313,532	1,634	1%
Investment Income - Unrestricted	35	386	(350)	973	2,700	(1,727)	-64%
Other Revenue	2,630	2,571	59	17,506	17,995	(490)	-3%
Total Revenue	\$ 47,080	\$ 47,747	\$ (666)	\$ 333,644	\$ 334,227	\$ (583)	0%
Administrative Salaries	4,748	3,246	1,502	27,669	22,720	4,950	22%
Auditing Fees	858	858	0	6,008	6,008	0	0%
Property Management Fee	2,436	2,817	(381)	16,634	19,717	(3,083)	-16%
Asset Management Fees	978	979	(0)	6,849	6,850	(0)	0%
Advertising and Marketing	-	4	(4)	-	29	(29)	-100%
Employee Benefit contributions - Administrative	1,391	1,092	299	8,452	7,642	810	11%
Office Expenses	327	387	(60)	2,304	2,710	(407)	-15%
Legal Expense	-	65	(65)	135	455	(320)	-70%
Training & Travel	39	131	(92)	360	919	(558)	-61%
Other	1,605	452	1,153	3,977	3,163	813	26%
Total Operating - Administrative	12,382	10,030	2,352	72,388	70,212	2,176	3%
Asset Management Fee	-	-	-	-	-	-	#DIV/0!
Total Tenant Services	1,387	1,608	(222)	11,635	11,258	376	3%
Water	1,708	1,559	149	10,798	10,913	(115)	-1%
Electricity	947	761	186	5,208	5,326	(118)	-2%
Gas	56	333	(278)	1,459	2,334	(875)	-38%
Sewer	1,344	1,284	60	9,458	8,991	467	5%
Total Utilities	\$ 4,055	\$ 3,938	\$ 117	\$ 26,923	\$ 27,564	\$ (641)	-2%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 5,504	\$ 5,295	\$ 208	\$ 38,915	\$ 37,066	\$ 1,849	5%
Maintenance - Materials & Other	4,529	1,835	2,694	21,148	12,845	8,303	65%
Maintenance and Operations Contracts	8,385	4,300	4,085	28,736	30,098	(1,362)	-5%
Employee Benefit Contributions - Maintenance	1,847	1,832	15	12,561	12,822	(261)	-2%
Total Maintenance	20,265	13,261	7,003	101,360	92,830	8,530	9%
Total Insurance Premiums	4,367	4,329	38	30,472	30,304	168	1%
Other General Expenses	287	-	287	1,501	-	1,501	
Property Taxes	1,906	1,906	-	13,341	13,341	-	0%
Bad debt - Tenant Rents	-	312	(312)	-	2,183	(2,183)	-100%
Total Other General Expenses	2,193	2,218	(24)	14,843	15,524	(681)	-4%
Interest of Mortgage (or Bonds) Payable	3,533	3,595	(62)	25,035	25,166	(130)	-1%
Interest on Notes Payable (Seller Financing)	6,748	6,714	35	47,239	46,995	244	
Amortization of Loan Costs	1,664	1,664	-	11,646	11,646	-	0%
Total Interest Expense and Amortization Cost	11,945	11,972	(27)	83,920	83,806	114	0%
Total Operating Expenses	\$ 56,594	\$ 47,357	\$ 9,237	\$ 341,541	\$ 331,500	\$ 10,041	3%
Excess of Operating Revenue over Operating Expenses	\$ (9,513)	\$ 390	\$ (9,903)	\$ (7,897)	\$ 2,727	\$ (10,624)	-390%
Extraordinary Maintenance	-	-	-	638	-	638	
Depreciation Expense	18,774	18,636	138	131,421	130,450	971	1%
Debt Principal Payment	3,018	3,091	(73)	18,446	3,091	15,355	497%
Funding Replacement Reserves from Operations	3,094	2,867	227	21,666	35,611	(13,945)	-39%
Total Expenses	\$ 81,479	\$ 71,951	\$ 9,528	\$ 513,713	\$ 500,652	\$ 13,061	3%
Net Gain (Loss)	\$ (34,399)	\$ (24,204)	\$ (10,195)	\$ (180,069)	\$ (166,425)	\$ (13,644)	8%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 38,494	\$ 38,399	\$ 95	\$ 270,392	\$ 268,793	\$ 1,599	1%
Rental Subsidies	48,264	48,359	(95)	336,914	338,513	(1,599)	0%
Vacancy Loss	(1,914)	(2,169)	255	(10,735)	(15,182)	4,447	-29%
Net Rental Revenue	84,844	84,589	255	596,571	592,124	4,447	1%
Tenant Revenue - Other	701	284	417	3,124	1,987	1,137	57%
Total Tenant Revenue	85,545	84,873	672	599,694	594,110	5,584	1%
Investment Income - Unrestricted	48	804	(756)	1,508	5,627	(4,120)	-73%
Other Revenue	1,829	1,804	25	17,339	12,627	4,713	37%
Total Revenue	\$ 87,421	\$ 87,481	\$ (60)	\$ 618,541	\$ 612,365	\$ 6,177	1%
Administrative Salaries	7,749	7,799	(49)	53,086	54,590	(1,503)	-3%
Auditing Fees	1,200	1,200	-	8,400	8,400	-	0%
Property Management Fee	5,396	5,201	196	36,748	36,404	344	1%
Asset Management Fees	995	995	(0)	6,966	6,966	(0)	0%
Advertising and Marketing	-	4	(4)	-	29	(29)	-100%
