



# Housing Authority of the City of Columbia, Missouri

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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, October 13, 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 September 22, 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)

### PUBLIC HEARINGS

- VII. FY 2022 PHA Plan, Five-Year Plan and Annual Plan
- VIII. Proposed CHA Budget-FY 2022: January 1, 2022 – December 31, 2022
  - A. LIHTC Property Budget Presentation
  - B. Board Discussion
  - C. Public Comment
  - D. Continuation of Public Hearing to November 16, 2021-PHA Budget and Agency Wide Budget

### RESOLUTIONS

- IX. **Resolution 2883:** Resolution to Approve Submission of the PHA Annual Plan, Five Year Plan, Revisions to the CHA's Public Housing Admissions and Continued Occupancy Plan (ACOP), revisions to the CHA's Section 8 Housing Choice Voucher Administrative Plan and PHA Certifications of Compliance Statements for Fiscal Year Beginning January 1, 2022 and Ending December 31, 2022.
- X. **Resolution 2884:** A Resolution to Approve the Submission of the FY 2022 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; and Bryant Walkway II Housing Development Group, LP.

## REPORTS

- XI. 10/4/21 City Council Work Session Overview-CHA Role for Homeless and Housing Insecure Populations
- XII. CHA Strategic Planning Update-CHA Logo Update
- XIII. Monthly Management Reports for Modernization & Maintenance Report, Human Resources Reports, Public Housing & Affordable Housing Properties, Section 8 Housing Choice Voucher Program, Human Services, and Safety.
- XIV. August 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](mailto:www.columbiaha.info@gmail.com)

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

A complete agenda packet is available for review at all CHA offices during regular business hours and posted on the CHA web site at: [www.ColumbiaHA.com](http://www.ColumbiaHA.com).



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## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING September 22, 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 September 22, 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  
Steve Calloway, Commissioner  
Rigel Oliveri, Commissioner  
Jama Rahn, Commissioner

Excused: Robin Wenneker, Commissioner

CHA Staff: Randy Cole, CEO  
Charline Johns, Executive Assistant  
Rick Hess, Director of Housing Programs  
Laura Lewis, Director of Affordable Housing Operations  
Mary Harvey, Director of Finance  
Erin Friesz, Director of Human Services  
Tammy Matondo, Housing Development Coordinator  
Nicholas Force, Family Self-Sufficiency Coordinator

Guest: Nalrah Dean, Family Self-Sufficiency Program Graduate  
Mike Frese

### III. Adoption of Agenda:

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

### IV. Approval of August 25, 2021 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of August 25, 2021. A motion was made by Mr. Calloway and second by Ms. Oliveri. All Commissioners voted "aye" and Mr. Hutton declared the motion approved.

**V. Approval of August 25, 2021 Closed Meeting Minutes:**

Mr. Hutton called for a motion to approve the minutes from the closed meeting of August 25, 2021. Mr. A motion was made by Mr. Hutton and second by Mr. Calloway. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

**VI. Recognition of Achievement:**

Mr. Cole presented Ms. Dean, FSS Program Graduate with a certificate from the Board and congratulated her on her completion of the program. Board Members congratulated Ms. Dean as well. Mr. Force shared that Ms. Dean had successfully completed the FSS Program and has become a homeowner by purchasing a home through Habitat for Humanity. Ms. Dean thanked everyone and expressed her excitement about becoming a homeowner.

**VII. Public Comment.**

There were no public comments.

**RESOLUTIONS**

**VIII. 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.**

Mr. Cole reported that a single audit is an audit of compliance with federal grant requirements and internal controls over grants, sharing that the two major programs tested by Rubin Brown were the Section 8 and Continuum of Care Programs. Mr. Cole explained that the audit resulted in three (3) findings related to internal controls and that no findings indicated noncompliance or significant red flags related to the programs.

Mr. Cole stated that two corrective action plans have been made with the HCV Manager conducting file reviews on a sample basis, reviewing with HCV Specialist and documenting progress into a tracking chart for determining rent reasonableness and income verification and annual recertification. The third finding, managing the waitlist, was noted as already having a corrective action plan in place.

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

Mr. Hutton called for a motion to approve Resolution 2880 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, Hutton, Oliveri, Rahn

No: None

**IX. 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.**

Mr. Cole reported that the proposed resolution provides changes to the CHA Director of Finance position due to the increases required knowledge and skillsets to manage the CHA Finance Department. CHA staff is seeking Commissioners approval of the updated position description, 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.

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

Mr. Hutton called for a motion to approve Resolution 2881 as presented. A motion was made by Mr. Hutton. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Calloway, Hutton, Oliveri, Rahn

No: None

**X. 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.**

Mr. Cole reported that CHA 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. Mr. Cole explained that this grant requires an equal match of in-kind support services to assist homeless persons with disabilities in moving into and sustaining permanent housing. Mr. Cole shared that 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).

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

Mr. Hutton called for a motion to approve Resolution 2882 as presented. A motion was made by Ms. Oliveri. Second by Ms. Rahn. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Calloway, Hutton, Oliveri, Rahn

No: None

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

Mr. Cole reported that direct notice and drafts of the 5-year and Annual PHA Plans were also provided to CHA's Resident Advisory Board (RAB) members. A RAB meeting was held on August 19, 2021 to accept input on the Annual PHA Plans and CHA staff answered questions pertaining to items within both the 5-Year and 1-Year Plans and accepted a significant level of feedback on

the PHA Goals Section of the plan. Mr. Cole shared that 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.

Mr. Cole explained that the 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 13<sup>th</sup> meeting for final consideration. The plans are due to HUD on or before October 18, 2021.

**XII. CHA Strategic Planning Update.**

Mr. Cole reported that CHA staff conducted a senior staff meeting that included staff feedback on CHA's organizational strengths, weaknesses and opportunities. Mr. Hutton, CHA Board of Commissioner's Chairperson noted that it would be valuable to compare a staff SWOT analysis to the analysis done by local funders (external partners) earlier in July. Mr. Cole stated that it appears to be an agreement that a key strength is maintaining a dedicated staff, while there is a general agreement that additional branding and marketing efforts would be beneficial for expanding CHA's programs and housing.

**XIII. Secondary Employment Policy.**

Mr. Cole reported that 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. Mr. Cole stated that the policy also includes ethical requirements of CHA employees, use of sick leave and guidelines for supervisors addressing concerns or violation of policy.

Mr. Hutton stated that he believed the policy should be reviewed by the CHA legal team before the CHA Board of Commissioners will consider the policy update. All of the CHA Board of Commissioners agreed. Mr. Cole stated that he would meet with the legal team to have them review the policy.

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

**Modernization & Maintenance Report:** Mr. Cole reported that the project is still scheduled to be fully complete by November 1, 2021. Mr. Cole shared that CHA plans to hold an Open House to showcase the new addition to the Administration Building and would like to plan this for some time in November. Mr. Cole also stated that they would like to do a presentation of Mr. Steinhau's plaque at that time as well.

**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 August. Ms. Lewis answered questions from several Commissioners regarding tenant move outs, eviction moratorium and rent payments.

**Section 8 Housing Choice Voucher Programs:** Mr. Cole reported that the Housing Programs Department is continuing to work to fully utilize all vouchers and are making lots of progress with their efforts. Mr. Hess reported that the Housing Programs Department are working very hard to get landlords more involved, sharing that they have a student group working to come up with a case study to focus on landlord retention. Mr. Cole reported that this department is working hard but there is monthly attrition and believes it will take time to get the overall feel of the progress the department is making.

**Human Services:** Ms. Friesz reviewed highlights from the monthly Human Services Department Report.

**Safety:** Mr. Cole reported that the ALIER system is now giving reports for the Safety Department. Mr. Cole reviewed highlights of the reports of each property. Mr. Cole reported that he will be having Mr. Forck report any neighborhood event that he attends with the residents.

**XV. Financial Report.**

Ms. Harvey reported that not many changes have been made since last months report. Ms. Harvey shared that in the next coming months there will be improvements in the Bryant Walkway Housing Development.

**XVI. Current Events.**

Mr. Cole reviewed highlights from the current events sharing that he visited a transitional housing site with staff from Love Columbia and discussed the potential partnerships between Love Columbia and CHA to house homeless populations and provide supportive services. Mr. Cole reported that CHA is partnering with the City of Columbia to conduct a Fair Housing event on October 6, 2021.

**XVII. Public Comment.**

There was no public comment.

**XVIII. Commissioner Comment.**

There was no commissioner comment.

**XIX. Adjournment.**

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Rahn. Second by Ms. Oliveri. Mr. Hutton called the meeting adjourned at 7:00 p.m.

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Bob Hutton, Chair

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Date

Randy Cole, Chief Executive Officer

Date

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**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 September 17, 2021, I posted public notice of the September 22, 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](http://www.ColumbiaHA.com).

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Randy Cole, Chief Executive Officer

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Date





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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 13, 2021

Re: Consideration of 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 19<sup>th</sup>, 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 22<sup>nd</sup> and October 13<sup>th</sup> meetings. This notice is scheduled and was advertised again on October 7, 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.

Approval of the PHA 5-Year and Annual Plan also includes the approval of updates to the Public Housing Admissions and Continued Occupancy Plan (ACOP), updates to the Section 8 Housing Choice Voucher Administrative Plan. These plans help guide implementation of CHA policy for serving residents through public and housing and voucher programs. The updates to these plans include aligning to new HUD regulations and adding implementation procedures for the Emergency Housing Voucher (EHV) program.

This public hearing is to accept comment and obtain final Commission consideration of the 5-Year and Annual PHA Plans. Upon Commission approval, CHA staff will submit the plan to HUD on or before October 18, 2021.

## Suggested Commission Action



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Accept final public comment and approve the PHA 5-Year and Annual Plan, and updates to the Public Housing Admissions and Continued Occupancy Plan (ACOP) and Section 8 Housing Choice Voucher Administrative Plan.

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires 03/31/2024</b>
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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> <b>PHA Name:</b> Housing Authority of the City of Columbia, Missouri__ <b>PHA Code:</b> MO-007_____         </p> <p> <b>PHA Type:</b> <input checked="" type="checkbox"/> High Performer         </p> <p> <b>PHA Plan for Fiscal Year Beginning:</b> (01/2022): _____         </p> <p> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)         </p> <p> <b>Number of Public Housing (PH) Units</b> <u>120</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>1,949 (Includes HCV, VASH, RAD PBV, Mainstream, EHV and CoC)</u> </p> <p> <b>Total Combined</b> <u>2,069</u> </p> <p> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> 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"/> <b>PHA Consortia:</b> (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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**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 HCV 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.

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**

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.

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

- 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 an 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.

	<p><b><u>Conversion of Public Housing to Project-Based Assistance under RAD.</u></b></p> <ul style="list-style-type: none"> <li>The CHA has converted 597 Public Housing units under the RAD program. The CHA will apply for Low-Income Housing Tax Credit (LIHTC) funding in FY 2022 to renovate or replace its remaining 120 public housing units using the RAD program. If LIHTC funding is awarded, construction would be expected to start in 2023 and be completed by 2025.</li> </ul> <p><b><u>Units with Approved Vacancies for Modernization</u></b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Units held vacant for replacement under the RAD program will also be approved vacancies for modernization.</li> </ul>
<p><b>B.3</b></p>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>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.</p> <ol style="list-style-type: none"> <li>PHA Goal: Expand the supply of assisted housing <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>For FY 2021, the CHA has been working to expand the number of families participating in CHA Public Housing, Project-Based Voucher, and Housing Choice Voucher Program Family Self-Sufficiency programs.</li> <li>In FY 2021, the CHA accepted 51 Emergency Housing Vouchers to expand assisted housing for households impacted by homelessness.</li> </ul> </li> <li>PHA Goal: Improve the quality of assisted housing <ul style="list-style-type: none"> <li>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.</li> <li>The CHA employs 3 FTE Resident Service Coordinators to provide resource and referral to CHA public housing and PBV assisted households.</li> <li>The Truman VA provides a full-time social worker stationed at the Patriot Place Apartments to provide supportive services to the Veterans living there.</li> <li>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.</li> <li>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.</li> <li>In FY 2021, CHA replaced two flat roofs on units at the Bear Creek development.</li> <li>In FY 2021, CHA provided two additional dumpster locations at its Stuart Parker development to improve refuse collection service for tenants.</li> </ul> </li> <li>PHA Goal: Increase assisted housing choices <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ul> </li> </ol>

	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• In FY 2021, the CHA accepted 51 Emergency Housing Vouchers to expand assisted housing for households impacted by homelessness.</li> </ul> <p>4. PHA Goal: Provide an improved living environment</p> <ul style="list-style-type: none"> <li>• The CHA continues to employ three (3) full-time Safety Officers and one (1) part-time Safety Officer.</li> <li>• Extensive use of CHA’s trespassing policy to issue trespass warnings to the following populations: <ul style="list-style-type: none"> <li>○ Persons engaged in illegal activities on CHA properties.</li> <li>○ Homeless persons without a permanent address to prevent them from establishing residency status.</li> <li>○ Residents engaged in serious lease violations related to the violation of CHA Crime-Free Housing Addendum.</li> </ul> </li> <li>• The CHA has improved neighborhood and building safety through the installation of security cameras on CHA family sites and at CHA high-rise apartment buildings.</li> <li>• Additional security cameras were installed on every floor of Paquin Tower during FY 2019.</li> <li>• Monthly Safety Department reports have been provided to document the actions of CHA Safety Officers and the incidents occurring on CHA properties.</li> <li>• 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 CHA 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 the CHA Safety Department.</li> <li>• 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.</li> <li>• The CHA has multiple partnerships with community agencies that provide a variety of services and support to CHA residents.</li> </ul> <p>5. PHA Goal: Promote self-sufficiency and asset development of assisted households</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• In response to the COVID-19 pandemic, the Moving Ahead Program provided a full-day program to 50 children during the summer of 2021.</li> <li>• The CHA currently receives funding from the Boone County Children’s Services fund support the Moving Ahead Program to families with children.</li> <li>• 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 CHA’s Housing Choice Voucher Program. This program addresses the mental health needs of children and promotes emotionally healthy families.</li> <li>• The CHA employs two Family Self-Sufficiency Coordinators serving CHA assisted households. There are currently 115 families participating in the Family Self-Sufficiency program.</li> </ul> <p>6. Coordinate activities of CHA Low-Income Services, Inc. (CHALIS)</p> <ul style="list-style-type: none"> <li>• The CHALIS staff have conducted and expanded activities with the three main goals: <ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> <li>○ 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 &amp; Share Shelves, Opportunity Gardens, Parks and Recreation Adaptive Recreation programs, fitness centers, computer centers, Nutrition and Meal programs, and Health Clinics.</li> </ul> </li> </ul>
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**B.4. 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.

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.

**B.5 Most Recent Fiscal Year Audit.**

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If yes, please describe:

**Section 8 Housing Choice Voucher Program**

Finding 2020-001 Material Weakness: Special Tests and Provisions - Control Finding  
CFDA 14.276 - Continuum of Care

Federal Agency: U.S. Department of Housing and Urban Development (HUD)

Pass-Through Entity: N/A - Direct Award

Criteria Or Specific Requirement: HUD requires rents funded by federal grants be reasonable in relation to rents being charged in the area for comparable space. In addition, the rent may not exceed rents currently being charged by the same owner for comparable unassisted space (24 CFR section 578.5(b)(1)). Additionally, Uniform Guidance 2 CFR section 200.303 requires that controls over compliance be properly designed, in place and operating effectively to ensure compliance with the requirements of the federal program.

Condition: A second review to verify accuracy of participant file documentation, including rent reasonableness, did not take place.

Cause: Controls over compliance are not in place to ensure unit rental comparability forms are prepared accurately.

Effect: The possibility exists that noncompliance with federal requirements could go undetected without proper controls over compliance relating to direct and material compliance requirements.

Questioned Costs: None.

Context: No auditable evidence exists to support the review of participant files which include rental unit comparison forms. Statistical sampling was not used to test this compliance requirement.

Identification as a repeat finding: Not applicable.

Recommendation: We recommend that management put a control in place for a second review of participant files to ensure all requirements for participating in the program are completed and retained. The review should be properly documented with the reviewer's signature and the date the review was performed. The second review should be performed by someone other than the preparer and who has knowledge of the grant's eligibility and rent reasonableness requirements.

Views of Responsible Officials: The Housing Choice Voucher (HCV) Manager will pull files on a sample basis and conduct a second review of the file. The HCV Manager will keep a tracking chart of all files audited along with the completed file audit checklists for later review.

**Section 8 Housing Choice Voucher Program**

Finding 2020-002 Significant Deficiency: Eligibility and Special Tests and Provisions - Control Finding

CFDA 14.871 - Section 8 Housing Choice Vouchers

Federal Agency: U.S. Department of Housing and Urban Development

Pass-Through Entity: N/A - Direct Award

Criteria Or Specific Requirements:

1. The PHA must determine that a participant is eligible through an income verification (24 CFR section 982.516) and calculation in accordance with 24 CFR part 5 subpart F.

2. The PHA must Reexamine family income and composition at least once every 12 months and adjust the participant rent and housing assistance payment as necessary using the documentation from third-party verification (24 CFR section 982.516).

Condition: Income was not correctly calculated based on the support provided in the participant file.

Cause: The Authority has internal controls in place related to participant 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 participant file review.

Effect: While participants were found to be eligible for participation in both instances, a situation could arise there a participant is ineligible if all supporting documentation is not accurate or retained.

Questioned Costs: None.

Context: For two of sixty participant files, income was incorrectly calculated based on support in participant file. Statistical sampling was not used to test this compliance requirement.

Identification as a repeat finding: This was finding 2019-001.

Recommendation: The Authority should modify its internal control processes and increase the amount of second reviews performed to ensure participant files are complete, compliant and that assistance calculations are accurate and supported. Views of Responsible Officials: The Housing Choice Voucher (HCV) Manager will pull files on a sample basis and conduct a second review of the file. The HCV Manager will keep a tracking chart of all files audited along with the completed file audit checklists for later review.

**Section 8 Housing Choice Voucher Program**

Finding 2020-003 Significant Deficiency: Special Tests and Provisions - Control Finding

CFDA 14.871 - Section 8 Housing Choice Vouchers Program

Federal Agency: U.S. Department of Housing and Urban Development

Pass-Through Entity: N/A - Direct Award

Criteria Or Specific Requirements: HUD requires that all families admitted to the program be selected from a waitlist (exception for special admission scenarios stated in 24 CFR section 982.203). The selection occurs when the Authority notifies a family whose name reaches the top of the waiting list to come in for eligibility verification (24 CFR sections 5.410, 982.54(d), and 982.201 through 982.207).

Condition: In October 2020, the Authority implemented a new internal control process over monthly waitlists to ensure the lists were accurate and individuals were appropriately removed from the waitlist when housed or found to be ineligible.

Cause: The Authority did not implement the internal control process until October 2020.

Effect: The possibility exists that noncompliance with federal requirements could go undetected without proper controls over compliance relating to direct and material compliance requirements.

Questioned Costs: None.

Context: For four of seven monthly waitlists selected for testing, a second review was not documented during calendar year 2020. All exceptions occurred in months prior to October 2020.

Identification as a repeat finding: Not applicable.

Recommendation: The Authority has implemented an internal control related to monthly waitlist review. Second reviews should be timely and documented to ensure compliance with the requirements of federal grants.

Views of Responsible Officials: Corrective Action plan already in place. This is no longer an issue.

**C. Other Document and/or Certification Requirements.**



C.1	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" 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><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><a href="#">Form 50077-ST-HCV-HP</a>, <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><b>Challenged Elements.</b> 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 checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>	
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>	
D.1	<p><b>Affirmatively Furthering Fair Housing.</b></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> <table border="1" data-bbox="183 1304 1455 1755"> <tr> <td data-bbox="183 1304 1455 1755"> <p><b>Fair Housing Goal: Ensure equal opportunity and affirmatively furthering fair housing.</b></p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <ul style="list-style-type: none"> <li>• CHA staff have participated in fair housing training in the past year.</li> <li>• CHA will collaborate with the City of Columbia update their plan for affirmatively furthering fair housing.</li> <li>• CHA has partnered with the City of Columbia to provide fair housing training to those living in CHA properties.</li> <li>• 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.</li> </ul> </td> </tr> </table>	<p><b>Fair Housing Goal: Ensure equal opportunity and affirmatively furthering fair housing.</b></p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <ul style="list-style-type: none"> <li>• CHA staff have participated in fair housing training in the past year.</li> <li>• CHA will collaborate with the City of Columbia update their plan for affirmatively furthering fair housing.</li> <li>• CHA has partnered with the City of Columbia to provide fair housing training to those living in CHA properties.</li> <li>• 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.</li> </ul>
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# 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](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](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](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.

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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.

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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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.