Employee Benefit contributions - Administrative	2,584	2,546	37	16,245	17,825	(1,580)	-9%
Office Expenses	653	588	66	3,838	4,115	(277)	-7%
Legal Expense	-	67	(67)	-	467	(467)	-100%
Training & Travel	-	195	(195)	167	1,362	(1,195)	-88%
Other	3,054	1,100	1,954	7,730	7,703	27	0%
Total Operating - Administrative	21,632	19,694	1,938	133,180	137,861	(4,681)	-3%
Asset Management Fee	-	-	-	-	-	-	#DIV/0!
Total Tenant Services	6,644	5,461	1,182	46,995	38,229	8,766	23%
Water	1,525	1,559	(34)	10,090	10,911	(821)	-8%
Electricity	11,078	8,687	2,391	61,233	60,811	422	1%
Gas	540	583	(43)	3,985	4,081	(96)	-2%
Sewer	944	1,021	(77)	6,551	7,150	(599)	-8%
Total Utilities	\$ 14,087	\$ 11,851	\$ 2,237	\$ 81,860	\$ 82,954	\$ (1,094)	-1%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 8,219	\$ 7,956	\$ 263	\$ 55,395	\$ 55,689	\$ (294)	-1%
Maintenance - Materials & Other	5,896	1,771	4,125	23,577	12,396	11,181	90%
Maintenance and Operations Contracts	5,197	5,767	(570)	48,023	40,367	7,656	19%
Employee Benefit Contributions - Maintenance	2,521	2,546	(25)	17,320	17,821	(502)	-3%
Total Maintenance	21,833	18,039	3,794	144,314	126,273	18,042	14%
Total Insurance Premiums	3,042	3,023	19	21,227	21,163	64	0%
Other General Expenses	437	-	437	9,292	-	9,292	
Taxes	2,510	2,510	-	17,572	17,572	-	0%
Bad debt - Tenant Rents	73	230	(158)	85	1,613	(1,527)	-95%
Total Other General Expenses	3,020	2,741	279	26,949	19,185	7,764	40%
Interest of Mortgage (or Bonds) Payable	5,767	5,867	(100)	40,847	41,068	(222)	-1%
Interest on Notes Payable (Seller Financing)	9,215	9,287	(71)	64,707	65,007	(300)	0%
Amortization of Loan Costs	2,510	2,510	-	2,510	2,510	-	0%
Total Interest Expense and Amortization Cost	17,492	17,664	(172)	108,064	108,585	(521)	
Total Operating Expenses	\$ 87,750	\$ 78,473	\$ 9,277	\$ 562,589	\$ 534,249	\$ 28,340	5%
Excess of Operating Revenue over Operating Expenses	\$ (328)	\$ 9,008	\$ (9,336)	\$ 55,952	\$ 78,116	\$ (22,163)	-28%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	40,520	40,520	-	283,638	283,638	-	0%
Capital Outlays	-	-	-	51,089	-	51,089	
Debt Principal Payment	4,632	4,751	(119)	28,360	4,751	23,608	
Funding Replacement Reserves from Operations	5,492	5,393	98	38,429	63,621	(25,192)	
Total Expenses	\$ 138,393	\$ 129,137	\$ 9,256	\$ 964,104	\$ 886,259	\$ 77,845	9%
Net Gain (Loss)	\$ (50,972)	\$ (41,657)	\$ (9,315)	\$ (345,563)	\$ (273,895)	\$ (71,669)	26%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 7,829	\$ 6,100	\$ 1,729	\$ 49,991	\$ 42,700	\$ 7,291	17%
Rental Subsidies	8,296	9,875	(1,579)	61,259	69,125	(7,866)	-11%
Vacancy Loss	(221)	(320)	99	(1,049)	(2,237)	1,188	-53%
Net Rental Revenue	15,904	15,656	249	110,201	109,589	613	1%
Tenant Revenue - Other	-	48	(48)	400	334	67	20%
Total Tenant Revenue	15,904	15,703	201	110,601	109,922	679	1%
Investment Income - Unrestricted	10	209	(199)	292	1,464	(1,173)	-80%
Other Revenue	214	354	(140)	1,713	2,476	(763)	-31%
Total Revenue	\$ 16,128	\$ 16,266	\$ (138)	\$ 112,606	\$ 113,862	\$ (1,256)	-1%
Administrative Salaries	497	949	(452)	4,469	6,644	(2,174)	-33%
Auditing Fees	688	688	-	4,813	4,813	-	0%
Property Management Fee	862	803	59	5,616	5,620	(4)	0%
Asset Management Fees	1,255	990	265	7,193	6,928	265	4%
Employee Benefit contributions - Administrative	103	322	(219)	853	2,254	(1,401)	-62%
Office Expenses	388	234	154	1,716	1,636	81	5%
Legal Expense	-	40	(40)	-	277	(277)	-100%
Training & Travel	-	14	(14)	33	100	(67)	-67%
Other	413	79	333	728	554	174	31%
Total Operating - Administrative	4,204	4,122	82	25,421	28,853	(3,433)	-12%
Water	209	245	(35)	1,389	1,712	(322)	-19%
Electricity	1,353	1,051	303	6,693	7,354	(661)	-9%
Gas	123	345	(222)	2,958	2,413	546	23%
Sewer	149	184	(34)	1,054	1,286	(232)	-18%
Total Utilities	\$ 1,835	\$ 1,823	\$ 12	\$ 12,095	\$ 12,764	\$ (669)	-5%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 1,835	\$ 1,765	\$ 69	\$ 12,972	\$ 12,356	\$ 616	5%