<b>900 A.</b>	<b>PHA Information.</b>
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<b>A.1</b>	<p><b>PHA Name:</b> Housing Authority of the City of Columbia, Missouri _____ <b>PHA Code:</b> MO007 _____</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 01/01/2022 ____</p> <p><b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> 2022-2026 ____</p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> 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 that foster stability and upward mobility.</p> <p><u>CHA Values:</u></p> <p><b>Integrity:</b> We act honestly and ethically in all aspects of our organization. We will continue to strengthen our policies and standards to best serve our mission.</p> <p><b>Accountability:</b> We are responsible, committed, and answerable to each other, to those we serve and to those who have entrusted us with resources.</p> <p><b>Respect:</b> We have respect for CHA residents, CHA staff and community partners by giving dignity and value to all.</p> <p><b>Diversity, Equity, and Inclusion:</b> 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><b>Safety:</b> We establish partnerships with CHA residents, CHA staff and other stakeholders to help create and maintain a safe environment.</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 continuum of affordable housing services and partnerships with local organizations.**

- 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 HCV payment standards 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.
- Review the efficiency and effectiveness of current Section 8 inspections process.
- 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 CHA 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 CHA's 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 in strategic locations and as funding allows.
- 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 Programs.
- 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 CHA 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 CHA 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"> <li>• The CHA continues to employ three (3) full-time Safety Officers and one (1) part-time Safety Officer.</li> <li>• Extensive use of CHA’s trespassing policy to issue trespass warnings to the following populations: <ul style="list-style-type: none"> <li>○ Persons engaged in illegal activities on CHA properties.</li> <li>○ Homeless persons without a permanent address to prevent them from establishing residency status.</li> <li>○ Residents engaged in serious lease violations related to the violation of CHA Crime-Free Housing Addendum.</li> </ul> </li> <li>• The CHA has improved neighborhood and building safety through the installation of security cameras on CHA family sites and at CHA high-rise apartment buildings.</li> <li>• Additional security cameras were installed on every floor of Paquin Tower during FY 2019.</li> <li>• Monthly Safety Department reports have been provided to document the actions of CHA Safety Officers and the incidents occurring on CHA properties.</li> <li>• 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 CHA 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 the CHA Safety Department.</li> <li>• 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.</li> <li>• The CHA has multiple partnerships with community agencies that provide a variety of services and support to CHA residents.</li> </ul> <p>5. PHA Goal: Promote self-sufficiency and asset development of assisted households</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• In response to the COVID-19 pandemic, the Moving Ahead Program provided a full-day program to 50 children during the summer of 2021.</li> <li>• The CHA currently receives funding from the Boone County Children’s Services fund support the Moving Ahead Program to families with children.</li> <li>• 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 CHA’s Housing Choice Voucher Program. This program addresses the mental health needs of children and promotes emotionally healthy families.</li> <li>• The CHA employs two Family Self-Sufficiency Coordinators serving CHA assisted households. There are currently 115 families participating in the Family Self-Sufficiency program.</li> </ul> <p>6. Coordinate activities of CHA Low-Income Services, Inc. (CHALIS)</p> <ul style="list-style-type: none"> <li>• The CHALIS staff have conducted and expanded activities with the three main goals: <ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> <li>○ 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 &amp; Share Shelves, Opportunity Gardens, Parks and Recreation Adaptive Recreation programs, fitness centers, computer centers, Nutrition and Meal programs, and Health Clinics.</li> </ul> </li> </ul>
<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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><b>C.</b></p>	<p><b>Other Document and/or Certification Requirements.</b></p>

<p><b>C.1</b></p>	<p><b>Significant Amendment or Modification.</b> 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"> <li>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).</li> <li>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</li> <li>3. Changes in the use of replacement reserve funds under the Capital Fund program in an amount less than \$1,000,000.</li> </ol> <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"> <li>1. The decision to convert to Project Based Voucher Assistance.</li> <li>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;</li> <li>3. Changes to the construction and rehabilitation plan for each approved RAD conversion; and</li> <li>4. Changes to the financing structure for each approved RAD conversion.</li> </ol> <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"> <li>1. A change that materially revises the agency’s mission, goals, or objectives;</li> <li>2. Material changes to rent or admissions policies or organization of the waiting list;</li> <li>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;</li> <li>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;</li> <li>5. Material changes regarding demolition, disposition, designation, or conversion activities;</li> <li>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.</li> </ol>
<p><b>C.2</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y    N  <input checked="" 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><b>C.3</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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>

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

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.

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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.





# **Housing Authority of the City of Columbia, Missouri**

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201 Switzler Street, Columbia, MO 65203

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

## **PHA Plan FY January 1, 2021 – December 31, 2021**

### **Certifications**

- C.1 Form HUD-50077-ST-HCV-HP, PHA Certification of Compliance with Plans and Related Regulations**
  
- C.2 Form HUD-50077-ST-HCV-HP, Civil Rights**
  
- C.3 Resident Advisory Board (RAB) Comments**
  
- C.4 Form HUD-5007-SL, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan**
  
- CF.1 Form HUD-50071, Certification of Payments to Influence Federal Transactions**
  
- CF.2 Challenged Elements**





**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**OMB No. 2577-0226**  
**Expires 3/31/2024**

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_X\_ 5-Year and/or \_X\_ Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning \_FY2022\_, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its 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 maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

\_\_\_\_\_  
PHA Name

\_\_\_\_\_  
PHA Number/HA Code

\_\_\_\_\_ Annual PHA Plan for Fiscal Year 20\_\_\_\_\_

\_\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20\_\_\_\_\_ - 20\_\_\_\_\_

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director      Randall Cole

Name Board Chairman      Bob Hutton

Signature

Date

Signature

Date

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director:

Name of Board Chairman:

Randall Cole

Bob Hutton

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Signature

Date

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Signature

Date

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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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.





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

201 Switzler Street, Columbia, MO 65203  
Office: (573) 443-2556 ♦ TTY: (573) 875-5161 ♦ Fax Line: (573) 443-0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

## Resident Advisory Board Comments

### Regarding the CHA FYE2022 Annual Plan and the FYE2022-2026 Five-Year Plan

The Resident Advisory Board (RAB) met on August 19, 2021 to review the CHA FY2022 Annual Plan and Five-Year Plan. CHA staff provided an overview of both plans and provided an in-depth review of the 5-Year Plan Goals given the goals are the primary driver of the organizational activities. CHA staff also provided an overview of an updated organizational mission, vision and values for CHA.

RAB members asked several questions as it pertained to the differences between the 5-Year Plan and 1-Year Plan. RAB members were also in agreement with the plans as submitted and were supportive of the 5-Year goals. RAB members emphasized the need to renovate CHA's remaining 120 units of public housing, the important role of affordable housing in addressing homelessness and the need for more affordable housing.

"It is the mission of the CHA Resident Advisory Board to facilitate positive communication and understanding among residents and administrators of CHA in order to create opportunities to continually improve affordable housing and the environment of the community."



**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, John Glascock, the City Manager  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the  
Housing Authority of the City of Columbia  
*PHA Name*

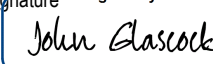
is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the  
City of Columbia  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The PHA includes activities and goals that are identified within the City of Columbia's 2020-2024 Consolidated Plan as well as its Analysis of Impediments to Fair Housing Choice, Fair Housing Task Force Report.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official John Glascock	Title City Manager
Signature  09A68FE5A6D1468...	Date 10/4/2021





# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Applicant Name

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date (mm/dd/yyyy)





# **Housing Authority of the City of Columbia, Missouri**

---

201 Switzler Street, Columbia, MO 65203  
Office: (573) 443-2556 ♦ TTY: (573) 875-5161 ♦ Fax Line: (573) 443-0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

October 13, 2021

## **Challenged Elements**

There are no challenged elements of the FY 2022 PHA Annual Plan or the Five Year Plan.

Attested to by:

Randy Cole, CEO  
Columbia Housing Authority





FY 2020-2024  
CDBG and HOME  
**Consolidated Plan**

*Executive Summary*

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

City staff provided needs assessment data to Housing and Community Development Commission Members, Fair Housing Task Force members and public engagement meeting attendees to inform discussions and recommendations for affordable housing and community development efforts. The Needs Assessment Overview is primarily supported by American Community Survey data and 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD, which are tabulations of ACS data. CHAS data typically lags ACS 5-year estimates by approximately two years. Priority needs for 2020-2024 were identified in areas of homeownership and rental housing, as well as homelessness, special needs and non-housing community development. This data analysis also intertwined with public engagement efforts will guide the allocation of funding and specific activities for 2020-2024.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The City of Columbia has a broad and diverse set of needs across affordable housing continuum. There are needs to address a variety of household and individuals impacted by homelessness, as well as households in need of safe and decent workforce rental housing. There are also specific populations and neighborhoods in need of access to homeownership and the ability to build generational wealth. The City of Columbia's low to moderate income populations in need also represent a broad and diverse set of populations. The Housing Programs Division experiences services needs from a variety of demographics including persons with disabilities, the elderly, single-parents with children, minority populations and all other low to moderate income households. The diversity of needs and populations to be served presents and environment requiring a comprehensive affordable housing strategy to create economic mobility throughout the continuum of needs.

Demographics	Base Year: 2010 Census	Most Recent Year: 2017	% Change
Population	108,500	118,620	9.3%
Households	42,143	47,000	11.5%
Median Income	\$41,381.00	\$47,236.00	14.1%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2010 Census (Base Year), 2013-2017 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	9,875	5,235	7,665	4,415	17,810
Small Family Households	1,915	1,335	2,330	1,505	9,565
Large Family Households	205	215	265	320	1,415
Household contains at least one person 62-74 years of age	675	415	965	620	3,040
Household contains at least one person age 75 or older	360	700	635	380	1,080
Households with one or more children 6 years old or younger	1,195	560	1,074	789	2,825

**Table 6 - Total Households Table**

**Data Source:** 2011-2015 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	150	120	4	45	319	10	0	25	4	39
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	29	15	0	94	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	135	49	25	0	209	0	0	24	20	44
Housing cost burden greater than 50% of income (and none of the above problems)	5,800	1,310	175	0	7,285	750	175	190	0	1,115



	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	835	1,820	1,460	155	4,270	140	385	745	530	1,800
Zero/negative Income (and none of the above problems)	1,220	0	0	0	1,220	105	0	0	0	105

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	6,135	1,510	225	45	7,915	760	175	240	25	1,200
Having none of four housing problems	1,370	2,620	4,690	1,865	10,545	285	935	2,510	2,475	6,205
Household has negative income, but none of the other housing problems	1,220	0	0	0	1,220	105	0	0	0	105

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,320	815	230	2,365	264	230	370	864
Large Related	144	145	40	329	0	39	44	83
Elderly	414	418	245	1,077	345	185	215	745
Other	5,040	1,910	1,130	8,080	300	104	335	739
Total need by income	6,918	3,288	1,645	11,851	909	558	964	2,431

**Table 9 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	995	300	0	1,295	245	65	145	455
Large Related	65	20	0	85	0	20	0	20
Elderly	250	199	95	544	240	65	45	350
Other	4,680	900	85	5,665	280	24	0	304
Total need by income	5,990	1,419	180	7,589	765	174	190	1,129

**Table 10 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	169	78	40	0	287	0	0	24	20	44
Multiple, unrelated family households	34	0	4	0	38	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	203	78	44	0	325	0	0	24	20	44

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS  
Source:

**Describe the number and type of single person households in need of housing assistance.**

38.2% of Columbia’s housing units maintain 2 or fewer bedrooms and 66.4% of Columbia households consist of 2 or fewer persons. 33% of Columbia households consist of 1-person households, while 11.4% of Columbia’s housing units are 1 bedroom or no bedroom units, indicating a potential opportunity or need for additional 1 bedroom units within Columbia.

The Functional Zero Task Force (FZTF) in Columbia/Boone County has implemented HUD’s Coordinated Entry approach to end homelessness. The FZTF maintains a By-Name List of homeless individuals and household in Columbia/Boone County. By end of 2019, there were 288 persons classified as “Literally Homeless”, of which, 207 were classified as “single adults”. Of the 207 single adults, 53 were classified as “single veterans”. This data points to the need of emergency shelter and transitional housing with supportive services for 207 single person households experiencing homelessness, however it is smaller portion of the larger general population of single person households desiring affordable housing.

The Columbia Housing Authority (CHA) is the largest provider of affordable rental housing in Columbia. CHA experiences a high level of requests for assistance from single person households. CHA’s family sites are made up of 31% single person households, their Paquin, Oak and Patriot Place locations are 98% single person households and CHA’s voucher programs have 41% single person households as participants.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to 2017 American Community Survey 5-year estimates, the estimated number of persons in Columbia with a disability is 11,322 or 9.6% of the total noninstitutionalized population. As of the 2000 census, the total was 11,144 of non-institutionalized citizens reporting a disability or 14% of the total population. This data suggests that the number of Columbia citizens with a disability is not growing as quickly as the number of Columbia persons estimated to not have a disability.

**What are the most common housing problems?**

The primary challenge to creating and preserving affordable housing in Columbia and communities across the country is that household income is failing to keep up with rising housing costs. The increase in housing costs is driven by supply and demand, which is impacted by interest rates, price of materials, land values, increased regulatory costs, labor costs, natural disasters and national trade policy.

A summary of housing needs data identified in 2017 ACS 5-year estimates and local sources is as follows:

- Total Occupied Housing Units:.....47,000 households
- Cost Burdened Owners:.....3,359 households
- Cost Burdened Renters:.....12,903 households
- Average Median Sold Price 2018:.....\$195,000
- Median Rent:..... \$825 per month
- Homelessness By Name List:.....288 persons
  - Chronic:.....110 persons (within the 288 total)
  - Unsheltered:....40-50 persons (within the 288 total)
  - Housed:.....148 persons (received housing due to efforts)

According to 2017 American Community Survey Data (ACS), there are approximately 47,000 occupied housing units within the City of Columbia, 4,272 vacant units and a total of 51,272 housing units.

**Are any populations/household types more affected than others by these problems?**

CHAS data on Table 3 displays persons at or below 80% AMI are impacted by being housing cost burden greater than 30% and that the impact grows for each lower income category. Households at 30% or below AMI are significantly impacted by housing cost burden and are

much more likely to experience a housing cost burden greater than 50% of income. CHAS data in table 3 and 4 also show that renters are more adversely impacted by being housing cost burdened. Tables 2 and 5 also show that renters and lower income renters in particular are much more likely to experience housing quality and size problems including lacking adequate kitchen facilities, complete plumbing or issues around overcrowding. Policy makers and deciders should be mindful of ensuring new housing should be of desired quality and durability, while also ensuring the housing is adequately sized for families to maintain a healthy living environment. The data in tables 1 through 5 indicate the need for the rehabilitation of existing housing stock, as well as the production of new affordable units.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Single Adults are the largest group of homeless people in our county. Homelessness among single adults is a result of the lack of affordable, available housing. Even a temporary financial or life crisis, such as losing a job, the end of a relationship, death of a partner, or health emergency, can result in a loss of housing and homelessness. The experience of homelessness for single adults is most often brief and non-recurring. Despite common stereotypes, most homeless single adults do not suffer from chronic mental illness, substance abuse, or other disabling conditions and most are homeless for a relatively short time before reconnecting to housing.

Families experiencing homelessness are similar to other families that are also poor, but who have a home to live in. Both may struggle with incomes that are far less than they need to pay for housing. Most are impacted by a lost job or work hours, conflict with family members they are staying with, an unanticipated bill or violence within the home – that leads families to seek help. Homelessness can have a significantly negative impact on children – their education, health, sense of safety, and overall development.

Veterans are also impacted by the lack of affordable housing and economic hardship that other citizens experience, however this is in addition to the challenges brought on by multiple and extended deployments. Research indicates that those who served in the late Vietnam and post-Vietnam eras are at the greatest risk of becoming homeless but that veterans from more recent wars and conflicts are also affected. Veterans returning from deployments in Afghanistan and Iraq often face invisible wounds of war, including traumatic brain injury and post-traumatic stress disorder, both of which correlate with homelessness.

Since 2009, the number of veterans experiencing homelessness has dropped by 45 percent. This success is due to efforts from VA and federal partners to increase programs and services – which specific interventions for permanent, affordable housing.

People experiencing chronic homelessness typically have complex and long-term health conditions, such as mental illness, substance use disorders, physical disabilities, or other medical conditions. Once they become homeless, it is difficult for them to get back into housing and they can experience long or repeated episodes.

Youth homelessness is often rooted in family conflict. Other contributing factors include economic circumstances like poverty and housing insecurity, racial disparities, and mental health and substance use disorders. Young people who have had involvement with the child welfare and juvenile justice systems are also more likely to become homeless.

Many homeless youth and young adults have experienced significant trauma before and after becoming homeless and are particularly vulnerable, including victims of sexual trafficking and exploitation. Youth who identify as lesbian, gay, bisexual, transgender, and questioning (LGBTQ); pregnant and parenting youth; youth with special needs or disabilities, and youth of color, particularly African-American and Native American youth are also more likely to become homeless.

The Functional Zero Task Force By-Name List identifies the following homeless individuals from 2019 data:

Literally Homeless: 288

Single adults: 207

Families: 27

Single veterans: 53

Veteran families: 2

Chronic: 110

Unsheltered: 40-50 (on average)

### **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The following housing characteristics are often linked with housing instability and increased risk of homelessness:

- Temporary financial or life crisis
- Loss of employment
- End of a relationship

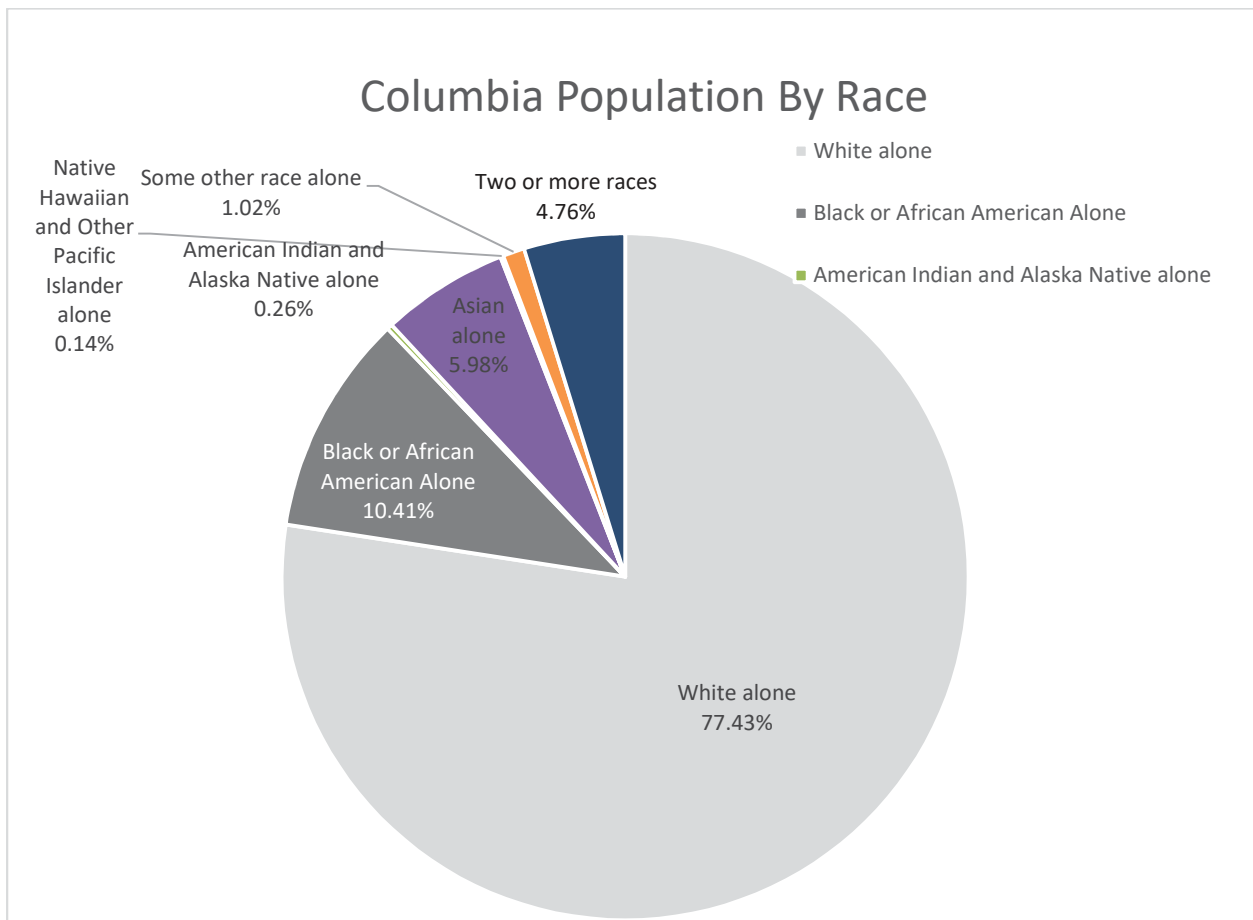
- Death of a partner
- Health emergency
- Traumatic brain injury and post-traumatic stress disorder
- Racial disparities
- Mental health and substance use disorders
- Other medical conditions

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Cities are required to identify disproportionate housing needs of racial or ethnic groups within their communities and make decisions to reduce the impact of these disproportionate housing needs. 2017 ACS 5-year estimates shows that 77.4% of Columbia’s population is identified as “White alone” as their race. 10.4% are identified by race as “Black or African American alone”. Figure 4 shows Columbia’s estimated 118,620 population distribution by race.



HUD defines a disproportionate housing needs as existing when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons within the category as a whole. Housing needs are defined as: 1) lacks complete kitchen facilities; 2) lacks completed plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. The City conducted



additional analysis to identify additional disproportionate affordable housing needs. The tables for the HUD required analysis is as follows:

**0%-30% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,875	675	1,325
White	5,415	425	865
Black / African American	1,220	110	80
Asian	580	0	330
American Indian, Alaska Native	24	10	0
Pacific Islander	0	0	0
Hispanic	295	35	0

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,885	1,355	0
White	3,195	890	0
Black / African American	270	245	0
Asian	140	90	0
American Indian, Alaska Native	8	0	0
Pacific Islander	10	0	0
Hispanic	135	55	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,670	5,000	0
White	2,210	4,025	0
Black / African American	260	490	0
Asian	115	250	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	39	160	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	760	3,655	0
White	550	3,205	0
Black / African American	115	175	0
Asian	50	190	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	4	0
Hispanic	55	25	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### Discussion

Each racial and ethnic category is disproportionately impacted by housing problems within the 0-30% AMI category. When utilizing the HUD Criteria, City staff found that each non-white household group experienced disproportionately greater housing needs than white households in all of the income categories. In particular, 87% of Black/African American households at 0-30% AMI experienced one or more housing problems, while only making up 14% of the 0-30% AMI category. 100% of American Indian, Alaska Native and Pacific Islander households within the 30-50%AMI category experience 1 or more housing problems, however this category maintained only 18 total households. There are 1,865 Black/African American households experiencing 1 or more housing problems within incomes between 0-100 percent AMI. Marketing of programs and City resources should be prioritize for Black/African American households in need of home rehabilitation and access to high quality affordable owner and rental housing. There has been a growing interest in smaller or tiny homes as a strategy to addressing the affordable housing crisis, which could be one additional viable tool to furthering affordable housing. Policy leaders should also ensure adequate sizing of affordable housing options to reduce the impact of overcrowding.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205  
(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	6,895	1,655	1,325
White	4,845	1,000	865
Black / African American	970	360	80
Asian	515	70	330
American Indian, Alaska Native	8	25	0
Pacific Islander	0	0	0
Hispanic	255	75	0

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,685	3,555	0
White	1,415	2,675	0
Black / African American	75	440	0
Asian	60	170	0
American Indian, Alaska Native	0	8	0
Pacific Islander	10	0	0
Hispanic	95	95	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	465	7,200	0
White	375	5,855	0
Black / African American	4	750	0
Asian	80	285	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	190	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	70	4,340	0
White	65	3,690	0
Black / African American	4	280	0
Asian	0	235	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	4	0
Hispanic	0	80	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion

HUD’s “severe housing problems” classification differs from the “housing problems” by level of overcrowding and level of housing cost burden. The “severe housing problems” classification identifies overcrowding of 1.5 persons per room, rather than 1 person per room. The “severe housing problems” classification also identifies households cost burden over 50% rather than only over 30%.

The “severe housing problems” analysis results differs somewhat from the “housing problems” analysis within the 0-30% AMI category as it pertains to white households. A large number of white households below 30% AMI are impacted by having 1 or more of the four severe housing problems, however the data analysis shows that white households are not disproportionately impacted within the 0-30% AMI category. Black/African American Households between 0-30% AMI are disproportionately impacted by one or more of the four severe housing problems. This demonstrates that many extremely low income Black/African American households are impacted by significant overcrowding and housing cost burden levels over 50%. Policy makers and leaders should prioritize Black/African American households for affordable housing services.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	28,210	6,690	8,765	1,335
White	23,390	5,115	6,615	870
Black / African American	1,990	830	1,050	80
Asian	1,260	250	580	330
American Indian, Alaska Native	22	24	8	0
Pacific Islander	18	0	10	0
Hispanic	725	255	255	0

**Table 20 – Greater Need: Housing Cost Burdens AMI**

Data 2011-2015 CHAS  
Source:

Black /African American households experience a disproportionately greater need under the HUD defined analysis of disproportionate by level of housing cost burden. 48.5% of Black African American households are housing cost burdened greater than 30%, while 26.6% of Black/African American households are housing cost burdened greater than 50%. 33.4% of white households are housing cost burdened greater than 30% and 18.8% are housing cost burdened greater than 50%.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Black /African American households experience a disproportionately greater need under the HUD defined analysis of disproportionate by level of housing cost burden. 48.5% of Black African American households are housing cost burdened greater than 30%, while 26.6% of Black/African American households are housing cost burdened greater than 50%.

**If they have needs not identified above, what are those needs?**

Black/African American households need high quality and appropriately sized affordable housing near employment and with access to transportation. The Fair Housing Task Force reviewed several GIS maps including access to employment centers, as well as where affordable housing and minority populations are located within Columbia. FHTF Members identified the following as it relates to “Access to Employment and Transportation.”

The FHTF also looked at proximity to employment and transportation as part of analyzing access to opportunity. Access to employment and transportation is often viewed as important in the siting of affordable housing. Several FHTF members expressed this value during the deliberations of the October FHTF meeting. Quotes of recorded feedback from the October can be seen as follows:

### ***Task Force Member Analysis***

- *Hours of work are limited on weather-no bus shelters. SE not served at all. Get to work sweaty. Try to match bus routes to employment areas? Could large employers do shuttle service from “gathering points” at shift change? The bus system is confusing. People don’t use it because it does not match needs. Need it still there.*
- *Lots of people trying to live affordably in high expense housing areas.*
- *Makes life harder when spending too much on housing.*
- *Distribution of the routes need to reflect the needs of the riders. Frequency of routes. Hours of operation and days available.*
- *Access, jobs, transportation. ADA access must be by busy routes. Limits your choices to work, live play, eat.*
- *Biggest employer (University). Specialized Commercial (Fed Ex, ABC) (IBM, Square D, 3M).*
- *Strong interconnected bus system promotes fair housing, jobs, service, healthcare and education.*
- *Good jobs don’t have bus routes to them.*
- *Routes are limited.*
- *Transportation*



**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The FHTF examined the following maps and provided individual analysis of the concentration of specific racial or ethnic groups.

**Economic and racial segregation/integration**

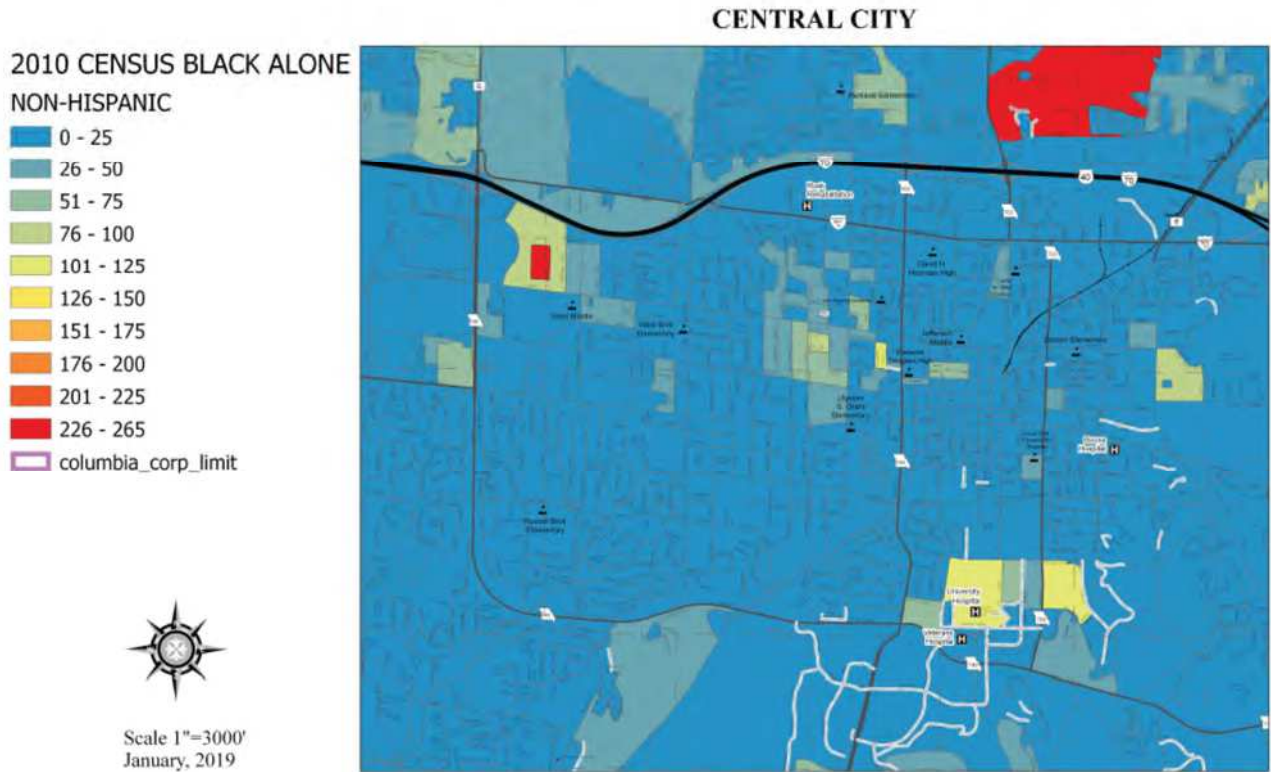
The FHTF reviewed data and maps as it relates to disparities between whites and minority populations and examined racial segregation within Columbia. The City of Columbia still has barriers to fair housing as it relates to segregation and integration, as well changes or migration of specific populations that creates an environment. Fostering more integration and fair housing choice for all populations requires an understanding of the impact of historical policies, as well as current market conditions and forces. The central city area has been traditionally thought to maintain a higher number of African American households, however data shows that concentrations are beginning to be higher in other geographic areas within Columbia.

**Task Force Member Analysis**

- *Four areas only with large African American Population. Most of city not dense.*
- *Low poverty, low African American. (“High, High”)*
- *Not homogenous.*
- *Segregation, schools, grocery stores, transportation*
- *African Americans moving from center to “suburbs”*
- *Why the movement?*
- *North side divide leaps out again.*
- *Less issues at the edge.*
- *Challenge is the need of housing stock combined with ownership.*
- *If we address issues in central city it will impact the city as a whole.*

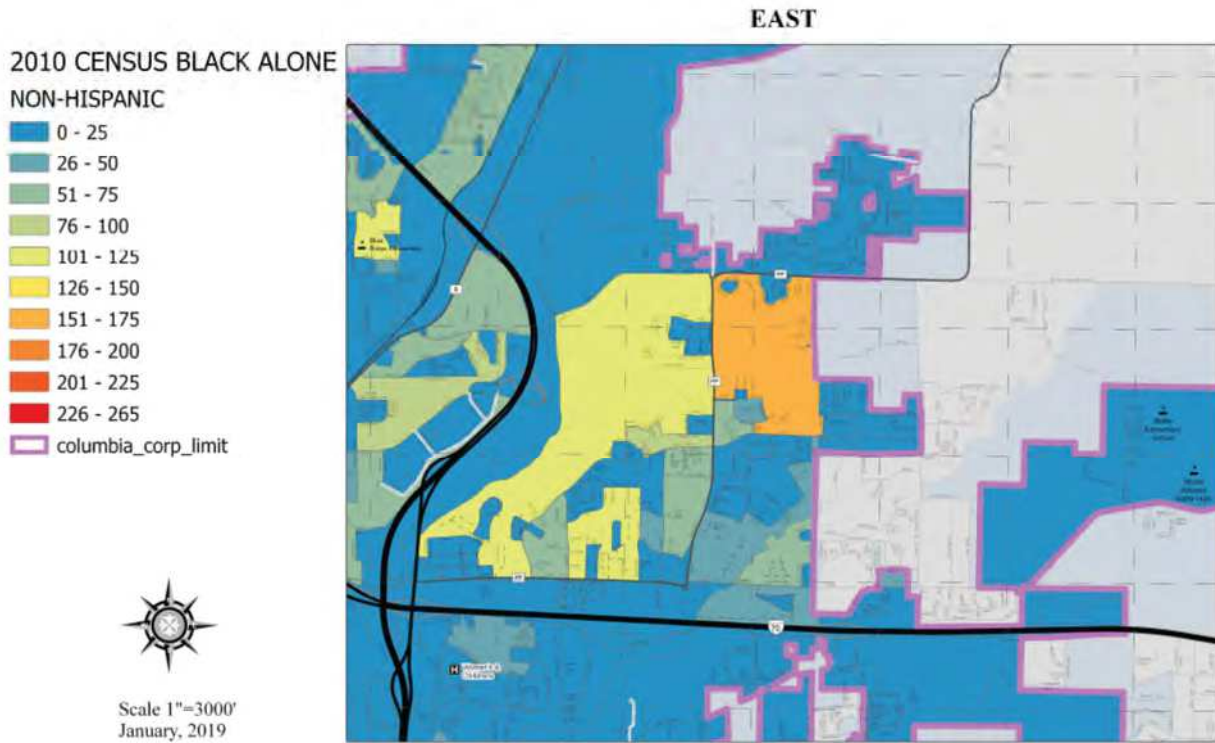
The data reviewed by FHTF Members can be seen on the regional maps as it relates to African American populations by Census Block. A breakdown of this data by region is as follows:

*African Americans by Census Block*  
CITY of COLUMBIA, MISSOURI



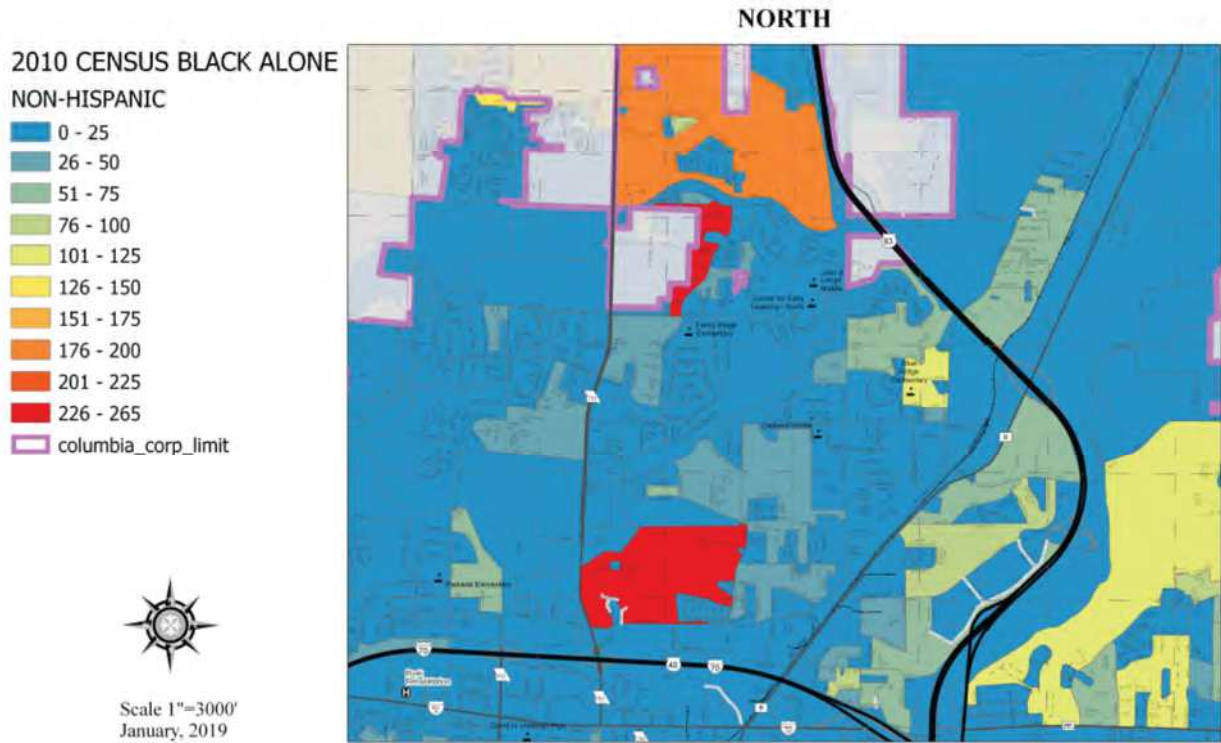
The Central City African Americans by Census Block Map shows an indication of higher populations to the west of down and a significantly higher concentration near Stadium and I-70, as well on and around Elleta Blvd, which maintains the Columbia Housing Authority’s Elleta Blvd Units.

*African Americans by Census Block*  
CITY of COLUMBIA, MISSOURI



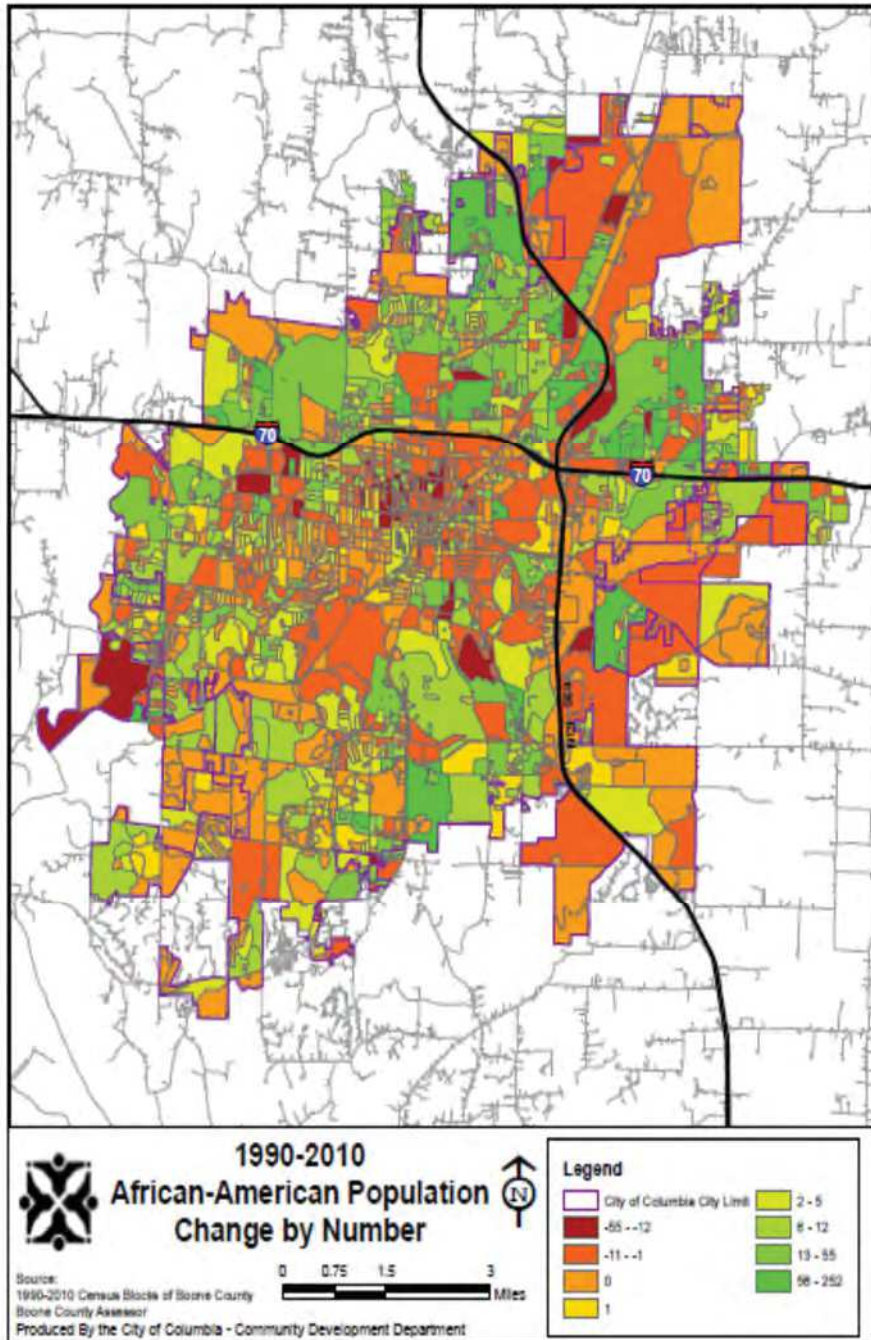
The east region of this map shows a significantly higher concentration of African American populations within the McKee Street area, as well as near the intersection of Ballenger Lane and Rice Road.

*African Americans by Census Block*  
CITY of COLUMBIA, MISSOURI



The north region of Columbia shows a very high concentration of African Americans near the Elleta Blvd area, as well as to the north near Bodie Drive and Native Dancer. Each of the 4 regional maps displaced concentrations of African American populations by Census Block. These maps indicate a low concentration in southwest Columbia and a somewhat higher concentration for the central city area.

Looking at migration data of African American populations from 1990 to 2010 shows a decreasing number of African American persons in the central city area and increasing numbers on the periphery, particularly to the north and northeast. This pattern can be observed on the following map.



In summary, the African Americans by Census Block maps display unique challenges faced by segregated living patterns in Columbia that are also in transition. These unique challenges should be considered in examining strategies to invest and preserve central city neighborhoods, while also fostering more inclusive choices of housing city wide.