Maintenance - Materials & Other	1,663	671	992	3,401	4,699	(1,299)	-28%
Maintenance and Operations Contracts	1,247	1,443	(197)	6,926	10,101	(3,175)	-31%
Employee Benefit Contributions - Maintenance	630	611	20	4,272	4,275	(3)	0%
Total Maintenance	5,374	4,490	884	27,570	31,431	(3,861)	-12%
Total Protective Services	733	608	125	4,379	4,259	119	3%
Total Insurance Premiums	902	915	(13)	6,321	6,402	(81)	-1%
Other General Expenses	14	-	14	510	-	510	#DIV/0!
Taxes	637	637	-	4,458	4,458	-	0%
Bad debt - Tenant Rents	-	25	(25)	-	175	(175)	-100%
Total Other General Expenses	651	662	(11)	4,968	4,633	335	7%
Interest of Mortgage (or Bonds) Payable	740	753	(13)	5,249	5,273	(24)	0%
Amortization of Loan Costs	681	681	(0)	4,764	4,765	(0)	0%
Total Interest Expense and Amortization Cost	1,420	1,434	(14)	10,013	10,037	(24)	0%
Total Operating Expenses	\$ 15,120	\$ 14,054	\$ 1,066	\$ 90,767	\$ 98,380	\$ (7,613)	-8%
Excess of Operating Revenue over Operating Expenses	\$ 1,008	\$ 2,212	\$ (1,204)	\$ 21,839	\$ 15,482	\$ 6,357	41%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	10,277	10,277	0	71,939	71,939	0	0%
Debt Principal Payment	875	891	(16)	5,320	891	4,429	497%
Funding Replacement Reserves from Operations	738	700	38	5,118	8,380	(3,262)	-39%
Total Expenses	\$ 27,011	\$ 25,922	\$ 1,088	\$ 173,144	\$ 179,591	\$ (6,446)	-4%
Net Gain (Loss)	\$ (10,883)	\$ (9,656)	\$ (1,226)	\$ (60,538)	\$ (65,729)	\$ 5,190	-8%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 10,334	\$ 9,369	\$ 965	\$ 73,929	\$ 65,583	\$ 8,346	13%
Rental Subsidies	19,258	20,269	(1,011)	133,215	141,882	(8,666)	-6%
Vacancy Loss	(1,374)	(593)	(781)	(13,147)	(4,150)	(8,997)	217%
Net Rental Revenue	28,218	29,045	(827)	193,997	203,315	(9,318)	-5%
Tenant Revenue - Other	790	122	668	2,096	854	1,242	
Total Tenant Revenue	29,008	29,167	(159)	196,092	204,169	(8,077)	-4%
Investment Income - Unrestricted	5	134	(129)	525	938	(413)	-44%
Other Revenue	-	277	(277)	1,165	1,936	(771)	
Total Revenue	\$ 29,013	\$ 29,577	\$ (565)	\$ 197,782	\$ 207,042	\$ (9,260)	-4%
Administrative Salaries	3,129	3,030	99	20,778	21,209	(431)	-2%
Auditing Fees	1,200	1,200	-	8,400	8,400	-	
Property Management Fee	1,785	1,767	18	11,835	12,366	(531)	-4%
Asset Management Fees	683	683	(0)	4,781	4,781	(0)	0%
Advertising and Marketing	-	4	(4)	-	29	(29)	-100%
Employee Benefit contributions - Administrative	991	1,011	(20)	6,412	7,080	(668)	-9%
Office Expenses	252	461	(209)	1,798	3,225	(1,427)	-44%
Legal Expense	-	25	(25)	-	176	(176)	-100%
Training & Travel	29	73	(44)	278	511	(233)	-46%
Other	940	241	699	2,027	1,688	339	20%
Total Operating - Administrative	9,008	8,495	513	56,310	59,466	(3,156)	-5%
Total Tenant Services	1,106	1,223	(117)	7,838	8,561	(723)	-8%
Water	940	1,024	(83)	5,769	7,165	(1,397)	-19%
Electricity	426	502	(76)	3,004	3,511	(506)	-14%
Gas	2	143	(142)	1,666	1,002	664	66%
Sewer	853	946	(93)	5,664	6,624	(959)	-14%
Total Utilities	\$ 2,221	\$ 2,615	\$ (393)	\$ 16,103	\$ 18,302	\$ (2,198)	-12%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,931	\$ 2,662	\$ 270	\$ 19,185	\$ 18,632	\$ 553	3%
Maintenance - Materials & Other	439	620	(181)	5,058	4,337	721	17%
Maintenance and Operations Contracts	2,783	2,820	(37)	16,220	19,738	(3,518)	-18%
Employee Benefit Contributions - Maintenance	1,010	1,012	(2)	6,497	7,084	(587)	-8%
Total Maintenance	7,163	7,113	50	46,960	49,792	(2,832)	-6%
Total Insurance Premiums	2,665	2,652	13	18,602	18,564	38	0%
Other General Expenses	1	-	1	38	-	38	
Compensated Absences	-	-	-	-	-	-	#DIV/0!
Property Taxes	1,675	1,675	-	11,728	11,728	-	0%
Bad debt - Tenant Rents	-	232	(232)	-	1,627	(1,627)	-100%
Total Other General Expenses	1,676	1,908	(232)	11,766	13,355	(1,589)	-12%