## NA-35 Public Housing – 91.205(b)

### Introduction

#### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	687	1,037	1	970	55	0	0

**Table 21 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	9,229	10,449	39,475	10,595	7,115	0	
Average length of stay	0	0	4	4	0	4	0	0	
Average Household size	0	0	1	2	2	2	1	0	
# Homeless at admission	0	0	0	56	0	13	43	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	135	102	1	97	4	0
# of Disabled Families	0	0	282	286	0	250	26	0
# of Families requesting accessibility features	0	0	687	1,037	1	970	55	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	333	388	1	343	38	0	0
Black/African American	0	0	341	639	0	619	15	0	0
Asian	0	0	7	5	0	5	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	3	3	0	2	1	0	0
Pacific Islander	0	0	3	2	0	1	1	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 23 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	14	6	0	6	0	0	0
Not Hispanic	0	0	673	1,031	1	964	55	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)



**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The CHA has 223 families on its affordable housing waiting list. This includes 589 individuals. 123 of these individuals have a disability. There are 44 elderly individuals that might also benefit from an accessible unit. There are 121 families on the waiting list that have at least one person with disabilities in the household. There are 44 families on the waiting list with at least one elderly person in the family. (A family can consist of only one person.) Of the 223 families, 388 (87%) are at or below 30% MFI, 47 (10.5% at or below 50%), 10 (2.2%) at or below 80%, and 1 above 80% MFI.

The Columbia Housing Authority has 917 units of public housing stock which include 597 units converted under the HUD Rental Assistance Demonstration (RAD) program and renovated with low-income housing tax credits. Currently these properties provide housing to 383 persons with disabilities.

The waiting list for the Section 8 Housing Choice Voucher Program includes 931 families. Of these families, 231 persons have a disability and 86 contain an elderly person. Of the families, 798 (85.7%) are at or below 30% MFI, 105 (11.2% at or below 50%), 26 (2.3%) at or below 80%, and 2 above 80% MFI. Finding accessible housing in the private market can be quite challenging as the rental market in Columbia tends to cater to students attending the University of Missouri and other local colleges, therefore precluding the development of new accessible housing targeting persons with disabilities and the elderly. This results in low-income families having to access older rental housing stock that is not ADA compliant.

The paragraphs above describe the needs for accessible housing. Persons with disabilities have a wide variety of other needs in order to remain living independently. These needs include: a stable source of income, access to appropriate medical services, personal care attendants, access to nutritional foods, affordable medications, medication management, accessible transportation, access to the internet, access to cell phone services, and access to socialization activities.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Since these families are housed, the most immediate needs are employment and/or disability benefits (financial stability), meeting nutritional needs (food security), access to medical care, access to affordable child care, and access to reliable transportation. Many residents also struggle with paying utility bills, so energy efficient housing is also a need.

### **How do these needs compare to the housing needs of the population at large**

The needs of CHA residents and voucher holders directly correlate with the economic position of the population at large. The higher level of family income translates to a reduction of these needs. Lower income families and individuals experience the same needs as those families with incomes that are extremely low (> 30% MFI), very low (>50% MFI), and low (>80% MFI). The Columbia Public Housing Authority often experiences a high demand for 1 bedroom and 2 bedroom units that exceeds the availability in Columbia.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

The following populations experience homelessness in Columbia

- Single Adults
- Children and Families
- Veterans
- Chronic
- Youth

### **Single Adults**

Single Adults are the largest group of homeless people in our county. Homelessness among single adults is a result of the lack of affordable, available housing. A temporary financial or life crisis, such as losing a job, the end of a relationship, death of a partner, or health emergency, can result in a loss of housing and homelessness. The experience of homelessness for this population is most often brief and non-recurring.

### **Children and Families**

Families experiencing homelessness are similar to other families that are also poor, but who have a home to live in. Both may struggle with incomes that are far less than they need to pay for housing. Homelessness is often as a result of a lost job or work hours, conflict with family members they are staying with, an unanticipated bill or violence within the home – that leads families to seek help. Homelessness can have a tremendous impact on children – their education, health, sense of safety, and overall development.

## **Veterans**

Like civilians, veterans must navigate the lack of affordable housing and economic hardship that everyone faces but this is in addition to the challenges brought on by multiple and extended deployments. Research indicates that those who served in the late Vietnam and post-Vietnam eras are at the greatest risk of becoming homeless but that veterans from more recent wars and conflicts are also affected. Veterans returning from deployments in Afghanistan and Iraq often face invisible wounds of war, including traumatic brain injury and post-traumatic stress disorder, both of which correlate with homelessness. Since 2009, the number of veterans experiencing homelessness has dropped by 45 percent. This success is due to efforts from VA and federal partners to increase programs and services – which specific interventions for permanent, affordable housing.

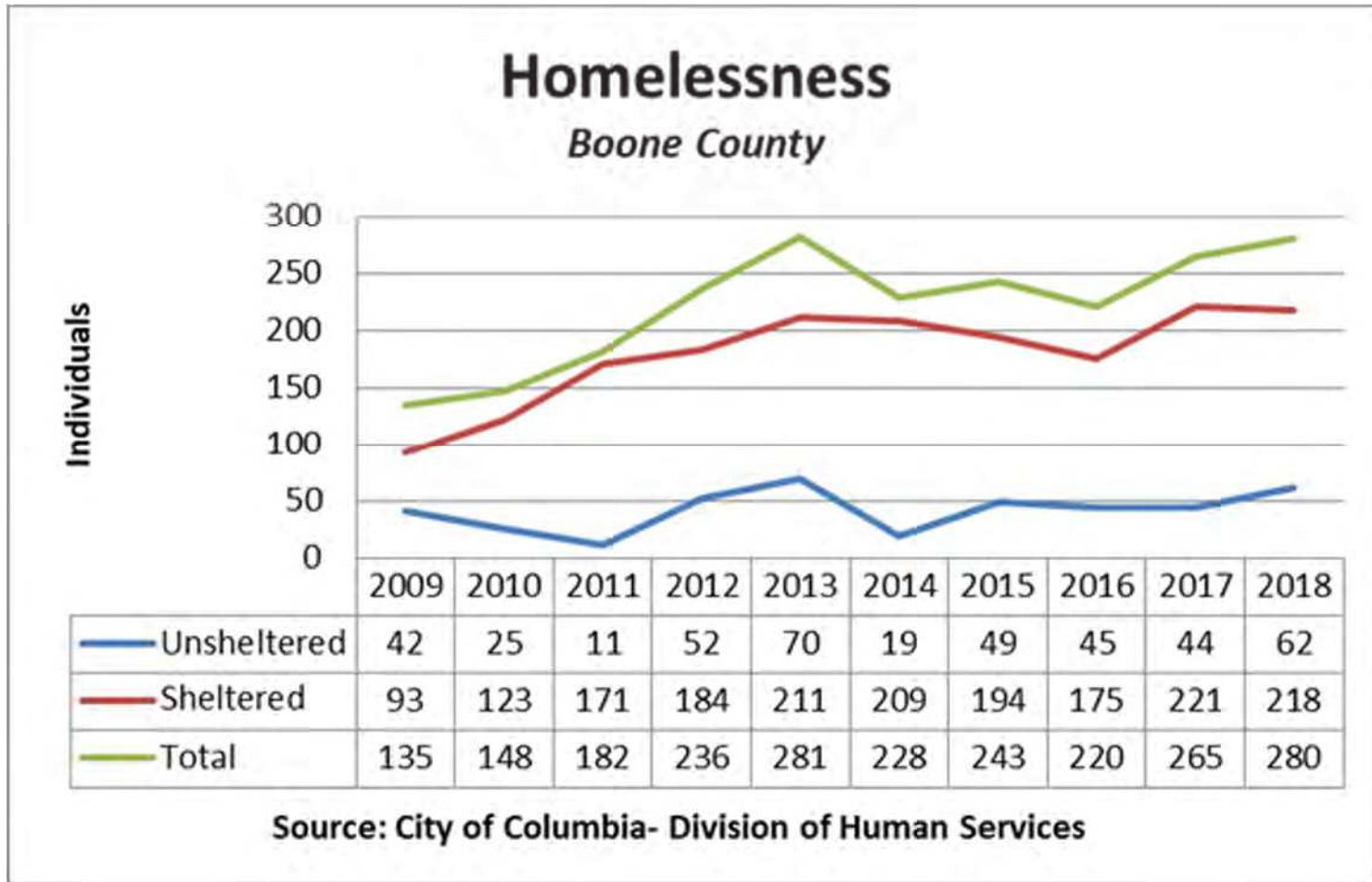
## **Chronic**

People experiencing chronic homelessness typically have complex and long-term health conditions, such as mental illness, substance use disorders, physical disabilities, or other medical conditions. Once they become homeless, it is difficult for them to get back into housing and they can experience long or repeated episodes.

## **Youth**

Youth homelessness is often rooted in family conflict. Other contributing factors include economic circumstances like poverty and housing insecurity, racial disparities, and mental health and substance use disorders. Young people who have had involvement with the child welfare and juvenile justice systems are also more likely to become homeless. Many homeless youth and young adults have experienced significant trauma before and after becoming homeless and are particularly vulnerable, including victims of sexual trafficking and exploitation. Youth who identify as lesbian, gay, bisexual, transgender, and questioning (LGBTQ); pregnant and parenting youth; youth with special needs or disabilities, and youth of color, particularly African-American and Native American youth are also more likely to become homeless.

By end of 2019, there were 288 persons classified as “Literally Homeless”, of which, 207 were classified as “single adults”. Of the 207 single adults, 53 were classified as “single veterans”. This data points to the need of emergency shelter and transitional housing with supportive services for 207 single person households experiencing homelessness, however it is smaller portion of the larger general population of single person households desiring affordable housing. Homeless point in time count for sheltered and unsheltered individuals is as seen below:



The City of Columbia Housing Programs Division, Human Services Division, Boone County Community Services Department and the VA held a Homelessness Public Engagement event at Wilkes Blvd United Methodist Church where the Turning Point program for homeless persons needing day center needs. There were 72 attendees and extra transportation arrangements were made by Housing Programs Division staff to ensure homeless individuals were able to attend the meeting.

The Homelessness Public Engagement meeting has resulted in the inclusion of funding goals for additional rent vouchers and a 24 hour resource facility within the CDBG and HOME budgets for 2020-2024. The meeting also resulted in an additional planning group formed by the Faith Voices Housing Justice team to explore the development of a 24 hour resource center for vulnerable populations and homeless persons. Housing Programs Division staff provided a road map for assessing the feasibility and implementation of a 24 hour resource center for homeless persons and plans to continue to provide staffing support to the newly formed steering committee. A copy of the work plan is included in the appendices.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Describe the characteristics of special needs populations in your community:**

According to 2017 American Community Survey 5-year estimates, the estimated number of persons in Columbia with a disability is 11,322 or 9.6% of the total noninstitutionalized population. As of the 2000 census, the total was 11,144 of non-institutionalized citizens reporting a disability or 14% of the total population. This data suggests that the number of Columbia citizens with a disability is not growing as quickly as the number of Columbia persons estimated to not have a disability.

The data shows that a majority of persons with a disability, or 77.4%, are over the age of 65. Affordable and accessible housing options for people with disabilities include Hanover Gardens and Estates, North Hampton Apartments, Paquin Tower, Oak Tower, Freedom House, Bethel Ridge, Gentry Estates, 4632 Apple Tree Lane and Sinclair Estates. Developments such Southampton Villas, Katy Place and Bedford Walk provide additional opportunities, but are out of the price range and not affordable to many households.

Institutionalized populations include correctional institutions, nursing homes and many more institutions that house persons with a disability. The following map shows the distribution of “institutionalized” populations with a disability according to 2010 census data.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

RAIN-Central Missouri serves persons with HIV/AIDS and their families with housing and supportive services in central Missouri. RAIN serves approximately 130 persons annually within the City of Columbia that are impacted by HIV/AIDS. RAIN maintains the following priority needs for persons with HIV/AIDS

- Transportation and funding for health care needs
- HIV/AIDS prevention and education
- Supportive permanent housing options

RAIN also sold its Stone Street housing units funded through local HOME funding. The City plans to work with RAIN to explore the potential for any additional replacement units through the 2020-2024 Consolidated Plan.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

The Housing Programs Division held a Neighborhood Congress that consisted of 131 attendees from a broad and diverse number of stakeholder groups. City staff provided a brief presentation regarding past expenditures, needs according to data and eligible uses of funds on 4 topics consisting of affordable housing, neighborhood infrastructure and revitalization and economic development. Public facility needs were discussed within the neighborhood infrastructure and revitalization portion of the meeting.

Responses regarding public facilities needs were similar to previous years in that the needs of local non-profit facility renovations were a common theme, as well as improvements to infrastructure in low income neighborhoods including sidewalks, sewer and bus shelters. A 24-hour center for homeless populations was a common themes identified for public facilities, as well as sanitary and storm water sewer improvements in central city neighborhoods.

### **How were these needs determined?**

These needs were determined by educating public forum attendees on past uses of funds, eligible uses of funds and needs data around public facilities in our community. City staff then compiled public input obtained at the Neighborhood Congress event, as well as at the Neighborhood Infrastructure and facilities public forum. This input was then conveyed to the Housing and Community Development Commission where staff and Commission members identified common themes of priority needs.

### **Describe the jurisdiction’s need for Public Improvements:**

Responses regarding public facilities needs were similar to previous years in that improvements to infrastructure in low income neighborhoods including sidewalks, sewer and bus shelters are a high need. Sanitary and storm water sewer improvements in central city neighborhoods were a common theme that were heard at public engagement forums, as well as through conversations and attendance at central city neighborhood association meetings.

### **How were these needs determined?**

These needs were determined by educating public forum attendees on past uses of funds, eligible uses of funds and needs data around public facilities in our community. City staff then compiled public input obtained at the Neighborhood Congress event, as well as at the Neighborhood Infrastructure and facilities public forum. This input was then conveyed to the Housing and Community Development Commission where staff and Commission members identified common themes of priority needs.



**Describe the jurisdiction’s need for Public Services:**

The City of Columbia has a high level of need for Public Services, however the City also allocates annual general revenue to the Human Services Division to procure social services from local providers addressing the causes and conditions of poverty in Columbia. The Housing Programs Division works closely with the Human Services Division to coordinate public service activities. Housing Programs Division staff found that the best role for public service activities funded by CDBG should pertain to “Economic and Workforce Development.”

Public input received at the Neighborhood Congress event, as well as through a presentation to the REDI board lead the Housing and Community Development Commission, along with staff to prioritize the need for vocational training and technical assistance to small businesses.

**How were these needs determined?**

These needs were determined by educating public forum attendees on past uses of funds, eligible uses of funds and needs data around public services as they pertain to economic and workforce development. City staff then compiled public input obtained at the Neighborhood Congress event, as well as at the REDI Board presentation and feedback session. This input was then conveyed to the Housing and Community Development Commission where staff and Commission members identified common themes of priority needs.



# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

**2. Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date

X





# 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

## Violence Against Women Act (VAWA)

CHA Goals and Objectives; Programs and Activities; and Policies

### CHA Goals and Objectives

It is the goal of the CHA to provide for the health and safety of all residents and to act quickly to respond to all acts of violence occurring within our neighborhoods. The CHA has the following goals in responding to domestic violence and violence against women:

- CHA Safety Staff will respond immediately to all reports of domestic violence and immediately notify Police, Public Housing Managers and Resident Services of such acts of violence and request appropriate protections and services.
- CHA Safety Staff, Housing Managers and Resident Services will work with the Police and True North (the local domestic violence shelter) to provide for the immediate safety and protection of any victim of domestic violence, dating violence, sexual assault or stalking and assist them with locating safe shelter, medical services, counseling services, and other health and social services.
- The CHA will act quickly to remove the violent offender/domestic violence perpetrator from CHA property through arrest, trespass warning, or eviction and use all legal methods (including lease bifurcation) to prevent the offender from future acts of violence toward their victim and other public housing residents.
- The CHA considers domestic violence as high priority transfer request and will make every effort to transfer a resident of public housing, Low-Income Housing Tax Credit/Project-Based Voucher (LIHTC/PBV) property, or HOME Program resident who is a confirmed victim of domestic violence as soon as possible to another appropriate housing unit in a safer location.
- The CHA will assist all Section 8 Housing Choice Voucher Program participants and others in CHA-administered tenant-based rental assistance programs who are confirmed victims of domestic violence (and willing to relocate) to move to other appropriate rental housing in a safer location as soon as possible, including utilizing portability vouchers where possible and/or appropriate.

### CHA Programs and Activities

- The CHA currently has a Memorandum of Understanding (MOU) with True North to mutually refer potential clients to each other. CHA utilizes a variety of housing assistance programs to best meet the needs of clients needing housing with supportive services, including Continuum of Care housing vouchers and Project-Based housing vouchers. True North provides supportive services to clients desiring domestic violence therapy and advocacy supports.
- The CHA has an informal referral agreement with True North for intake, assessment and service referral of all residents living in CHA properties (public housing & LIHTC/PBV), HOME Program residents and Section 8 tenants who report being victims of domestic violence, dating violence, sexual assault or stalking, utilizing the 5380 form or other third party documentation.

- CHA Resident Services provides immediate assistance and service referral to all victims of domestic violence, dating violence, sexual assault or stalking by a licensed clinical social worker.

### **CHA Policies**

The CHA has completed a full review and revision of its Public Housing Admissions and Continued Occupancy Policy (ACOP), Public & LIHTC/PBV Housing Leases, and Section 8 Housing Choice Voucher Program Administrative Plan.

**The CHA Admissions and Continued Occupancy Policy (ACOP)** provides for Public Housing residents who are victims of domestic violence, dating violence, sexual assault or stalking to be considered as high priority housing transfer requests based on the conditions listed below.

**Section 8 Housing Choice Voucher Program Administrative Plan** provides that Section 8 tenants and others in CHA administered Tenant-Based and Project-Based rental assistance programs, which are confirmed victims of domestic violence, dating violence, sexual assault or stalking, must also meet the conditions below to be considered as high priority transfer requests for their housing voucher to allow them to secure safer housing.

- The victim of domestic violence, dating violence, sexual assault or stalking may complete a HUD Form 5380 and name their abuser if it is safe to do so and known to the victim. If the victim chooses not to complete the HUD Form 5380, they may submit third party documentation regarding the incident.
- All victims of domestic violence, dating violence, sexual assault or stalking may go to True North for assessment and confirmation by The Women’s Shelter that an act of domestic violence has occurred.

**The CHA Public Housing & LIHTC/PBV Leases** includes the following additional lease provisions to provide for the protection of victims of domestic violence:

The Landlord enforces the Lease in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA), which gives CHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, “in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant.” The Landlord will pursue all such terminations in accordance with the policies outlined in the ACOP, and as prescribed by HUD. The Resident agrees to abide by the VAWA policies.

**The CHA Public Housing Admissions and Continued Occupancy Policy (ACOP) and the CHA Housing Choice Voucher Administrative Plan (Admin)** provide the following VAWA protection:

### **PROHIBITION AGAINST TERMINATING TENANCY OF VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING**

The Violence against Women Reauthorization Act of 2013 (VAWA), provides that “criminal activity directly relating to domestic violence, dating violence, sexual assault or stalking, engaged in by a member of a tenant’s household or any affiliated individual, shall not be cause for termination of the tenancy or occupancy rights, if the tenant or immediate family member of the tenant’s family is the victim or threatened victim of that abuse.” VAWA further provides that incidents of actual or threatened domestic violence, dating violence, or stalking may not be construed either as serious or repeated violations of the lease by the victim of such violence or as good cause for terminating the tenancy or occupancy rights of

the victim of such violence.

VAWA does not limit the PHA's authority to terminate the tenancy of any tenant if the PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property.

Likewise, both programs offer similar VAWA protections. The following excerpt is from the Public Housing ACOP. Mirror language pertinent to the Section 8 Housing Choice Voucher program is found in the Administrative Plan.

### **Victim Documentation**

#### PHA Policy

When a tenant family is facing lease termination because of the actions of a tenant, household member, or affiliated individual and a tenant or immediate family member of the tenant's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, the PHA will require the individual to submit documentation affirming that claim.

The individual may satisfy the PHA's request by providing any one of the following three forms of documentation [24 CFR 5.2007(b)]:

- (1) A completed and signed HUD-approved certification form (HUD-5382, Certification of Domestic Violence, Dating Violence, or Stalking), which must include the name of the perpetrator only if the name of the perpetrator is safe to provide and is known to the victim
- (2) A federal, state, tribal, territorial, or local police report or court record
- (3) Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence, sexual assault or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; or a medical professional. Acceptable documentation also includes a record of an administrative agency, and documentation from a mental health professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

The PHA may not require third-party documentation (forms 2 and 3) in addition to certification (form 1), except as specified below under "Conflicting Documentation," nor may it require certification in addition to third-party documentation [VAWA final rule].

#### PHA Policy

Any request for documentation of domestic violence, dating violence, sexual assault or stalking will specify a deadline of 14 business days following receipt of the request, will describe the three forms of acceptable documentation, will provide explicit instructions on where and to whom the documentation must be submitted, and will state the consequences for failure to submit the documentation or request an extension in writing by the deadline.

The PHA may, in its discretion, extend the deadline for 10 business days. Any extension granted by the PHA will be in writing.

The PHA also reserves the right to waive these victim verification requirements and accept only a self-certification from the victim if the PHA deems the victim's life to be in imminent danger.

Once a victim has completed certification requirements, the PHA will continue to assist the victim and may use bifurcation as a tool to remove a perpetrator from assistance. Owners will be notified of their legal obligation to continue housing the victim, while using lease bifurcation to remove the perpetrator from a unit. The PHA will make all best efforts to work with victims of domestic violence before terminating the victim's assistance.