Interest of Mortgage (or Bonds) Payable	659	661	(2)	4,637	4,625	12	0%
Amortization of Loan Costs	526	526	0	3,685	3,685	0	0%
Total Interest Expense and Amortization Cost	2,453	1,187	1,266	17,197	8,310	8,887	107%
Total Operating Expenses	\$ 26,291	\$ 25,193	\$ 1,099	\$ 174,776	\$ 176,348	\$ (1,572)	-1%
Excess of Operating Revenue over Operating Expenses	\$ 2,721	\$ 4,385	\$ (1,664)	\$ 23,006	\$ 30,694	\$ (7,688)	-25%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	24,812	24,812	(0)	173,683	173,683	(0)	0%
Debt Principal Payment	427	427	(1)	2,544	427	2,116	
Funding Replacement Reserves from Operations	1,622	1,575	47	11,451	14,175	(2,724)	
Total Expenses	\$ 53,152	\$ 52,007	\$ 1,145	\$ 362,454	\$ 364,634	\$ (2,180)	-1%
Net Gain (Loss)	\$ (24,140)	\$ (22,429)	\$ (1,710)	\$ (164,672)	\$ (157,592)	\$ (7,080)	4%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 5,371	\$ 3,846	\$ 1,525	\$ 38,604	\$ 26,920	\$ 11,684	43%
Rental Subsidies	12,743	14,297	(1,554)	88,194	100,082	(11,888)	-12%
Vacancy Loss	(592)	(363)	(229)	(3,038)	(2,540)	(498)	20%
Net Rental Revenue	17,522	17,780	(258)	123,761	124,462	(702)	-1%
Tenant Revenue - Other	-	131	(131)	779	917	(138)	
Total Tenant Revenue	17,522	17,911	(389)	124,539	125,379	(840)	-1%
Investment Income - Unrestricted	9	186	(178)	474	1,304	(830)	-64%
Other Revenue	750	48	701	1,230	339	891	
Total Revenue	\$ 18,281	\$ 18,146	\$ 135	\$ 126,243	\$ 127,022	\$ (779)	-1%
Administrative Salaries	1,249	1,220	29	8,441	8,539	(98)	-1%
Auditing Fees	1,200	1,200	-	8,400	8,400	-	0%
Property Management Fee	1,143	1,078	65	7,547	7,543	4	0%
Asset Management Fees	683	683	(0)	4,781	4,781	(0)	0%
Advertising and Marketing	-	4	(4)	-	29	(29)	-100%
Employee Benefit contributions - Administrative	380	412	(32)	2,538	2,883	(345)	-12%
Office Expenses	153	153	0	731	1,070	(340)	-32%
Legal Expense	-	13	(13)	-	88	(88)	-100%
Training & Travel	18	60	(42)	149	420	(271)	-64%
Other	579	109	471	1,101	761	339	45%
Total Operating - Administrative	5,406	4,931	475	33,688	34,515	(827)	-2%
Total Tenant Services	671	751	(80)	4,859	5,254	(395)	-8%
Water	526	615	(88)	4,501	4,302	199	5%
Electricity	203	243	(41)	1,267	1,703	(437)	-26%
Gas	(69)	358	(427)	474	2,505	(2,032)	-81%
Sewer	579	615	(36)	3,949	4,305	(356)	-8%
Total Utilities	\$ 1,239	\$ 1,831	\$ (592)	\$ 10,190	\$ 12,816	\$ (2,625)	-20%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 992	\$ 887	\$ 104	\$ 6,494	\$ 6,211	\$ 283	5%
Maintenance - Materials & Other	337	534	(196)	2,002	3,736	(1,734)	-46%
Maintenance and Operations Contracts	1,604	1,432	172	12,064	10,025	2,040	20%
Employee Benefit Contributions - Maintenance	355	337	18	2,274	2,362	(88)	-4%
Total Maintenance	3,287	3,191	97	22,834	22,334	501	2%
Total Insurance Premiums	1,702	1,697	5	11,897	11,881	15	0%
Other General Expenses	12	-	12	46	-	46	
Compensated Absences	-	-	-	-	-	-	#DIV/0!
Property Taxes	1,150	1,150	-	8,049	8,049	-	0%
Bad debt - Tenant Rents	-	73	(73)	-	512	(512)	-100%
Total Other General Expenses	1,162	1,223	(61)	8,095	8,561	(466)	-5%
Interest on Notes Payable	2,676	2,793	(117)	18,730	19,549	(819)	-4%
Amortization of Loan Costs	271	271	0	1,895	1,895	0	0%
Total Interest Expense and Amortization Cost	2,946	3,063	(117)	20,625	21,444	(819)	
Total Operating Expenses	\$ 16,413	\$ 16,686	\$ (273)	\$ 112,189	\$ 116,805	\$ (4,616)	-4%
Excess of Operating Revenue over Operating Expenses	\$ 1,867	\$ 1,460	\$ 408	\$ 14,054	\$ 10,217	\$ 3,837	38%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	13,459	13,459	(0)	94,211	94,213	(2)	
Funding Replacement Reserves from Operations	927	983	(56)	6,554	8,100	(1,546)	
Total Expenses	\$ 30,799	\$ 31,128	\$ (329)	\$ 212,954	\$ 219,118	\$ (6,164)	-3%
Net Gain (Loss)	\$ (12,518)	\$ (12,982)	\$ 464	\$ (86,711)	\$ (92,096)	\$ 5,385	-6%

Columbia Housing Authority
Administration Revenue and Expense Summary

	Total Administration	Year to Date Budget	Budget Variance	
Management Fee	\$ 177,312	\$ 187,279	\$ (9,966)	-5%
Asset Management Fee	9,600	8,400	1,200	14%
Book Keeping Fee	92,385	93,514	(1,129)	-1%
Front Line Service Fee	-	-	-	#DIV/0!
Fee Revenue	279,297	289,193	\$ (9,896)	-3%
Interest Income	3,928	9,686	(5,758)	-59%
Investment Income	480,786	461,427	19,359	4%
Other Revenue	232,511	251,341	(18,830)	-7%
Total Revenue	\$ 996,522	\$ 1,011,647	\$ (15,125)	-1%
Administrative Salaries	482,383	485,679	(3,296)	-1%
Auditing Fees	5,339	7,583	(2,244)	-30%
Advertising and Marketing	815	175	640	366%
Employee Benefits - Admin.	114,602	123,346	(8,744)	-7%
Office Expenses	16,818	11,780	5,038	43%
Legal Expense	1,613	1,750	(138)	-8%
Training & Travel	354	3,500	(3,146)	-90%
Other	50,044	43,400	6,644	15%
Total Operating - Administration	671,969	677,215	(5,246)	-1%
Water	334	974	(640)	-66%
Electricity	2,819	4,200	(1,381)	-33%
Gas	1,247	1,447	(200)	-14%
Sewer	192	210	(18)	-9%
Total Utilities	4,592	6,831	(2,239)	-33%
Total Maintenance	9,829	10,529	(700)	-7%
Total Insurance Premiums	19,813	16,125	3,689	23%
Total Other Expenses	57,285	42,480	14,806	35%
Interest of Bonds Payable	188,009	188,009	-	0%
Interest on Notes Payable	13,367	13,367	-	0%
Total Interest/Amortization	201,377	201,377	-	0%
Total Operating Expenses	\$ 967,026	\$ 954,555	\$ 12,471	1%
Excess of Operating Revenue over Operating Expenses	\$ 29,497	\$ 57,092	\$ (27,595)	-48%
Depreciation Expense	7,870	4,153	3,717	
Total Expenses	\$ 975,610	\$ 958,708	\$ 16,253	2%
Net Gain (Loss)	\$ 20,913	\$ 52,939	\$ (31,378)	-59%