In extreme circumstances when the PHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's (including the victim's) tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

### **Terminating or Evicting a Perpetrator of Domestic Violence**

Although VAWA provides protection from termination for victims of domestic violence, it does not provide protection for perpetrators. In fact, VAWA gives the PHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." This authority supersedes any local, state, or other federal law to the contrary. However, if the PHA chooses to exercise this authority, it must follow any procedures prescribed by HUD or by applicable local, state, or federal law for eviction, lease termination, or termination of assistance [Pub.L. 109-271].

#### PHA Policy

When the actions of a tenant or other family member result in a determination by the PHA to terminate the family's lease and another family member claims that the actions involve criminal acts of physical violence against family members or others, the PHA will request that the victim submit the above required certification and supporting documentation in accordance with the stated time frame. If the certification and supporting documentation are submitted within the required time frame or any approved extension period, the PHA will either: a) bifurcate the lease in order to evict or terminate the occupancy rights of the perpetrator or b) require that the family provide documentation that the perpetrator is successfully undergoing rehabilitation or treatment. If the family elects the second option, the PHA will require the perpetrator to submit evidence of his or her current participation in counseling or other treatment. The documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation is progressing successfully. The victim and perpetrator must also sign or attest to the documentation. The documentation must be submitted within 10 days of the PHA's request.

If the PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant's tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's lease.

### **CHA Lease Termination Notice and Notice to Vacate**

The CHA Lease Termination Notice and Notice to Vacate includes the following language regarding the protections provided by VAWA:



The CHA enforces the Lease in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA), which gives CHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a Resident or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a Resident or lawful occupant." The CHA will pursue all such terminations in accordance with the policies outlined in the ACOP, and as prescribed by HUD. The Resident will abide by the VAWA policies.

When a Resident family is facing lease termination because of the actions of a Resident, household member, guest, or other person under the Resident's control and a Resident or immediate family member of the Resident's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, sexual assault or stalking, the PHA will require the individual to submit documentation affirming that claim.

The documentation must include two elements:

- A. A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking; and
- B. One of the following:
  1. A police or court record documenting the actual or threatened abuse; or
  2. A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The required certification and supporting documentation must be submitted to the PHA within 14 days after the individual claiming victim status receives a request for such certification.

The Resident understands that this Termination Notice is considered the request for any certification for VAWA purposes and that the 14 days are ended as of (insert date.)

The Resident must request the certification form prior to the 14 day deadline. This 14-day deadline may be extended at the PHA's discretion. If the individual does not provide the required certification and supporting documentation within 14 days, or the approved extension period, the PHA may proceed with assistance termination.

The PHA also reserves the right to waive these victim verification requirements and accept only a self-certification from the victim if the PHA deems the victim's life to be in imminent danger.

Once a victim has completed certification requirements, the PHA will continue to assist the victim and may use bifurcation as a tool to remove a perpetrator from assistance. The PHA will make all best efforts

to work with victims of domestic violence before terminating the victim's assistance.

In extreme circumstances when the PHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's (including the victim's) tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

### **PHA Confidentiality Requirements**

All information provided to the PHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared data base nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

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### RESOLUTION #2883

**A Resolution to Approve the Submission of the PHA Annual Plan, Five-Year Plan, Updates to the CHA's Public Housing Admissions and Continued Occupancy Plan (ACOP), Updates to the CHA's Section 8 Housing Choice Voucher Administrative Plan and PHA Certifications of Compliance Statement For the Fiscal Year Beginning January 1, 2020 and Ending December 31, 2020 to the Department of Housing and Urban Development.**

WHEREAS, the Housing Quality and Work Responsibility Act of 1998 requires each housing authority to submit Public Housing Authority (PHA) Plans to the Department of Housing and Urban Development (HUD) on an annual basis; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, has developed an Annual Plan including for the fiscal year beginning January 1, 2022 and ending December 31, 2022; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, has developed a Five-Year Plan for the fiscal year beginning January 1, 2022 and ending December 31, 2026; and

WHEREAS, public notice regarding the availability of the proposed PHA Annual Plan and Operating Fund for public review has been posted and advertised for the required 45-day public comment period; and

WHEREAS, the Resident Advisory Board of the housing authority has reviewed and provided comments on the PHA Annual Plan and PHA Five-Year Plan and corresponding updates to the Public Housing Admissions and Continued Occupancy Plan (ACOP) and Section 8 Housing Choice Voucher Administrative Plan; and

WHEREAS, public hearings were held on September 22, 2021 and October 13, 2021 to receive comments from residents and the general public; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri certifies that the housing authority is in compliance with the PHA Plan, Five-Year Plan and related regulations; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, does hereby adopt the Resolution approving the submission of the PHA Annual Plan, the PHA Five-Year Plan, Operating Fund Budgets, and PHA Certifications of Compliance Statement for the Fiscal Year beginning January 1, 2022 and ending December 31, 2022 to the Department of Housing and Urban Development, a copy of which is attached hereto and made a part hereof.

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Bob Hutton, Chair

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Randy Cole, Secretary

Adopted October 13, 2021



# Housing Authority of the City of Columbia, Missouri

## Budget Report - Staff Memo

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To: Board of Commissioners

From: Randy Cole

Date: October 13, 2021

RE: LIHTC Budgets for Fiscal Year of January 1, 2022 – December 31, 2022

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### Acronyms in this Report

LIHTC – Low-Income Housing Tax Credit Program

OCAF – Operating Cost Adjustment Factor

HUD – U.S. Department of Housing and Urban Development

PBV – Project-Based Voucher Program

There are several assumptions built into this budget that may change as we receive additional information. For all properties the basic assumptions are as follows:

- A 2% COLA effective January 2022. This does not include grant employees. Grant employee salaries are based on their individual grant award.
- Employee health insurance January 2022 renewal is estimated with a 10% increase.
- Retirement expenses are calculated at 6% of salaries.
- Workers Comp Insurance is based on current rate of 2% of salaries.
- 3% inflation factor for Administrative and Maintenance materials
- 2% increase for maintenance contracts except a 3% increase for extermination services.
- Property Insurance is based on a 2% increase in property replacement values and a 3% increase in rates.
- 2% inflation factor for Utilities.

### Revenue

#### Gross Potential Rent

- Is based on the current rents with a 2% Operating Cost Adjustment Factor (OCAF), effective on each property's annual. The 2022 OCAF will be announced by HUD later this year. A mid-year budget revision will be submitted if the OCAF differs significantly from 2%.

#### Vacancy Losses

- Range from 1% to 2%.

#### Other Income

- Laundry Income is estimated based on the past 12 months income.
- Work Order income is estimated based on historical data.

## **Administrative Expenses**

### **Administrative Staff**

- Two full-time Tax Credit Certification Specialists are shared across the six LIHTC properties.
- Stuart Parker w/Paquin Tower has:  
A Housing Manager II and an Assistant Housing Manager are split 85% to Paquin Tower and 15% to Section 8's PBV program; A second Housing Manager II works at the Stuart Parker family site and is also split between Stuart Parker and the Section 8's PBV program.
- Bear Creek and Patriot Place has:  
A Housing Manager II that is split with Patriot Place. Salary and benefits are split 65% to Bear Creek, 20% to Patriot Place and 15% to Section 8's PBV program
- Oak Towers has:  
A Housing Manager II and an Assistant Housing Manager that are split 85% to Oak Towers and 15% to Section 8's PBV program.
- The two Bryant Walkway projects share one Housing Manager II and one Assistant Housing Manager with AMP 1. They are split 23% to Bryant Walkway, 13% to Bryant Walkway II, 57% to AMP 1 and 7% to Section 8's PBV program.

### **Other Administrative Expenses**

- Management Fees are based on a percentage of each property's tenant revenue, as stated in their respective Management Agreements, as follows:  
  
Stuart Parker, Oak Towers, and the two Bryant Walkway projects – 6%  
Bear Creek – 5% from operations and 1% from net cash flow (if available)  
Patriot Place – 5%
- Staff training includes \$940 to cover the annual certification cost for four employees who must hold LIHTC certifications to perform their duties.

## **Resident Services Expenses**

### **Resident Services Staff:**

- Two full time Resident Services Coordinators - one at Oak Towers and one at Paquin Towers.
- Two part time Resident Services Coordinators that are also funded by the County Healthy Home Connections grant – one will also serve the Stuart Parker residents and the other will serve the residents of the two Bryant Walkway projects. These services are provided via contract agreements with CHA Low-Income Services (CHALIS) staff and the cost is reflected on the Tenant Services line.
- A full time Resident Services Coordinator for the Family units that is shared with the ROSS Grant that serves the AMP 1 public housing residents. She will also serve the Bear Creek residents part time via a contract agreement with CHALIS.

- A part-time employee that works 20 hours per week at the Downtown Food Bank is split between Downtown; the two Bryant Walkway projects; and the family units of Stuart Parker.

**Other Resident Services Expenses:**

- Resident participation funds are budgeted at \$25 per unit.

**Utility Expenses**

- Utility Expenses are based on the past 12 month's expenses times the inflation factors.

**Maintenance Expenses**

**Maintenance Staff:**

- Stuart Parker w/Paquin Tower has four full-time maintenance staff
- Bear Creek and Patriot Place have one maintenance employee that is split 75% to Bear Creek and 25% to Patriot Place
- Oak Towers has two full time maintenance staff and one part-time janitorial employee.
- The two Bryant Walkway properties share one maintenance staff that is split 75% to Bryant Walkway I and 25% to Bryant Walkway II.

**Other Maintenance Expenses**

- Maintenance materials are based on annualized 2021 expenses with a 3% inflation factor.
- Maintenance contracts are based on annualized 2021 expenses with a 2% inflation factor, except for a 3% increase for extermination services which will be rebid this fall.
- Bear Creek – aging heater units need replacement; the Heating and Cooling Maintenance budget includes \$5,000 for replacing a portion of these units.
- Bear Creek – the Misc. Maintenance Contract budget includes \$5,000 for poly jacking to build up slabs to prevent sinking.
- Oak Towers and Paquin Towers Elevator Maintenance Contracts budgets includes funds for additional repair – Oak \$6,000, Paquin \$5,000
- Stuart Parker – Landscape/Grounds contracts line item includes \$1,000 for costs related to upkeep of the resident/community gardens.

**Other Planned Maintenance Projects:**

- Oak Towers – replace stucco veneer, remove carpet and install VCT tile in exercise room, replace several heat pumps, purchase lobby furniture – total estimate \$45,000
- Paquin Tower – replace 3-4 heat pumps, add an expansion tank to the geothermal system, seal and stripe the parking lot – total estimate \$38,000
- Stuart Parker – replace heating and cooling system in the Unity laundry facility – total estimate \$12,000

**Insurance Expenses**

- The Property and Liability insurance are based on a 3% rate increase.

**Other General Expenses**

- Property Taxes are based on 2021's estimated tax assessments with a 3% increase.
- Bad Debt Expense is based on each project's average write-offs over the last 3 years.

**Housing Authority of the City of Columbia, Missouri**  
**Low-Income Housing Tax Credit Budgets**  
**January 1, 2022 - December 31, 2022**  
**FINAL DRAFT 10/13/2021**

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	TOTAL LIHTC
Gross Potential Rent	362,956	222,048	557,744	1,062,264	1,897,548	195,775	4,298,335
Vacancy Loss- Rent	(7,259)	(4,441)	(11,155)	(10,623)	(18,975)	(1,958)	(54,411)
Loss to Lease	(3,630)	(2,220)	(5,577)	(15,934)	(23,719)	(1,958)	(53,038)
Non-Dwelling Rentals			21,540		51,962		73,502
Laundry Income			4,475	19,678	28,828	2,443	55,424
Other Income-Work Orders	2,230	919	13,551	3,969	13,399	1,081	35,149
<b>Total Tenant Revenue</b>	<b>354,297</b>	<b>216,306</b>	<b>580,578</b>	<b>1,059,354</b>	<b>1,949,043</b>	<b>195,383</b>	<b>4,354,961</b>
Other Fees (Fees for Service)	1,739	500	6,138	1,256	3,859	1,000	14,492
<b>Total Fee Revenue</b>	<b>1,739</b>	<b>500</b>	<b>6,138</b>	<b>1,256</b>	<b>3,859</b>	<b>1,000</b>	<b>14,492</b>
Investment income - unrestricted	607	607	931	1,283	5,238	290	8,956
Investment income - restricted	190	117	586	1,051	769	163	2,876
Other Revenue							-
<b>Total Other Revenue</b>	<b>797</b>	<b>724</b>	<b>1,517</b>	<b>2,334</b>	<b>6,007</b>	<b>453</b>	<b>11,832</b>
<b>TOTAL REVENUE</b>	<b>356,832</b>	<b>217,530</b>	<b>588,233</b>	<b>1,062,944</b>	<b>1,958,909</b>	<b>196,836</b>	<b>\$ 4,381,285</b>
Administrative salaries	27,579	17,254	36,414	89,777	150,571	11,378	332,973
FICA/MEDICARE	2,110	1,320	2,786	6,868	11,519	871	25,474
Employee-Health Ins.	6,125	3,852	8,073	19,353	31,492	2,550	71,445
Employee-Retirement	1,655	1,035	2,185	5,387	9,034	683	19,979
Auditing fees	14,400	14,400	10,300	14,400	13,400	8,250	75,150
Management Fees-CHA BA	21,362	13,008	35,203	63,637	117,174	9,819	260,203
Management Fees-Other	8,442	8,442	8,696	8,696	8,957	8,957	52,190
Trustee Fee	-	-	3,300	3,500	4,240	3,180	14,220
Advertising and Marketing	50	50	50	50	100	50	350
Office Supplies	300	200	1,160	2,077	2,370	200	6,307
Telephone	2,151	927	2,262	3,028	6,749	2,633	17,750
Postage	193	177	488	372	561	159	1,950
Computer/IT Expense	2,673	1,350	5,348	10,924	19,098	888	40,281
Memberships & Dues	140	80	140	300	540	60	1,260
Office Furniture	1,500	-	-	-	-	-	1,500
Legal Expense	300	150	300	500	2,069	200	3,519
Staff Training	700	328	534	761	2,002	177	4,502
Sundry, Miscellaneous	637	387	831	1,826	4,170	308	8,159
Professional Services (compliance)	683	143	660	1,095	2,295	255	5,131
<b>Total Operating-Administrative</b>	<b>91,000</b>	<b>63,103</b>	<b>118,730</b>	<b>232,551</b>	<b>386,341</b>	<b>50,618</b>	<b>942,343</b>
Tenant services - salaries	2,201	1,390	-	43,680	55,507	-	102,778
FICA/MEDICARE	169	107	-	3,342	4,247	-	7,865
Employee-Health Ins.	-	-	-	8,738	8,584	-	17,322
Employee-Retirement	132	83	-	2,621	3,330	-	6,166
Computer Labs				2,385	3,323		5,708
Resident Participation Funds	1,350	900	1,900	3,675	7,100		14,925
Tenant Services	11,252	6,787	17,899	11,680	33,872		81,490
<b>Total Tenant Services</b>	<b>15,104</b>	<b>9,267</b>	<b>19,799</b>	<b>76,121</b>	<b>115,963</b>	<b>-</b>	<b>236,254</b>



**Housing Authority of the City of Columbia, Missouri**  
**Low-Income Housing Tax Credit Budgets**  
 January 1, 2022 - December 31, 2022  
 FINAL DRAFT 10/13/2021

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	TOTAL LIHTC
Water	11,611	7,600	21,949	17,990	63,093	2,518	124,761
Sewer	11,077	7,315	18,276	11,693	46,075	1,913	96,349
Electricity	5,643	2,257	9,916	106,035	151,159	11,990	287,000
Gas	2,337	644	2,791	6,615	13,042	4,367	29,796
<b>Total Utilities</b>	<b>30,668</b>	<b>17,816</b>	<b>52,932</b>	<b>142,333</b>	<b>273,369</b>	<b>20,788</b>	<b>537,906</b>

Maintenance - Labor	32,581	10,861	34,424	97,366	156,629	11,475	343,336
FICA/MEDICARE	2,493	831	2,634	7,449	11,983	878	26,268
Employee-Health Ins.	8,694	2,898	8,703	20,092	41,870	2,901	85,158
Employee-Retirement	1,955	652	2,066	5,842	9,398	689	20,602
Maintenance - Materials	7,858	6,121	33,825	31,803	68,847	6,576	155,030
Maint.-Tools & Equipment	150	100	823	631	583	500	2,787
Maint.-Gasoline	596	232	346	126	741	75	2,116
Maint. - Misc Contracts	4,152	1,506	11,084	8,682	17,163	3,904	46,491
Maint.-Trash Removal Contracts	12,608	7,949	16,583	26,730	43,937	4,728	112,535
Maint.-Heating & Cooling Contracts	1,000	500	5,352	1,835	3,990	1,000	13,677
Maint.-Snow Removal Contracts						1,000	1,000
Maint.-Elevator Maintenance Contracts				16,536	14,249		30,785
Maint.-Landscape/Grounds Contracts	5,814	3,672	5,406	2,295	14,777	1,377	33,341
Maint.- Electrical Contracts	150	100	250	991	1,000	100	2,591
Maint.- Plumbing Contracts	150	200	3,153	749	500	100	4,852
Maint.- Extermination Contracts	6,143	3,325	9,301	31,852	18,429	906	69,956
Maint.-Vehicles & Equipment	3,750	1,182	1,667	2,441	10,178	199	19,417
<b>Total Maintenance</b>	<b>88,094</b>	<b>40,129</b>	<b>135,617</b>	<b>255,420</b>	<b>414,274</b>	<b>36,408</b>	<b>969,942</b>

Protective services - Labor						5,802	5,802
FICA/MEDICARE						444	444
Employee-Health Ins.						979	979
Employee-Retirement						349	349
Protective services supplies						100	100
<b>Total Protective Services</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,674</b>	<b>7,674</b>

Property Insurance	30,953	20,295	50,661	32,244	65,356	10,286	209,795
Workmen's Compensation	1,248	591	1,417	4,617	7,255	574	15,702
All other Insurance	513	185	922	818	1,645	180	4,263
<b>Total Insurance Premiums</b>	<b>32,714</b>	<b>21,071</b>	<b>53,000</b>	<b>37,679</b>	<b>74,256</b>	<b>11,040</b>	<b>229,760</b>

**Housing Authority of the City of Columbia, Missouri**  
**Low-Income Housing Tax Credit Budgets**  
**January 1, 2022 - December 31, 2022**  
**FINAL DRAFT 10/13/2021**

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	TOTAL LIHTC
Amortized Loan Cost	626	525	15,642	10,171	11,404	6,323	44,691
Taxes	20,708	14,212	23,557	31,027	62,053	7,871	159,428
Bad debt - tenant rents	1,523	865	3,605	3,535	23,914	1,833	35,275
Interest Expense payable from cash flow		32,108	80,981	110,583	251,598		475,270
Interest Expense-Mortgage	7,758	-	41,842	68,406	198,413	8,723	325,142
<b>Total Other General Expenses</b>	<b>30,615</b>	<b>47,710</b>	<b>165,627</b>	<b>223,722</b>	<b>547,382</b>	<b>24,750</b>	<b>1,039,805</b>
<b>Total Operating Expenses</b>	<b>288,195</b>	<b>199,096</b>	<b>545,705</b>	<b>967,826</b>	<b>1,811,585</b>	<b>151,279</b>	<b>\$ 3,963,685</b>
<b>Excess Revenue Over Operating Expenditures</b>	<b>68,637</b>	<b>18,434</b>	<b>42,528</b>	<b>95,119</b>	<b>147,324</b>	<b>45,557</b>	<b>\$ 417,600</b>
Amortization of Tax Credit Fees	5,691	2,724	4,323	8,645	15,888	1,845	39,116
Depreciation expense	297,743	161,504	225,293	487,090	787,838	123,324	2,082,792
<b>Total Other</b>	<b>303,434</b>	<b>164,228</b>	<b>229,616</b>	<b>495,735</b>	<b>803,726</b>	<b>125,169</b>	<b>2,121,908</b>
<b>Excess (Deficiency) of Revenue Over (Under) Expenditures</b>	<b>(234,797)</b>	<b>(145,794)</b>	<b>(187,088)</b>	<b>(400,616)</b>	<b>(656,402)</b>	<b>(79,612)</b>	<b>\$(1,704,308)</b>
Principal Payments	(5,298)	-	(38,393)	(59,014)	(70,000)	(11,008)	(183,713)
Replacement Reserve Deposits	(24,195)	(16,232)	(37,780)	(67,495)	(96,613)	(8,890)	(251,205)
Replacement Reserve Withdrawals	-		10,000	45,000	50,000		105,000
Operating Reserves Deposits			10,000				10,000
Operating Reserves Withdrawals							-
<b>Total other financing sources (uses)</b>	<b>(24,195)</b>	<b>(16,232)</b>	<b>(17,780)</b>	<b>(22,495)</b>	<b>(46,613)</b>	<b>(8,890)</b>	<b>(136,205)</b>
Land Purchases							-
Dwelling Building Enhancements	-			45,000	50,000		95,000
Non-Dwelling Building Enhancements							-
Furniture & Equip.-Dwelling							-
Furniture & Equipment-Non-Dwelling							-
Furniture & Equipment-Administrative Purchases							-
504 Enhancements, Dwelling							-
Infrastructure Purchases							-
Vehicles & Maint. Equipment							-
<b>Total Fixed Asset Additions</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>45,000</b>	<b>50,000</b>	<b>-</b>	<b>\$ 95,000</b>
<b>Cash Flow After Debt Service</b>	<b>34,079</b>	<b>3</b>	<b>974</b>	<b>(17,719)</b>	<b>(19,533)</b>	<b>33,317</b>	<b>31,122</b>
<b>Security Services to be paid from cash flow</b>							
Salaries	12,798	8,190	17,405	33,786	65,182		137,361
FICA/MEDICARE	980	627	1,332	2,585	4,987		10,511
Employee-Health Ins.	2,158	1,382	2,935	5,697	10,991		23,163
Employee-Retirement	768	492	1,045	2,028	3,911		8,244
W/C	256	164	349	676	1,304		2,749
Protective services supplies	108	72	152	294	568		1,194
<b>Security Services paid from cash flow</b>	<b>17,068</b>	<b>10,927</b>	<b>23,218</b>	<b>45,066</b>	<b>86,943</b>		<b>183,222</b>
Projected Interest Expense payable from cash flow	-	21,184	58,737	47,797	145,122		272,841



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

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### RESOLUTION #2884

**A Resolution to Approve the Submission of the FY 2022 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; and Bryant Walkway II Housing Development Group, LP.**

WHEREAS, The Columbia Housing Authority (CHA) is the management agent for the following low-income housing tax credit properties: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; and Bryant Walkway II Housing Development Group, LP.; and

WHEREAS, As the Management Agent, the CHA is responsible for developing and submitting the annual budgets for these properties to the Missouri Housing Development Commission and the federal and state tax credit investors; and

WHEREAS, The Board of Commissioners of the Columbia Housing Authority is also the Board of Directors of the Columbia Community Housing Trust, which is the sole member of the General Partnership of each of the Limited Partnerships whose budgets are being approved; and

WHEREAS, A number of budget assumptions have been presented to the CHA Board which include the annual Cost of Living Adjustment, employee health insurance costs, retirement expenses, insurance costs, and inflations factors.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution #2835 approving the submission of the FY 2022 budgets for the following limited partnerships of the low-income housing tax credit properties managed by the Columbia Housing Authority: the Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; and Bryant Walkway II Housing Development Group, LP as attached hereto and made a part hereof.

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Bob Hutton, Chair

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Randall Cole, Secretary

Adopted October 13, 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: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 13, 2021

Re: 10/4/21 City Council Work Session Overview-CHA Role for Homeless and Housing Insecure Populations.

## Executive Summary

This report provides a summary of the October 4, 2021 City of Columbia City Council Work Session regarding the use of American Reinvestment Plan Act (ARPA) funding.

## Discussion

The CHA CEO attended the Columbia City Council Work Session held on October 4, 2021. The discussion primarily focused on the use of ARPA funding and the process to determine an allocation plan. The City of Columbia has received approximately \$10 in ARPA funding that can be expended on a variety of uses to assist those most effected by the COVID-19 Pandemic and will receive approximately \$12 million additional in late spring of 2022.

A significant portion of the discussion involved utilizing ARPA funds to address homelessness and housing insecurity. Much of the discussion involved allocating funds for the construction or purchase of a congregant shelter facility for 50-60 chronically or “literally” homeless individuals and did not include a significant emphasis on preserving or creating additional affordable housing. CHA currently has over 600 individuals on its waitlist seeking housing, that are currently living in undesirable housing situations such as doubled up with family members or friends, living in a hotel, living out of their car, or other undesirable housing situation. The CHA Board and staff need to develop strategies to ensure our participant’s needs for housing is better understood.

This memo is to prompt a discussing among CHA staff and Board Members on aligning messages and strategies regarding CHA’s significant role in addressing homelessness and housing insecurity. The CEO will bring additional draft talking points to the October 13, 2021 meeting.

## Suggested Commission Action

Review and consider the report.



**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: October 13, 2021

Re: CHA Strategic Planning and Logo Update.

## Executive Summary

This report provides a summary of CHA Strategic Planning efforts and updating the CHA logo.

## Discussion

The CHA's Strategic Planning process identified the need for additional branding and awareness of CHA. This need was identified through CHA's external and internal SWOT analysis exercises. The CHA Board of Commissioners indicated general agreement and support to formulate a process to update CHA's logo. CHA staff have identified Columbia Marketing Group to assist with this effort in updating the logo and providing templates for brochures and marketing materials to ensure consistent format and messaging throughout the organization.

The CHA Board of Commissioners also indicated a desire to explore renaming CHA, therefore staff will provide 2 different options for CHA Commissioner consideration including an update to the CHA logo or updated and new naming options. The CHA CEO has identified a team of 6 CHA staff members to assist and ensure buy-in across departments. The CEO intends to provide on-going updates to each CHA Board of Commissioners and will conform to any additional avenues of desired input or involvement by the Commission.

## Suggested Commission Action

Review and consider the report. Identify any additional ongoing board engagement desired.



**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: Modernization  
To: CHA Board of Commissioners  
From: CEO & Staff  
CHA Board of Commissioners Meeting Date: October 13, 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 –Wallpaper Installation, Chair Railing, Window Trim, Interior Doors & Hardware Installation has been completed. New Desk and Chairs completed October 8. Interior Work 98% completed. Working on Interior Punch List.

- Parking Lot and Sidewalk work start September 22
- Working on getting a Temporary Occupancy Permit around October 15<sup>th</sup>
- Strip, Seal and Waxing Floors scheduled for October 11
- 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

Construction – Base Bid	\$721,400
Construction – Alternate Bid (S. Sidewalk & Steps)	\$7,300
Construction – (5) Change Orders	\$13,080
Architect	\$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
<b>Total Project Cost</b>	<b>\$981,659</b>

**Change Orders**

CO#1 - \$2,128 Change Window Contractor \$2,128

CO#2 - \$1,764.67 Framing, Light SW Relocation, Conf Room Power & Carpet Room #47

CO#3 - \$3,897.34 Paint all existing door frames new color & after hours

CO#4 - \$789.81 Modify Light Switches & Replace Existing Cove Base (owner supplied base)

CO#5 - \$4,500 Wood Cost Increased 34% from Mid-City Lumber

**Total CO's - \$13,080**

**Available Sources**

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





Suggested Commission Action

Review and consider the report.





**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: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 13, 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 September.

## Discussion

In September, 11 families moved in and 13 families moved out. Occupancy for September averaged 95.26% which is down from August's average of 96.23%. There were 31 vacant units as of September 30 and of those 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. 11 requests for vouchers and 21 intents to vacate were submitted by participants. 6 terminations were issued for reasons other than non-payment. Uncollected rents for September decreased slightly from August totals. Overall, the properties are doing well.

## Suggested Commission Action

Review and consider the monthly report.



## Property Management Report for September 2021

Property	Total units	Occupancy % for September	Current Occupancy (10/4/21)	YTD Occupancy % Jan -Sept	#Vacant units under 0-60 days	#Vacant units over 61 days	Request for voucher	Move-ins Sept.	Move-outs Sept.	Unit restores Sept.	Avg. cost per restore	Billed to tenant at move out	Total work orders	Total \$ Amount billed
Amp 1 - PH	120	96.24%	97.50%	88.49%	0	3	N/A	2	0	1	not done, cost unknown	\$6.20	46	\$0.00
Bear Creek	76	97.10%	97.36%	96.34%	1	1	8	1	0	0	N/A	\$0.00	16	\$71.20
Oak Tower	147	96.46%	95.91%	97.68%	5	0	1	2	4	2	\$768.00	\$0.00	54	\$15.00
Paquin Tower	200	93.83%	93.00%	96.60%	12	2	0	3	5	2	\$1,139.00	\$916.59	63	\$2,042.80
Stuart Parker	84	98.81%	98.81%	96.03%	1	0	1	0	0	0	N/A	\$0.00	21	\$0.00
BWW	54	96.29%	94.44%	92.36%	3	0	1	2	1	1	\$1,124.50	\$31.00	8	\$31.00
BWWII	36	92.22%	97.22%	97.40%	1	0	0	0	0	0	N/A	\$16.00	8	\$16.00
Patriot Place	25	91.20%	88.00%	97.00%	2	0	N/A	1	3	3	\$312.00	\$0.00	9	\$0.00

Property	Total units	TARS uncollected for Sept	delinquent 31-60	delinquent 61-90	delinquent 90+	# rpymnt agrmnts	rpymnt in default	# Accts. deposit due Sept	total Security deposit due Sept	# Accts. with deposit due Aug	Total security deposit due Aug	# Non-pymnt termination issued	# other termination issued	# Intent to vacate
Amp 1 - PH	120	\$984.50	\$388.00	\$269.19	\$1,014.42	4	0	29	\$11,360.97	26	\$10,557.97	7	2	1
Bear Creek	76	\$426.64	\$1,962.05	\$577.88	\$533.61	0	0	15	\$3,238.51	15	\$3,297.51	2	1	11
Oak Tower	147	\$4,090.55	\$235.00	\$0.00	\$515.25	3	1	16	\$4,687.96	16	\$4,607.64	0	0	5
Paquin Tower	200	\$2,236.39	\$1,279.00	\$537.56	\$2,120.88	4	1	23	\$4,704.72	23	\$4,989.72	0	3	2
Stuart Parker	84	\$3,419.78	\$325.79	\$5.39	\$5,680.52	1	0	15	\$2,742.80	16	\$3,543.80	0	0	0
BWW	54	\$3,312.13	\$532.00	\$1,159.00	\$0.00	0	0	11	\$2,745.50	10	\$2,200.50	7	0	2
BWWII	36	\$991.06	\$398.00	\$0.00	\$239.00	2	0	1	\$157.00	1	\$157.00	4	0	0
Patriot Place	25	\$338.72	\$61.00	\$0.00	\$0.00	0	0	N/A	N/A	N/A	N/A	0	0	0



**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
<b>Month of January 2021</b>									
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
<b>MONTHLY TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>
<b>Month of February 2021</b>									
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
<b>MONTHLY TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>3</b>
<b>Month of March 2021</b>									
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
<b>MONTHLY TOTAL</b>	<b>22</b>	<b>6</b>	<b>1</b>	<b>4</b>	<b>33</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>25</b>
<b>Month of April 2021</b>									
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
<b>MONTHLY TOTAL</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>4</b>
<b>Month of May 2021</b>									
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
<b>MONTHLY TOTAL</b>	<b>8</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>11</b>	<b>7</b>	<b>2</b>	<b>0</b>	<b>4</b>
<b>Month of June 2021</b>									
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
<b>MONTHLY TOTAL</b>	<b>10</b>	<b>6</b>	<b>0</b>	<b>1</b>	<b>17</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>12</b>
<b>Month of July 2021</b>									
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
<b>MONTHLY TOTAL</b>	<b>1</b>	<b>6</b>	<b>0</b>	<b>11</b>	<b>18</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>15</b>
<b>Month of August 2021</b>									
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
<b>MONTHLY TOTAL</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>3</b>
<b>Month of September 2021</b>									
Downtown - AMP 1	7	0	2	0	9	0	1	0	9
Oak Tower	0	0	0	0	0	0	0	0	0
Bear Creek	0	1	0	1	2	0	0	0	1
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	1	1	0	2	1	0	0	2
Stuart Parker - Paquin Tower	0	2	0	0	2	0	2	0	2
Bryant Walkway	7	0	0	0	7	0	0	0	7
Bryant Walkway II	3	0	0	0	3	0	0	0	3
<b>MONTHLY TOTAL</b>	<b>16</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>24</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>23</b>



**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: HCV Programs  
To: CHA Board of Commissioners  
From: CEO & Staff  
CHA Board of Commissioners Meeting Date: October 13, 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 lease ups; however, is making good progress to make up for deficits experienced over the last 18 to 24 months. Over the last five months, we have increased from 14 to 38 to 63 to 72 to 92 "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 46 households receiving COC program assistance, and our target is 73. We just received another 10 additional referrals from the Functional Zero Task Force (FZTF) in our efforts of reaching this target. The CEO has attended the last few FZTF 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 18 vouchers leased and two 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 September 30, we have 122 households receiving VASH program assistance - 99 HCV + 23 PBV (Patriot Place).

## **Tenant-Based Rental Assistance (TBRA) Program**

CHA currently has 15 participants on this program and our target is 21. The "Target Number of Vouchers" can be a little deceiving due to the factors in the "target" calculation: (1) remaining funding available (2) remaining number of months, and (3) the current month's HAP payment, but the current month's HAP payment is not consistent as the amount of security deposits and adjustments paid fluctuates from month to month.

As this funding is through December 31, 2022, we still have 16 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

September 30, 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	\$ 589,630	(98,567)	1,065	1,212	5,359	1,268	(203)	(733)	3	14	88%	86%	88%	89%	6	0.6%	6	0.6%
Jun-21	\$ 4,915,942	\$ 702,277	\$ 188.52	\$ 556	\$ 590,912	(111,365)	1,062	1,212	6,421	1,296	(234)	(966)	10	38	88%	84%	88%	88%	11	1.0%	7	0.7%
Jul-21	\$ 4,325,030	\$ 720,838	\$ 187.04	\$ 562	\$ 595,648	(125,190)	1,060	1,212	7,481	1,327	(267)	(1,233)	7	63	87%	83%	88%	88%	4	0.4%	7	0.6%
Aug-21	\$ 3,729,381	\$ 745,876	\$ 184.72	\$ 564	\$ 588,498	(157,379)	1,043	1,212	8,524	1,392	(349)	(1,582)	14	72	86%	79%	88%	86%	11	1.1%	7	0.7%
Sep-21	\$ 3,140,884	\$ 785,221	\$ 188.62	\$ 559	\$ 581,061	(204,160)	1,040	1,212	9,564	1,527	(487)	(2,069)	11	92	86%	74%	88%	85%	10	1.0%	8	0.7%

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

**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

September 30, 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	\$ 347	\$ 207,248	24,739	579	597	4,600	597	(18)	(176)	11	-	97.0%	113.6%	96.3%	105.7%	14	2.4%	8	1.4%
Sep-21	\$ 705,295	\$ 176,324	\$ 199.25	\$ 326	\$ 194,674	18,350	578	597	5,178	597	(19)	(195)	8	-	96.8%	110.4%	96.4%	106.3%	4	0.7%	8	1.3%

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

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

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

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

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

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

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

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

**Total vouchers available** = 1132

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

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

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

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

**Homeownership:** Current number of homeownership vouchers

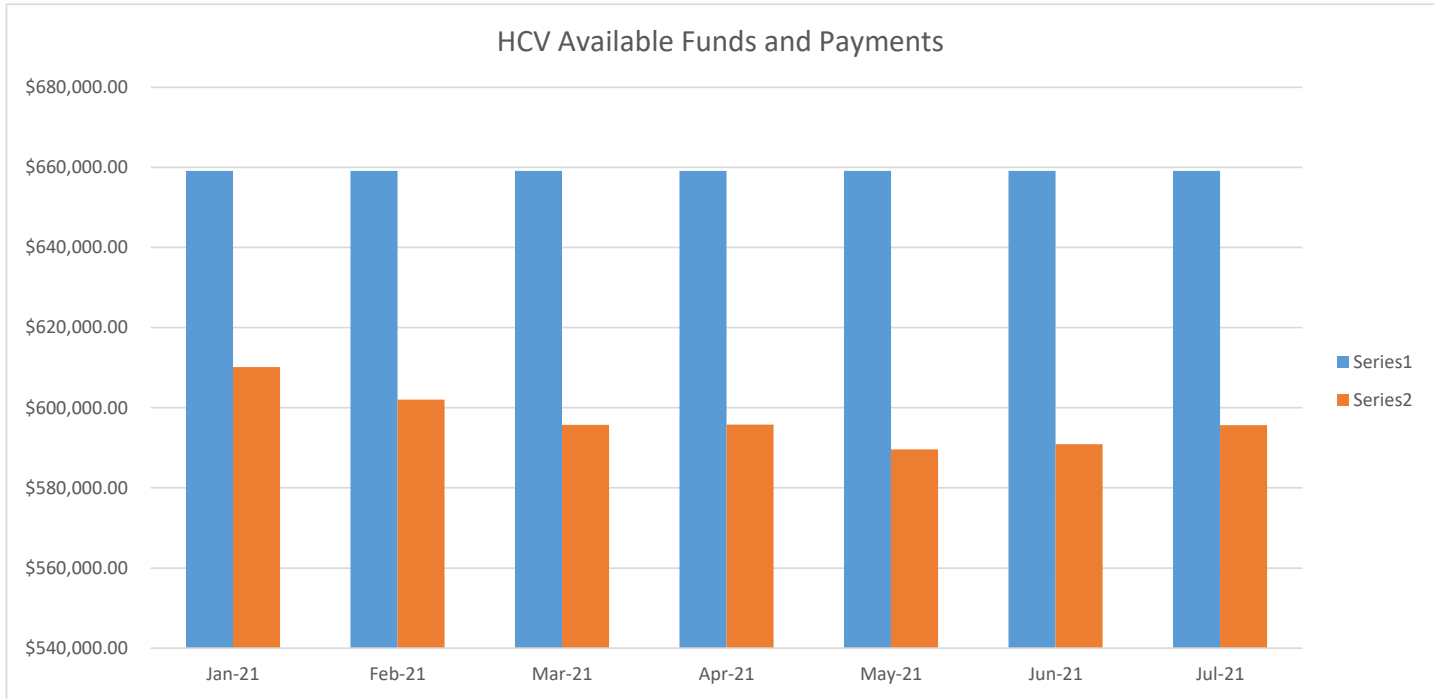
**Family Self Sufficiency Participants (FSS):** Current number of participants involved in the Section 8 Family Self Sufficiency Program.





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

**September 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](http://www.ColumbiaHA.com)

Department Source: Human Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 13, 2021

Re: Monthly Human Services Report

## Executive Summary

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

## Discussion

During the Month of September, the Human Services Department provided a total of 11,755 units of service to 1,689 CHA Programs Participants. Including the distribution of 8,663 pounds of food through the Annie Fisher Food Pantry and Bear Creek Share Shelf.

Family Self Sufficiency Coordinators are continuing updating documentation and completing files, building rapport with current participants, and enrolling new participants. 3 new households, within the Affordable Housing Program, have been enrolled. 1 Graduate from the HCV Program have finished their goals and will receive their escrow earnings of \$4,329.62

Human Services Staff is in the process of sending out semi-annual surveys to all participating households to gain feedback on programming.

## Suggested Commission Action

Read and review Monthly Report.