**Columbia Housing Authority
Entity Wide Revenue and Expense Summary**

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	HCV CARES ACT	Mainstream Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	\$ 198,229	\$ 1,039,312	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ 15,883	\$ 4,910	\$ -	\$ -	\$ -	\$ -	\$ 1,258,334	\$ -	\$ 1,258,334
Rental Subsidies	-	1,415,384	-	-	-	-	-	-	-	-	-	-	-	-	1,415,384	(1,415,384)	-
Vacancy Loss	(33,188)	(65,715)	-	-	-	-	-	-	-	-	-	-	-	-	(98,903)	-	(98,903)
Net Rental Revenue	165,042	2,388,981	-	-	-	-	-	-	15,883	4,910	-	-	-	-	2,574,816	(1,415,384)	1,159,431
Tenant Revenue - Other	3,827	30,924	-	-	-	-	-	-	-	1	-	-	-	-	34,752	-	34,752
Total Tenant Revenue	168,869	2,419,905	-	-	-	-	-	-	15,883	4,911	-	-	-	-	2,609,567	(1,415,384)	1,194,183
HUD PHA Operating Grants	258,857	-	5,650,963	-	44,116	224,270	-	92,004	-	-	-	-	-	-	6,270,209	-	6,270,209
HUD Voucher Admin Fees	-	-	597,620	-	-	-	-	-	-	-	-	-	-	-	597,620	-	597,620
Capital Grants	239,589	-	-	-	-	-	-	-	-	-	-	-	-	-	239,589	-	239,589
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	177,312	177,312	(177,312)	
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	9,600	9,600	(9,600)	
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	92,385	92,385	(92,385)	
Total Fee Revenue	498,446	-	6,248,583	-	44,116	224,270	-	92,004	-	-	-	-	-	279,297	7,386,716	(279,297)	7,107,419
Other Government Grants	-	-	-	44,243	-	-	-	-	430,816	-	-	-	-	-	475,059	-	475,059
Interest Income	2,363	7,672	1,557	-	-	-	-	-	207	425	-	2,142	1,245	541	16,153	-	16,153
Fraud Recovery	1,294	-	1,709	-	-	-	-	-	-	-	-	10,699	470,087	-	480,786	(480,786)	-
Other Revenue	10,632	151,546	10,464	-	-	-	-	-	195,293	675	124,768	-	211,905	20,606	725,890	(26,192)	699,698
Gain/Loss on Sale of Capital Assets	17,350	-	-	-	-	-	-	-	-	-	-	-	-	-	17,350	-	17,350
Total Revenue	\$ 698,954	\$ 2,579,124	\$ 6,262,314	\$ 44,243	\$ 44,116	\$ 224,270	\$ -	\$ 92,004	\$ 642,200	\$ 6,011	\$ 124,768	\$ 12,841	\$ 683,236	\$ 300,445	\$ 11,714,525	\$ (2,201,660)	\$ 9,512,865
Administrative Salaries	23,964	202,947	171,192	-	91	505	-	-	21,192	-	-	121,331	143,687	217,365	902,275	-	902,275
Auditing Fees	2,317	43,838	22,827	-	-	-	-	-	2,442	23	8,100	-	2,726	2,613	84,885	-	84,885
Management Fee	63,163	144,696	138,108	-	-	-	-	-	-	-	-	-	-	-	345,967	(177,312)	168,655
Bookkeeping/LIHCT Asset Mgmt	6,068	38,149	86,318	-	-	-	-	-	-	-	-	-	-	-	130,534	(92,385)	38,149
Advertising and Marketing	-	-	1,243	-	-	-	-	-	924	-	-	-	190	625	2,983	-	2,983
Employee Benefits - Admin.	6,309	54,600	53,509	-	10	142	-	-	4,454	-	-	27,793	37,845	48,964	233,627	-	233,627
Office Expenses	3,493	17,672	10,984	-	-	318	-	201	5,011	373	-	1,138	6,503	9,177	54,871	-	54,871
Legal Expense	-	1,245	-	-	-	-	-	-	-	-	-	38	475	1,100	2,858	-	2,858
Training & Travel	896	1,619	-	-	-	-	-	2,016	3,045	-	-	-	-	354	7,930	-	7,930
Other	29,397	30,189	91,833	-	566	2,337	417	10,709	23,478	834	715	2,180	20,996	26,868	240,518	-	240,518
Total Operating - Admin.	135,606	534,955	576,013	-	667	3,303	417	12,926	60,546	1,230	8,815	152,480	212,422	307,067	2,006,447	(269,697)	1,736,750
Asset Management Fee	9,600	-	-	-	-	-	-	-	-	-	-	-	-	-	9,600	(9,600)	-
Tenant Services - Salaries	2,979	53,540	-	16,999	-	-	-	60,764	296,865	-	-	-	-	-	431,146	-	431,146
CARES Act Expenditures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Benefit - Tenant Serv.	228	13,637	-	1,584	-	-	-	17,165	61,200	-	-	-	-	-	93,814	-	93,814
Tenant Services - Other	174	71,815	100	25,660	-	-	-	-	101,956	-	-	-	400	1,762	201,868	-	201,868
Total Tenant Services	3,380	138,992	100	44,243	-	-	-	77,929	460,021	-	-	-	400	1,762	726,828	-	726,828
Water	17,138	69,922	180	-	-	-	-	-	-	62	-	31	185	118	87,636	-	87,636
Electricity	10,647	166,879	1,518	-	-	-	-	-	-	110	-	260	1,561	997	181,973	-	181,973
Gas	8,960	18,738	673	-	-	-	-	-	-	193	-	115	692	440	29,810	-	29,810
Sewer	16,499	54,125	103	-	-	-	-	-	-	81	-	18	106	68	71,000	-	71,000
Total Utilities	53,244	309,664	2,473	-	-	-	-	-	-	446	-	424	2,544	1,623	370,419	-	370,419

Columbia Housing Authority
Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	HCV CARES ACT	Mainstream Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Maintenance - Labor	94,836	207,621	-	-	-	-	-	-	-	-	-	-	-	-	302,457	-	302,457
Maintenance - Materials	40,647	93,056	-	-	-	-	-	-	750	49	696	18	469	1,045	136,732	-	136,732
Maintenance Contracts	59,472	194,913	4,936	-	-	-	-	-	-	-	-	-	-	-	259,320	-	259,320
Employee Benefits - Maint.	27,358	70,681	-	-	-	-	-	-	-	-	-	-	-	-	98,039	(26,192)	71,846
Total Maintenance	222,312	566,272	4,936	-	-	-	-	-	750	49	696	18	469	1,045	796,548	(26,192)	770,356
Protective Services - Labor	16,212	3,424	-	-	-	-	-	-	-	-	81,062	-	-	-	100,698	-	100,698
Protective Services - Other	473	99	-	-	-	-	-	-	-	-	2,352	-	-	-	2,924	-	2,924
Employee Benefit Contributions	4,054	856	-	-	-	-	-	-	-	-	20,271	-	-	-	25,182	-	25,182
Total Protective Services	20,739	4,379	-	-	-	-	-	-	-	-	103,685	-	-	-	128,804	-	128,804
Property Insurance	21,764	118,815	-	-	-	-	-	-	1,026	362	-	-	469	469	142,905	-	142,905
Liability Insurance	3,062	-	3,795	-	-	-	-	-	2,144	46	-	-	-	145	9,193	-	9,193
Workmen's Compensation	2,603	9,017	3,217	-	2	10	-	1,148	6,010	-	1,532	2,293	2,717	4,108	32,657	-	32,657
All Other Insurance	1,820	2,413	-	-	-	-	-	-	1,702	-	466	145	9,468	-	16,014	-	16,014
Total Insurance Premiums	29,249	130,246	7,012	-	2	10	-	1,148	10,883	409	1,999	2,438	12,653	4,722	200,769	-	200,769
Other General Expenses	17,956	13,976	711	-	-	-	-	-	-	-	-	-	48,571	8,714	89,928	-	89,928
Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payments in Lieu of Taxes	13,283	90,291	-	-	-	-	-	-	1,588	469	-	-	-	-	105,631	-	105,631
Bad debt - Tenant Rents	(4,876)	17,410	-	-	-	-	-	-	-	-	-	-	-	-	12,534	-	12,534
Total Other Expenses	26,362	121,677	711	-	-	-	-	-	1,588	469	-	-	48,571	8,714	208,093	-	208,093
Interest of Mortgage Payable	-	192,646	-	-	-	-	-	-	-	-	1,823	-	188,009	-	382,478	-	382,478
Interest on Notes Payable	3,152	286,316	-	-	-	-	-	-	-	-	-	-	13,367	-	302,835	-	302,835
Amortization of Loan Costs	-	40,419	-	-	-	-	-	-	-	-	-	-	-	-	40,419	-	40,419
Total Interest/Amortization	3,152	519,381	-	-	-	-	-	-	-	-	-	-	201,377	-	725,732	(480,786)	244,947
Total Operating Expenses	\$ 503,645	\$ 2,325,566	\$ 591,246	\$ 44,243	\$ 669	\$ 3,312	\$ 417	\$ 92,004	\$ 533,788	\$ 2,603	\$ 115,195	\$ 155,359	\$ 478,436	\$ 324,934	\$ 5,173,240	\$ (786,275)	\$ 4,386,965
Excess of Operating Revenue over Operating Expenses	\$ 195,309	\$ 253,558	\$ 5,671,068	\$ -	\$ 43,447	\$ 220,958	\$ (417)	\$ -	\$ 108,412	\$ 3,408	\$ 9,572	(142,518)	\$ 204,800	\$ (24,489)	\$ 6,541,285	\$ (1,415,384)	\$ 5,125,900
Extraordinary Maintenance	-	3,888	-	-	-	-	-	-	-	-	-	-	-	-	3,888	-	3,888
Housing Assistance Payments	-	-	5,552,875	-	220,958	220,958	36,592	-	-	-	-	-	-	-	6,031,382	(1,415,384)	4,615,998
Depreciation Expense	94,660	1,214,464	1,334	-	-	-	-	298	10,158	1,980	-	-	7,870	-	1,330,764	-	1,330,764
Total Expenses	\$ 602,337	\$ 3,677,874	\$ 6,145,839	\$ 44,243	\$ 221,626	\$ 224,270	\$ 37,009	\$ 92,302	\$ 543,946	\$ 4,583	\$ 115,195	\$ 155,425	\$ 486,701	\$ 325,186	\$ 12,678,361	\$ (2,201,660)	10,476,701
Net Gain (Loss)	\$ 96,617	\$(1,098,751)	\$ 116,475	\$ -	\$(177,510)	\$ -	\$(37,009)	\$(298)	\$ 98,254	\$ 1,428	\$ 9,572	(142,584)	\$ 196,535	\$(24,741)	\$(963,836)	\$ -	\$(963,836)



Housing Authority of the City of Columbia, Missouri

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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: September 22, 2021

Re: Current event items related to the Columbia Housing Authority.