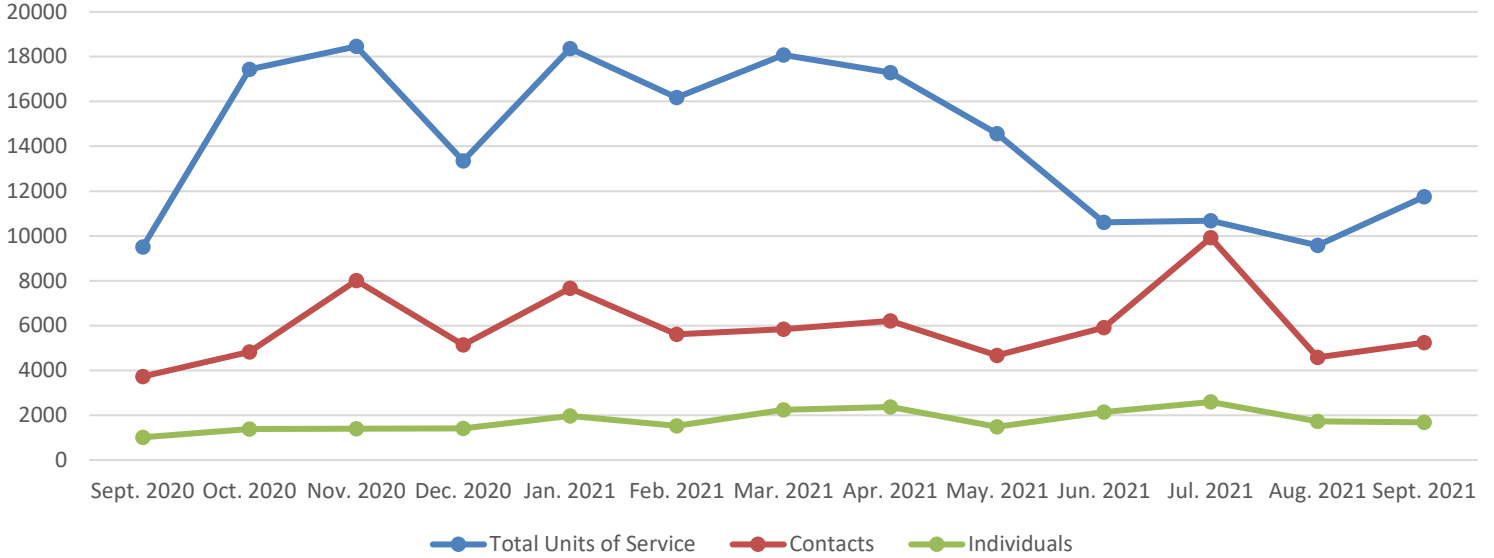


**Columbia**  
Housing Authority

# Housing Authority of the City of Columbia, Missouri

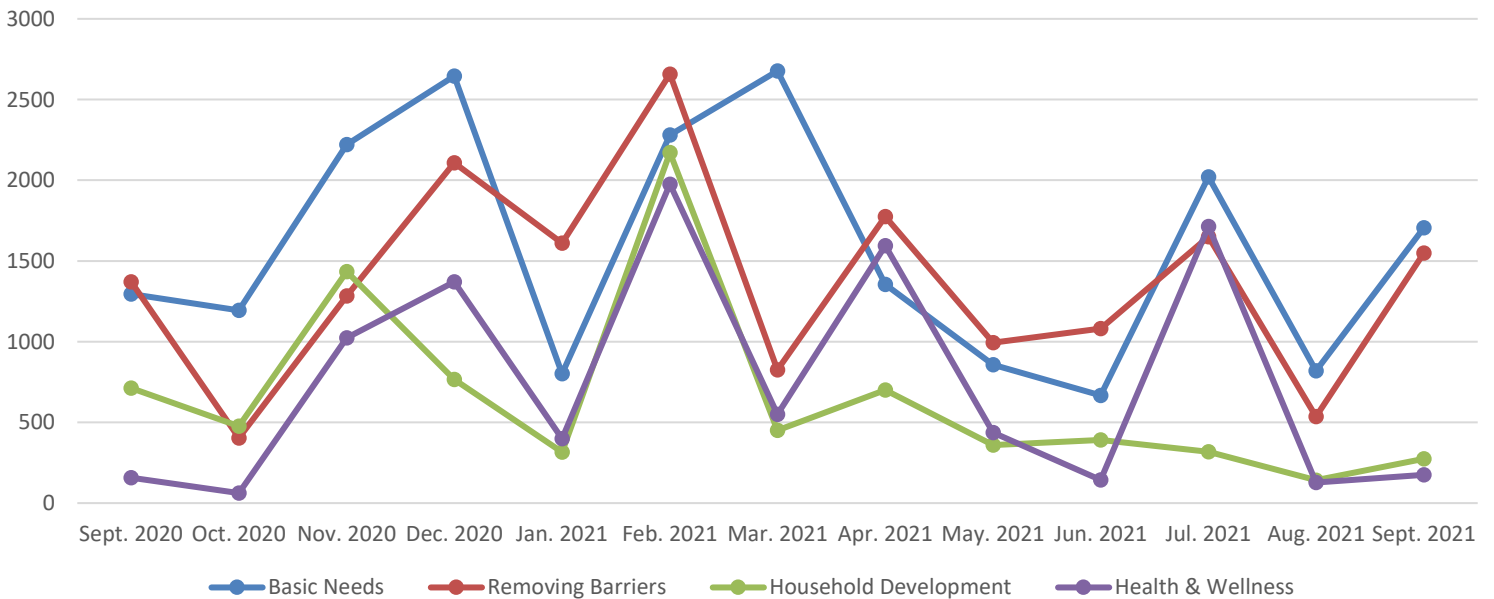
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## Human Services Department Monthly Data



	Sept. 2020	Oct. 2020	Nov. 2020	Dec. 2020	Jan. 2021	Feb. 2021	Mar. 2021	Apr. 2021	May. 2021	Jun. 2021	Jul. 2021	Aug. 2021	Sept. 2021
Total Units of Service	9509	17435	18457	13357	18357	16178	18082	17295	14559	10603	10686	9585	11755
Contacts	3729	4827	8016	5134	7673	5609	5843	6207	4671	5912	9920	4585	5234
Individuals	1016	1387	1400	1420	1964	1533	2245	2368	1483	2137	2592	1728	1689

## Human Services Department Monthly Categorized Units of Service



	Sept. 2020	Oct. 2020	Nov. 2020	Dec. 2020	Jan. 2021	Feb. 2021	Mar. 2021	Apr. 2021	May. 2021	Jun. 2021	Jul. 2021	Aug. 2021	Sept. 2021
Basic Needs	1296	1194	2222	2646	801	2280	2677	1355	857	667	2021	820	1705
Removing Barriers	1371	404	1283	2108	1611	2658	826	1774	994	1082	1650	536	1548
Household Development	713	476	1434	765	316	2171	451	700	360	391	317	142	275
Health & Wellness	157	62	1023	1371	400	1976	550	1594	436	143	1713	128	175

\*2020 was in the height of COVID 19 Pandemic-uos are reflective of the response from Human Services team.\*





**Columbia**

**Housing Authority**

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Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: October 13, 2021

Re: September 2021 Safety Report

## Executive Summary

This report provides a brief overview of Safety Department Activity

## Discussion

### **Summary Report by event for Columbia Housing Authority Safety Department from 9-8-2021 thru 10-8-2021**

#### **ALARM**

Total: 2

#### **ARREST NON-RESIDENT/CONTROLLED SUBSTANCE**

Total: 1

#### **ASSAULT THIRD DEGREE**

Total: 1

#### **ASSIST RESIDENT/MEDICAL**

Total: 1

#### **CHECK WELFARE**

Total: 8

#### **DISTURBANCE PEACE MUSIC/TELEVISION**

Total: 1

#### **DISTURBANCE PERSONS**

Total: 6

#### **FIRE**

Total: 1

#### **HARASSMENT**

Total: 2

#### **INFORMATION REPORT**

Total: 8



**Columbia**

**Housing Authority**

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**LEASE VIOLATION**

Total: 3

**LOCK OUT**

Total: 6

**MAINTENANCE PROBLEM**

Total: 1

**MISCELLANEOUS/OTHER**

Total: 1

**PROPERTY DAMAGE**

Total: 2

**SUSPICIOUS ACTIVITY**

Total: 1

**TICKET VEHICLE/CHA**

Total: 5

**TRESPASS PERSON INVESTIGATION**

Total: 2

**TRESPASS PERSON WARNING ISSUED**

Total: 14

**TRESPASS PERSON/ARREST**

Total: 2

**Columbia Housing Authority Safety Department calls per location from 9-8-2021 thru 10-8-2021**

**Bear Creak**

Total 5

**Bryant Walk**

Total 3

**Downtown**

Total 12

**Oak Towers**

Total 9



**Columbia**

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**Patriot Place**

**Total 2**

**Paquin Towers**

**Total 38**

**Stewart Parker**

**Total 3**

## **Neighborhood Events:**

Safety Department personal attended the following events:

Brunch on us at Anne Fisher Pantry 616 Park Ave on 9-16-2021, attended by S.O. Thomason

Bear Creek Brunch on 9-23-2021, attended by S.O. Forck

## **Safety Department New Resident Move in meetings**

4 new residents move in meetings by S.O. Forck

Suggested Commission Action

Review and consider Report



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Mary Harvey, Director of Finance

CHA Board of Commissioners Meeting Date: October 13, 2021

Re: August 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% (\$28,168) under budget and \$47,034 higher than last year to date.

To avoid an equity transfer between the programs when the building addition is capitalized Administrative Salaries and benefit expenses have been moved to the CARES Act grant.

HUD PHA Operating Grants – HAP (Housing Assistance Payments) are 7% (\$471,723) under budget and \$656,069 higher than last year to date.

Total Housing Assistance Payments are 8% (\$522,940) under budget and \$381,644 higher than last year to date.

### **AMP 1-Downtown**

Total Tenant Revenue is 23% (\$36,827) higher than budget and \$1,808 higher than last year to date. The average tenant rent has increased from \$218.87 for January 2021 to \$239.65 for August 2021.

HUD's PHA Operating grant disbursements are 43% (\$88,727) higher than budget and \$64,539 higher than last year to date.

Total Revenue is 34% (\$134,245) higher than budget and \$47,539 higher than last year to date.

Administrative expenses are 4% (\$5,004) over budget and \$27,340 higher than last year to date.



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Total Utilities are 16% (\$8,770) over budget and \$8,392 higher than last year to date. Due to the colder than normal winter, Gas is \$2,913 over budget and \$4,348 higher than last year to date.

Total Maintenance expenses are 14% (\$32,516) over budget and \$18,698 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 7% (\$33,587) over budget and \$24,901 higher than last year to date.

AMP 1 has a year to date net loss of \$3,515 before depreciation and debt services payments, but \$280,614 in Capital Funds for operations will be drawn later in September.

## **Stuart Parker Housing Development Group, LP**

Total Revenue is 7% (\$86,850) higher than budget and \$81,562 higher than last year to date due to \$57,928 in insurance reimbursements.

Administrative expenses are 2% (\$5,981) under budget and \$8,632 higher than last year to date.

Total Utilities are 16% (\$26,320) over budget and \$25,532 higher than last year to date. Water & Sewer are both over 30% (\$19,126) over budget.

Total Maintenance expenses are 1% (\$2,681) under budget and \$5,282 higher than last year to date.

Total Operating Expenses are 2% (\$25,135) over budget and \$39,045 higher than last year to date.

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

Stuart Parker has a net gain of \$455,244 before debt service, depreciation, and replacement reserve deposits. Estimated cash flow after debt service, replacement reserves and property improvements is \$186,023 which would be used to reimburse the General Partner for safety services and pay down seller finance interest payable.



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## **Bear Creek Housing Development Group, LP**

Total Revenue is \$1,311 higher than budget and \$10,278 higher than last year to date.

Administrative expenses are 2% (1,728) over budget and \$792 higher than last year to date.

Total Utilities are 3% (\$938) under budget and \$827 less than last year to date.

Total Maintenance expenses are 7% (\$7,356) over budget and \$17,366 higher than last year to date.

Total Operating Expenses are 2% (\$8,175) over budget and \$25,299 higher than last year to date.

Bear Creek has a net gain of \$91,706 before debt service, depreciation, and replacement reserve deposits. Currently there is \$4,757 estimated positive cash flow after debt service and replacement reserves that would be used to reimburse the General Partner for safety services.

## **Oak Towers Housing Development Group, LP**

Total Revenue is 1% (\$6,504) higher than budget and \$706 higher than last year to date.

Administrative expenses are 4% (\$5,680) under budget and \$23,333 higher than last year to date.

Total Utilities are 2% (\$2,099) over budget and \$3,110 higher than last year to date.

Total Maintenance expenses are 15% (\$22,279) over budget and \$26,986 higher than last year to date. Costs for bedbug treatments have increased resulting in exterminations being \$16,056 over the year to date budget.

Total Operating Expenses are 6% (\$35,474) over budget and \$43,101 higher than last year to date.

Oak Towers has a net gain of \$184,081 before debt service, depreciation, and replacement reserve deposits. Estimated cash flow after debt service, replacement reserves and property improvements is \$13,638 which would be used to reimburse the General Partner for safety services.



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

Total Revenue is 1% (\$948) under budget and \$3,171 less than last year to date.

Total Administrative expenses are 10% (\$3,276) under budget and \$2,424 less than last year to date.

Total Utilities are 4% (\$652) under budget and \$645 less than last year to date.

Total Maintenance expenses are 2% (\$853) under budget and \$4,112 less than last year to date.

Total Operating Expenses are 4% (\$4,198) under budget and \$8,148 less than last year to date.

Patriot Place has a net gain of \$32,424 before debt service, depreciation, and replacement reserve deposits. Estimated cash flow after debt service and replacement reserves is \$15,221 which would be used to pay loan principle due to Columbia Community Housing Trust.

## **Bryant Walkway Housing Development Group, LP**

Total Revenue is 4% (\$9,747) under budget and \$16,862 less than last year to date.

Total Administrative expenses are 7% (\$4,951) under budget and \$5,493 less than last year to date.

Total Utilities are 12% (\$2,438) under budget and \$3,378 less than last year to date.

Total Maintenance expenses are 1% (\$823) under budget and \$906 higher than last year to date.

Total Operating Expenses are \$693 under budget and \$26,766 less than last year to date.

Bryant Walkway has a net gain of \$45,675 before debt service, depreciation, and replacement reserve deposits. Currently there is no estimated positive cash flow after debt service and replacement reserves.



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## **Bryant Walkway II Housing Development Group, LP**

Total Revenue is 1% (\$895) under budget and \$3,315 higher than last year to date.

Total Administrative expenses are 2% (\$930) under budget and \$2,202 less than last year to date.

Total Utilities are 21% (\$3,040) under budget and \$364 less than last year to date.

Total Maintenance expenses are 6% (\$1,405) over budget and \$1,983 higher than last year to date.

Total Operating Expenses are 3% (\$4,512) under budget and \$31,495 less than last year to date.

Bryant Walkway has a net gain of \$38,865 before debt service, depreciation, and replacement reserve deposits. Estimated cash flow after debt service and replacement reserves is \$9,979 which would be used to reimburse the General Partner for safety services.

## **CHA Administration**

Total Revenue is 2% (\$20,839) under budget.

Total Operating Expenses are 2% (\$18,658) over budget.

CHA's total administration has a year to date net gain of \$25,232 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**

Office: (573) 443-2556  
TTY: (573) 875-5161  
Fax Line: (573) 443-0051

**MONTHLY**  
**FINANCIAL STATEMENTS**  
*(unaudited)*

**August 31, 2021**

Fiscal Year End  
December 2021  
Month 8 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)	\$ 6,466,284	\$ 6,938,007	(471,723)	-7%
HUD Admin Fees Earned	84,619	88,801	(4,182)	682,240	710,408	(28,168)	-4%
<b>Total Fee Revenue</b>	<b>899,940</b>	<b>956,052</b>	<b>(56,112)</b>	<b>7,148,524</b>	<b>7,648,415</b>	<b>(499,891)</b>	<b>-7%</b>
Investment Income - Unrestricted	44	500	(456)	1,601	4,000	(2,399)	-60%
Fraud Recovery - HAP	13	100	(88)	1,437	800	637	0%
Fraud Recovery - Admin	13	100	(88)	297	800	(503)	0%
FSS Forfeitures	-	917	(917)	10,464	7,333	3,131	
<b>Total Revenue</b>	<b>\$ 900,009</b>	<b>\$ 957,669</b>	<b>\$ (57,659)</b>	<b>\$ 7,162,219</b>	<b>\$ 7,661,348</b>	<b>\$ (499,129)</b>	<b>-7%</b>
Administrative Salaries	(146,937)	25,331	(172,268)	24,255	202,645	(178,391)	-88%
Auditing Fees	3,261	2,917	344	26,087	23,333	2,754	12%
Management Fee	19,584	20,669	(1,085)	157,692	165,352	(7,660)	-5%
Book-keeping Fee	12,240	12,918	(678)	98,558	103,345	(4,788)	-5%
Advertising and Marketing	-	167	(167)	1,557	1,333	224	17%
Employee Benefit contributions - Administrative	(51,165)	8,483	(59,648)	2,344	67,863	(65,519)	-97%
Office Expenses	2,571	2,085	486	13,555	16,680	(3,125)	-19%
Training & Travel	-	1,000	(1,000)	-	8,000	(8,000)	-100%
Other Administrative Expenses	16,406	12,750	3,656	108,238	102,000	6,238	6%
<b>Total Operating - Administrative</b>	<b>(144,040)</b>	<b>86,319</b>	<b>(230,360)</b>	<b>432,287</b>	<b>690,553</b>	<b>(258,266)</b>	<b>-37%</b>
Total Tenant Services	190	-	190	290	-	290	
Total Utilities	673	693	(21)	3,161	5,547	(2,385)	-43%
Bldg. Maintenance	1,390	795	595	6,326	6,360	(34)	-1%
Insurance Premiums	(2,216)	1,181	(3,397)	4,796	9,447	(4,652)	-49%
Other General Expenses	-	-	-	711	-	711	
<b>Total Operating Expenses</b>	<b>\$ (144,004)</b>	<b>\$ 88,988</b>	<b>\$ (232,992)</b>	<b>\$ 447,571</b>	<b>\$ 711,907</b>	<b>\$ (264,336)</b>	<b>-37%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 1,044,013</b>	<b>\$ 868,680</b>	<b>\$ 175,333</b>	<b>\$ 6,714,648</b>	<b>\$ 6,949,441</b>	<b>\$ (234,793)</b>	<b>-3%</b>
Casualty Losses - Non-capitalized	-	-	-	384	-	384	0%
HCV	509,269	580,291	(71,023)	4,084,224	4,642,329	(558,105)	-12%
Homeownership	4,231	4,037	194	33,878	32,297	1,581	5%
Portable Housing Assistance Payments	12,249	8,398	3,851	84,785	67,186	17,599	26%
S8 FSS Payments	9,833	10,000	(167)	93,418	80,000	13,418	17%
VASH Housing Assistance Payments	59,687	51,831	7,856	463,841	414,651	49,190	12%
RAD PBV Housing Assistance Payments	207,856	205,310	2,547	1,595,854	1,642,477	(46,623)	-3%
<b>Total Housing Assistance Payments</b>	<b>803,125</b>	<b>859,867</b>	<b>(56,742)</b>	<b>6,356,000</b>	<b>6,878,940</b>	<b>(522,940)</b>	<b>-8%</b>
Depreciation Expense	190	-	190	1,524	-	1,524	
Capital Outlays (construction in progress)	-	-	-	238,966	-	238,966	#DIV/0!
<b>Total Expenses</b>	<b>\$ 659,311</b>	<b>\$ 948,856</b>	<b>\$ (289,544)</b>	<b>\$ 7,044,445</b>	<b>\$ 7,590,847</b>	<b>\$ (546,401)</b>	<b>-7%</b>
<b>Net Gain (Loss)</b>	<b>\$ 240,698</b>	<b>\$ 8,813</b>	<b>\$ 231,885</b>	<b>\$ 117,773</b>	<b>\$ 70,501</b>	<b>\$ 47,272</b>	

**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 28,335	\$ 20,220	\$ 8,115	\$ 226,564	\$ 161,760	\$ 64,804	40%
Vacancy Loss	(2,666)	(1,011)	(1,655)	(35,854)	(8,088)	(27,766)	343%
Net Tenant Rental Revenue	25,669	19,209	6,460	190,711	153,672	37,039	24%
Tenant Revenue - Other	15	507	(492)	3,842	4,054	(212)	-5%
<b>Total Tenant Revenue</b>	<b>25,684</b>	<b>19,716</b>	<b>5,968</b>	<b>194,553</b>	<b>157,726</b>	<b>36,827</b>	<b>23%</b>
HUD PHA Operating Grants	36,537	25,833	10,704	295,394	206,667	88,727	43%
<b>Total Grant Revenue</b>	<b>36,537</b>	<b>25,833</b>	<b>10,704</b>	<b>295,394</b>	<b>206,667</b>	<b>88,727</b>	<b>43%</b>
Investment Income - Unrestricted	76	1,163	(1,087)	2,439	9,301	(6,863)	-74%
Fraud Recovery	100	-	100	1,394	-	1,394	0%
Other Revenue	4,283	2,263	2,020	14,915	18,105	(3,190)	-18%
<b>Total Revenue</b>	<b>\$ 66,680</b>	<b>\$ 48,975</b>	<b>\$ 17,705</b>	<b>\$ 526,045</b>	<b>\$ 391,800</b>	<b>\$ 134,245</b>	<b>34%</b>
Administrative Salaries	3,555	4,056	(500)	27,520	32,444	(4,924)	-15%
Auditing Fees	297	434	(137)	2,614	3,471	(857)	-25%
Management Fee	5,476	6,085	(609)	44,680	48,681	(4,001)	-8%
Book-keeping Fee	848	441	407	6,915	3,528	3,387	96%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	1,458	1,236	222	7,767	9,889	(2,121)	-21%
Office Expenses	371	645	(275)	3,864	5,163	(1,300)	-25%
Legal Expense	-	152	(152)	-	1,213	(1,213)	-100%
Training & Travel	164	303	(139)	1,060	2,421	(1,362)	-56%
Other	960	1,620	(661)	30,356	12,963	17,393	134%
<b>Total Operating - Administrative</b>	<b>13,128</b>	<b>14,972</b>	<b>(1,843)</b>	<b>124,776</b>	<b>119,772</b>	<b>5,004</b>	<b>4%</b>
Asset Management Fee	1,200	1,200	-	10,800	10,800	-	0%
<b>Total Tenant Services</b>	<b>458</b>	<b>1,121</b>	<b>(663)</b>	<b>3,838</b>	<b>8,965</b>	<b>(5,126)</b>	<b>-57%</b>