Executive Summary

This memo provides a summary of current events related to the Columbia Housing Authority.

Discussion

- The CEO visited a transitional housing site called, Eileen's Place on Tuesday, September 14th with Love Columbia staff and board members, as well as local leaders. Discussions were had about potential partnerships between Love Columbia and the Columbia Housing Authority to house homeless populations and provide supportive services.
- CHA is partnering with the Columbia Board of Realtors, Columbia Apartment Association, Central bank of Boone County, First Mid and the City of Columbia to conduct a Fair Housing event on October 6, 2021 from 10am to 11:30am.

Suggested Commission Action

Review the memo and provide any considerations for current events.

Columbia residents reconnect with police officers on National Night Out

by Jessica Hart

Tuesday, August 3rd 2021



National Night Out is an annual community-building campaign, working to better the relationship between police officers and the people they serve. (KRCG/Jessica Hart)

COLUMBIA — [National Night Out](#) is a community-building campaign, working to better the relationship between police officers and the people and communities they serve.

The Columbia Police Department has been participating in the annual event for at least 22 years but did not have an in-person event in 2020 due to the Covid-19 pandemic.

"It's really kind of a grassroots neighborhood organized event where we offer ourselves to come to visit to chat about ideas and directions we're headed," said Officer Jason McClintic, a liaison with neighborhood services for CPD.



McClintic has coordinated the event for the last three years and said he was happy to have the event back in-person this year.

"You know with the last year that we've had we haven't been able to have as many in-person neighborhood watch meetings and training sessions," he said.

Erin Friesz, the director of human services with the [Columbia Housing Authority](#) organized one of nine events in Columbia.

I think it builds great trust and rapport with our Columbia Police Department, so our community knows they are here to support them and help them, and I think it's a great way to get that communication going.

Friesz organized her event at the Blind Boone Community Center. Officers stopped by to talk with community members.

"I think it's great to see the kids interacting with the CPD. We had some detectives earlier which they got a lot of questions about how cool their job [is]," Friesz said. "It's a really great event and I just love seeing the kids build the trust with the police department early on."



National Night Out is an annual community-building campaign, working to better the relationship between police officers and the people they serve.

HOME-ARP program dedicates \$2.2 million to Columbia's homeless

- BY DESTINY MULLER

Columbia's community development division is preparing to spend nearly \$2.2 million in federal funds designed to address homelessness.

The special American Rescue Plan Act funds — called HOME-ARP — are separate from the \$25 million in ARPA funding awarded to the city. Use of that sum is currently being debated by the City Council.

The \$2.2 million comes from a separate part of ARPA called the Homelessness Assistance and Supportive Services Programs, granted from the U.S. Department of Housing and Urban Development.

“Those funds are dedicated to the issues of homelessness and persons at risk of becoming homeless,” said Timothy Teddy, the city's director of community development.

There are four broad categories governing how the money can be used:

Development of affordable housing.

- Acquiring shelter, which may be turned into permanent affordable housing or emergency shelter.
- Supportive services to qualifying populations, including housing, counseling and homeless prevention services.
- Rental assistance for tenants.

Rental assistance “is something the Columbia Housing Authority does,” Teddy said. “They will definitely be eligible for some funding.”

The Columbia Housing Authority began in 1956 and is Boone County's leading affordable housing adviser. It has requested a portion of the funds.

“We’re requesting \$1.2 million,” said Randy Cole, CEO of the Columbia Housing Authority. “Certainly, we could put it all to use.”

Cole said a growing number of low-income families are becoming homeless or housing-insecure because of market conditions and the pandemic. He said CHA’s priority among the four categories is investments in housing infrastructure, both acquiring existing housing stock and building new stock.

“There is not enough affordable housing units on the market to match a person to an available property, just because the available housing stock is so scarce,” Cole said. “Putting money into additional rent assistance is just, it’s not going to do what it needs to do.”

“We need more affordable housing,” he continued. “That’s where we’re going to request funds, and that’s what the community needs.”

According to a report by the [National Alliance to End Homelessness](#), these funds will be available through September 2025, except for administration funds.

“We’re still reviewing it,” Teddy said, “discussing how to proceed, determining who is the eligible population or target population.”

Teddy said details on the public process for HOME-ARP in Columbia will be released soon.

For more COVID-19 related news, [see our section dedicated to COVID-19 updates](#).