**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Water	\$ 2,978	\$ 2,287	\$ 690	\$ 21,117	\$ 18,297	\$ 2,821	15%
Electricity	2,098	1,325	773	12,856	10,599	2,257	21%
Gas	400	851	(451)	9,717	6,805	2,913	43%
Sewer	1,845	2,331	(486)	19,430	18,651	780	4%
<b>Total Utilities</b>	<b>7,320</b>	<b>6,794</b>	<b>526</b>	<b>63,121</b>	<b>54,351</b>	<b>8,770</b>	<b>16%</b>
Maintenance - Labor	15,914	13,827	2,087	110,750	110,613	137	0%
Maintenance - Materials & Other	4,240	3,975	265	44,887	31,800	13,087	41%
Maintenance and Operations Contracts	8,569	5,680	2,889	69,013	45,440	23,573	52%
Employee Benefit Contributions - Maintenance	5,252	4,611	641	32,610	36,890	(4,280)	-12%
<b>Total Maintenance</b>	<b>33,974</b>	<b>28,093</b>	<b>5,881</b>	<b>257,259</b>	<b>224,743</b>	<b>32,516</b>	<b>14%</b>
<b>Total Protective Services</b>	<b>2,474</b>	<b>2,891</b>	<b>(417)</b>	<b>23,214</b>	<b>23,131</b>	<b>82</b>	<b>0%</b>
<b>Total Insurance Premiums</b>	<b>4,188</b>	<b>4,242</b>	<b>(54)</b>	<b>33,437</b>	<b>33,937</b>	<b>(500)</b>	<b>-1%</b>
Other General Expenses	-	2,841	(2,841)	17,956	22,727	(4,771)	-21%
Payments in Lieu of Taxes	2,567	1,242	1,326	15,850	9,933	5,916	60%
Bad debt - Tenant Rents	632	473	158	(4,244)	3,787	(8,031)	-212%
<b>Total Other General Expenses</b>	<b>3,199</b>	<b>4,556</b>	<b>(1,357)</b>	<b>29,561</b>	<b>36,447</b>	<b>(6,886)</b>	<b>-19%</b>
Interest on Notes Payable	401	478	(77)	3,553	3,827	(273)	-7%
<b>Total Operating Expenses</b>	<b>\$ 66,344</b>	<b>\$ 64,347</b>	<b>\$ 1,997</b>	<b>\$ 549,560</b>	<b>\$ 515,973</b>	<b>\$ 33,587</b>	<b>7%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 336</b>	<b>\$ (15,372)</b>	<b>\$ 15,708</b>	<b>\$ (23,515)</b>	<b>\$ (124,174)</b>	<b>\$ 100,658</b>	<b>-81%</b>
Extraordinary Maintenance	-	500	(500)	-	4,000	(4,000)	-100%
Depreciation Expense	13,523	12,365	1,158	108,182	98,921	9,261	9%
Debt Principal Payment	1,579	1,835	(256)	29,883	14,683	15,201	104%
<b>Total Expenses</b>	<b>\$ 122,823</b>	<b>\$ 79,047</b>	<b>\$ 43,776</b>	<b>\$ 733,036</b>	<b>\$ 633,577</b>	<b>\$ 99,458</b>	<b>16%</b>
<b>Net Gain (Loss)</b>	<b>\$ (56,143)</b>	<b>\$ (30,072)</b>	<b>\$ (26,071)</b>	<b>\$ (206,991)</b>	<b>\$ (241,778)</b>	<b>\$ 34,787</b>	<b>-14%</b>

**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	\$ 65,424	\$ 65,403	\$ 20	\$ 556,729	\$ 523,227	\$ 33,502	6%
Rental Subsidies	89,598	89,619	(20)	683,447	716,949	(33,502)	-5%
Vacancy Loss	(1,816)	(6,201)	4,385	(31,664)	(49,607)	17,943	-36%
Net Rental Revenue	153,206	148,821	4,385	1,208,512	1,190,569	17,943	2%
Tenant Revenue - Other	1,906	1,400	506	20,412	11,200	9,212	
<b>Total Tenant Revenue</b>	<b>155,112</b>	<b>150,221</b>	<b>4,891</b>	<b>1,228,924</b>	<b>1,201,769</b>	<b>27,155</b>	<b>2%</b>
Investment Income - Unrestricted	132	1,264	(1,132)	4,033	10,112	(6,079)	-60%
Other Revenue	7,485	6,788	697	120,079	54,305	65,774	121%
<b>Total Revenue</b>	<b>\$ 162,729</b>	<b>\$ 158,273</b>	<b>\$ 4,456</b>	<b>\$ 1,353,036</b>	<b>\$ 1,266,187</b>	<b>\$ 86,850</b>	<b>7%</b>
Administrative Salaries	11,746	12,587	(840)	100,249	100,693	(444)	0%
Auditing Fees	1,117	1,117	(0)	8,933	8,933	(0)	0%
Property Management Fee	9,714	9,421	294	76,029	75,365	665	1%
Asset Management Fees	1,078	1,078	0	8,658	8,624	34	0%
Advertising and Marketing	-	8	(8)	-	67	(67)	-100%
Employee Benefit contributions - Administrative	2,665	4,125	(1,459)	22,766	32,996	(10,230)	-31%
Office Expenses	753	996	(243)	8,038	7,970	68	1%
Legal Expense	269	233	36	1,379	1,867	(488)	-26%
Training & Travel	236	306	(70)	868	2,450	(1,582)	-65%
Other	1,616	1,273	343	16,242	10,180	6,062	60%
<b>Total Operating - Administrative</b>	<b>29,194</b>	<b>31,143</b>	<b>(1,949)</b>	<b>243,163</b>	<b>249,144</b>	<b>(5,981)</b>	<b>-2%</b>
<b>Total Tenant Services</b>	<b>7,916</b>	<b>9,577</b>	<b>(1,662)</b>	<b>75,581</b>	<b>76,619</b>	<b>(1,037)</b>	<b>-1%</b>
Water	5,915	4,050	1,864	43,290	32,402	10,888	34%
Electricity	16,229	12,348	3,881	105,702	98,782	6,920	7%
Gas	41	1,099	(1,059)	9,070	8,795	274	3%
Sewer	4,036	2,906	1,130	31,485	23,247	8,237	35%
<b>Total Utilities</b>	<b>\$ 26,221</b>	<b>\$ 20,403</b>	<b>\$ 5,817</b>	<b>\$ 189,547</b>	<b>\$ 163,227</b>	<b>\$ 26,320</b>	<b>16%</b>

**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	\$ 13,169	\$ 12,798	\$ 372	\$ 97,402	\$ 102,381	\$ (4,978)	-5%
Maintenance - Materials & Other	7,141	5,126	2,016	46,035	41,004	5,031	12%
Maintenance and Operations Contracts	19,866	12,337	7,529	102,809	98,693	4,116	4%
Employee Benefit Contributions - Maintenance	3,777	4,798	(1,021)	31,534	38,383	(6,850)	-18%
<b>Total Maintenance</b>	<b>43,953</b>	<b>35,058</b>	<b>8,895</b>	<b>277,780</b>	<b>280,461</b>	<b>(2,681)</b>	<b>-1%</b>
<b>Total Insurance Premiums</b>	<b>5,963</b>	<b>5,969</b>	<b>(5)</b>	<b>47,691</b>	<b>47,749</b>	<b>(58)</b>	<b>0%</b>
Other General Expenses	431	-	431	3,019	-	3,019	#DIV/0!
Taxes	5,021	5,021	-	40,164	40,164	-	0%
Bad debt - Tenant Rents	274	1,505	(1,232)	17,598	12,041	5,557	46%
<b>Total Other General Expenses</b>	<b>5,725</b>	<b>6,526</b>	<b>(801)</b>	<b>60,781</b>	<b>52,205</b>	<b>8,576</b>	<b>16%</b>
Interest of Mortgage (or Bonds) Payable	16,697	16,697	0	133,575	133,575	0	0%
Interest on Notes Payable (Seller Financing)	20,967	20,967	0	167,731	167,732	(1)	0%
Amortization of Loan Costs	2,274	2,274	(0)	18,192	18,195	(3)	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>39,937</b>	<b>39,938</b>	<b>(0)</b>	<b>319,498</b>	<b>319,501</b>	<b>(3)</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>\$ 158,909</b>	<b>\$ 148,613</b>	<b>\$ 10,296</b>	<b>\$ 1,214,041</b>	<b>\$ 1,188,906</b>	<b>\$ 25,135</b>	<b>2%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 3,820</b>	<b>\$ 9,660</b>	<b>\$ (5,840)</b>	<b>\$ 138,995</b>	<b>\$ 77,281</b>	<b>\$ 61,715</b>	<b>80%</b>
Extraordinary Maintenance	-	-	-	3,250	-	3,250	
Casualty Losses - Non-capitalized	-	-	-	62,843	-	62,843	
Depreciation Expense	65,653	66,497	(844)	525,225	531,978	(6,753)	-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	63,495	93,101	(29,606)	-32%
<b>Total Expenses</b>	<b>\$ 232,321</b>	<b>\$ 222,424</b>	<b>\$ 9,897</b>	<b>\$ 1,941,005</b>	<b>\$ 1,813,985</b>	<b>\$ 127,021</b>	<b>7%</b>
<b>Net Gain (Loss)</b>	<b>\$ (69,592)</b>	<b>\$ (64,150)</b>	<b>\$ (5,442)</b>	<b>\$ (587,969)</b>	<b>\$ (547,798)</b>	<b>\$ (40,171)</b>	<b>7%</b>

**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	\$ 14,624	\$ 12,776	\$ 1,848	\$ 129,716	\$ 102,208	\$ 27,508	27%
Rental Subsidies	31,318	32,766	(1,448)	233,270	262,127	(28,856)	-11%
Vacancy Loss	(1,931)	(1,366)	(565)	(9,829)	(10,930)	1,101	-10%
Net Rental Revenue	<b>44,011</b>	<b>44,176</b>	<b>(165)</b>	<b>353,157</b>	<b>353,405</b>	<b>(247)</b>	<b>0%</b>
Tenant Revenue - Other	3,284	615	2,669	9,303	4,917	4,386	89%
<b>Total Tenant Revenue</b>	<b>47,295</b>	<b>44,790</b>	<b>2,504</b>	<b>362,460</b>	<b>358,322</b>	<b>4,138</b>	<b>1%</b>
Investment Income - Unrestricted	38	386	(347)	1,011	3,085	(2,074)	-67%
Other Revenue	2,307	2,571	(264)	19,813	20,566	(753)	-4%
<b>Total Revenue</b>	<b>\$ 49,640</b>	<b>\$ 47,747</b>	<b>\$ 1,894</b>	<b>\$ 383,284</b>	<b>\$ 381,973</b>	<b>\$ 1,311</b>	<b>0%</b>
Administrative Salaries	2,869	3,246	(377)	30,538	25,965	4,573	18%
Auditing Fees	858	858	0	6,867	6,867	0	0%
Property Management Fee	2,457	2,817	(360)	19,091	22,533	(3,443)	-15%
Asset Management Fees	978	979	(0)	7,828	7,828	(0)	0%
Advertising and Marketing	-	4	(4)	-	33	(33)	-100%
Employee Benefit contributions - Administrative	1,468	1,092	376	9,920	8,733	1,186	14%
Office Expenses	515	387	128	2,819	3,097	(279)	-9%
Legal Expense	-	65	(65)	135	520	(385)	-74%
Training & Travel	94	131	(38)	454	1,050	(596)	-57%
Other	344	452	(108)	4,320	3,615	705	19%
<b>Total Operating - Administrative</b>	<b>9,583</b>	<b>10,030</b>	<b>(448)</b>	<b>81,971</b>	<b>80,243</b>	<b>1,728</b>	<b>2%</b>
Asset Management Fee	-	-	-	-	-	-	#DIV/0!
<b>Total Tenant Services</b>	<b>1,445</b>	<b>1,608</b>	<b>(164)</b>	<b>13,079</b>	<b>12,867</b>	<b>213</b>	<b>2%</b>
Water	1,445	1,559	(114)	12,246	12,472	(226)	-2%
Electricity	1,039	761	278	6,282	6,087	195	3%
Gas	(72)	333	(406)	1,386	2,667	(1,281)	-48%
Sewer	1,191	1,284	(93)	10,650	10,275	374	4%
<b>Total Utilities</b>	<b>\$ 3,603</b>	<b>\$ 3,938</b>	<b>\$ (334)</b>	<b>\$ 30,564</b>	<b>\$ 31,502</b>	<b>\$ (938)</b>	<b>-3%</b>



**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	\$ 4,532	\$ 5,295	\$ (763)	\$ 43,447	\$ 42,361	\$ 1,086	3%
Maintenance - Materials & Other	1,502	1,835	(333)	22,650	14,680	7,970	54%
Maintenance and Operations Contracts	4,832	4,300	532	33,568	34,397	(829)	-2%
Employee Benefit Contributions - Maintenance	1,222	1,832	(610)	13,783	14,653	(871)	-6%
<b>Total Maintenance</b>	<b>12,087</b>	<b>13,261</b>	<b>(1,174)</b>	<b>113,447</b>	<b>106,091</b>	<b>7,356</b>	<b>7%</b>
<b>Total Insurance Premiums</b>	<b>4,313</b>	<b>4,329</b>	<b>(16)</b>	<b>34,785</b>	<b>34,633</b>	<b>152</b>	<b>0%</b>
Other General Expenses	344	-	344	1,846	-	1,846	
Property Taxes	1,906	1,906	-	15,247	15,247	-	0%
Bad debt - Tenant Rents	-	312	(312)	-	2,495	(2,495)	-100%
<b>Total Other General Expenses</b>	<b>2,250</b>	<b>2,218</b>	<b>33</b>	<b>17,093</b>	<b>17,742</b>	<b>(649)</b>	<b>-4%</b>
Interest of Mortgage (or Bonds) Payable	3,760	3,595	165	28,795	28,761	35	0%
Interest on Notes Payable (Seller Financing)	6,748	6,714	35	53,987	53,708	279	
Amortization of Loan Costs	1,664	1,664	-	13,310	13,310	-	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>12,172</b>	<b>11,972</b>	<b>200</b>	<b>96,092</b>	<b>95,779</b>	<b>314</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>\$ 45,454</b>	<b>\$ 47,357</b>	<b>\$ (1,904)</b>	<b>\$ 387,032</b>	<b>\$ 378,857</b>	<b>\$ 8,175</b>	<b>2%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 4,187</b>	<b>\$ 390</b>	<b>\$ 3,797</b>	<b>\$ (3,748)</b>	<b>\$ 3,117</b>	<b>\$ (6,865)</b>	<b>-220%</b>
Extraordinary Maintenance	-	-	-	638	-	638	
Depreciation Expense	18,775	18,636	139	150,196	149,085	1,111	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	24,722	35,611	(10,889)	-31%
<b>Total Expenses</b>	<b>\$ 70,340</b>	<b>\$ 71,951</b>	<b>\$ (1,611)</b>	<b>\$ 581,035</b>	<b>\$ 566,645</b>	<b>\$ 14,390</b>	<b>3%</b>
<b>Net Gain (Loss)</b>	<b>\$ (20,700)</b>	<b>\$ (24,204)</b>	<b>\$ 3,505</b>	<b>\$ (197,751)</b>	<b>\$ (184,671)</b>	<b>\$ (13,079)</b>	<b>7%</b>

**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	\$ 37,911	\$ 38,399	\$ (488)	\$ 308,303	\$ 307,192	\$ 1,111	0%
Rental Subsidies	48,847	48,359	488	385,761	386,872	(1,111)	0%
Vacancy Loss	(1,273)	(2,169)	896	(12,008)	(17,351)	5,343	-31%
Net Rental Revenue	<b>85,485</b>	<b>84,589</b>	<b>896</b>	<b>682,056</b>	<b>676,713</b>	<b>5,343</b>	<b>1%</b>
Tenant Revenue - Other	324	284	40	3,448	2,271	1,177	52%
<b>Total Tenant Revenue</b>	<b>85,809</b>	<b>84,873</b>	<b>936</b>	<b>685,504</b>	<b>678,983</b>	<b>6,520</b>	<b>1%</b>
Investment Income - Unrestricted	49	804	(755)	1,556	6,431	(4,875)	-76%
Other Revenue	1,950	1,804	146	19,289	14,431	4,859	34%
<b>Total Revenue</b>	<b>\$ 87,808</b>	<b>\$ 87,481</b>	<b>\$ 327</b>	<b>\$ 706,349</b>	<b>\$ 699,845</b>	<b>\$ 6,504</b>	<b>1%</b>
Administrative Salaries	7,253	7,799	(546)	60,339	62,388	(2,049)	-3%
Auditing Fees	1,200	1,200	-	9,600	9,600	-	0%
Property Management Fee	5,240	5,201	39	41,988	41,605	384	1%
Asset Management Fees	995	995	(0)	7,961	7,961	(0)	0%
Advertising and Marketing	-	4	(4)	-	33	(33)	-100%
Employee Benefit contributions - Administrative	2,372	2,546	(174)	18,617	20,371	(1,755)	-9%
Office Expenses	353	588	(235)	4,191	4,703	(512)	-11%
Legal Expense	-	67	(67)	-	533	(533)	-100%
Training & Travel	128	195	(66)	295	1,557	(1,262)	-81%
Other	1,154	1,100	54	8,884	8,803	81	1%
<b>Total Operating - Administrative</b>	<b>18,696</b>	<b>19,694</b>	<b>(999)</b>	<b>151,876</b>	<b>157,555</b>	<b>(5,680)</b>	<b>-4%</b>
Asset Management Fee	-	-	-	-	-	-	#DIV/0!
<b>Total Tenant Services</b>	<b>5,736</b>	<b>5,461</b>	<b>275</b>	<b>52,731</b>	<b>43,691</b>	<b>9,040</b>	<b>21%</b>
Water	1,585	1,559	27	11,676	12,470	(794)	-6%
Electricity	11,350	8,687	2,662	72,583	69,499	3,084	4%
Gas	547	583	(36)	5,113	4,664	449	10%
Sewer	980	1,021	(42)	7,531	8,171	(641)	-8%
<b>Total Utilities</b>	<b>\$ 14,462</b>	<b>\$ 11,851</b>	<b>\$ 2,611</b>	<b>\$ 96,903</b>	<b>\$ 94,804</b>	<b>\$ 2,099</b>	<b>2%</b>

**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	\$ 8,615	\$ 7,956	\$ 659	\$ 64,010	\$ 63,644	\$ 366	1%
Maintenance - Materials & Other	181	1,771	(1,590)	23,758	14,167	9,591	68%
Maintenance and Operations Contracts	10,886	5,767	5,120	58,909	46,133	12,776	28%
Employee Benefit Contributions - Maintenance	2,594	2,546	48	19,914	20,367	(454)	-2%
<b>Total Maintenance</b>	<b>22,276</b>	<b>18,039</b>	<b>4,238</b>	<b>166,591</b>	<b>144,311</b>	<b>22,279</b>	<b>15%</b>
<b>Total Insurance Premiums</b>	<b>3,040</b>	<b>3,023</b>	<b>17</b>	<b>24,267</b>	<b>24,186</b>	<b>81</b>	<b>0%</b>
Other General Expenses	15	-	15	9,307	-	9,307	
Taxes	2,510	2,510	-	20,082	20,082	-	0%
Bad debt - Tenant Rents	427	230	197	513	1,843	(1,331)	-72%
<b>Total Other General Expenses</b>	<b>2,952</b>	<b>2,741</b>	<b>212</b>	<b>29,901</b>	<b>21,925</b>	<b>7,976</b>	<b>36%</b>
Interest of Mortgage (or Bonds) Payable	6,138	5,867	271	46,985	46,935	50	0%
Interest on Notes Payable (Seller Financing)	9,215	9,287	(71)	73,922	74,293	(371)	0%
Amortization of Loan Costs	2,510	2,510	-	2,510	2,510	-	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>17,863</b>	<b>17,664</b>	<b>200</b>	<b>123,417</b>	<b>123,739</b>	<b>(322)</b>	
<b>Total Operating Expenses</b>	<b>\$ 85,026</b>	<b>\$ 78,473</b>	<b>\$ 6,553</b>	<b>\$ 645,686</b>	<b>\$ 610,212</b>	<b>\$ 35,474</b>	<b>6%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 2,782</b>	<b>\$ 9,008</b>	<b>\$ (6,226)</b>	<b>\$ 60,664</b>	<b>\$ 89,634</b>	<b>\$ (28,970)</b>	<b>-32%</b>
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	40,520	40,520	-	324,158	324,158	-	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	44,009	63,621	(19,611)	
<b>Total Expenses</b>	<b>\$ 135,669</b>	<b>\$ 129,137</b>	<b>\$ 6,532</b>	<b>\$ 1,093,301</b>	<b>\$ 1,002,742</b>	<b>\$ 90,559</b>	<b>9%</b>
<b>Net Gain (Loss)</b>	<b>\$ (47,862)</b>	<b>\$ (41,657)</b>	<b>\$ (6,205)</b>	<b>\$ (386,952)</b>	<b>\$ (302,896)</b>	<b>\$ (84,056)</b>	<b>28%</b>

**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	\$ 7,348	\$ 6,100	\$ 1,248	\$ 57,338	\$ 48,800	\$ 8,538	17%
Rental Subsidies	8,777	9,875	(1,098)	70,037	79,000	(8,963)	-11%
Vacancy Loss	(169)	(320)	151	(1,218)	(2,556)	1,338	-52%
Net Rental Revenue	<b>15,956</b>	<b>15,656</b>	<b>300</b>	<b>126,157</b>	<b>125,244</b>	<b>913</b>	<b>1%</b>
Tenant Revenue - Other	430	48	383	831	381	449	118%
<b>Total Tenant Revenue</b>	<b>16,386</b>	<b>15,703</b>	<b>683</b>	<b>126,988</b>	<b>125,625</b>	<b>1,362</b>	<b>1%</b>
Investment Income - Unrestricted	11	209	(198)	302	1,673	(1,371)	-82%
Other Revenue	177	354	(177)	1,890	2,829	(939)	-33%
<b>Total Revenue</b>	<b>\$ 16,574</b>	<b>\$ 16,266</b>	<b>\$ 308</b>	<b>\$ 129,180</b>	<b>\$ 130,128</b>	<b>\$ (948)</b>	<b>-1%</b>
Administrative Salaries	1,491	949	542	5,960	7,593	(1,632)	-21%
Auditing Fees	688	688	-	5,500	5,500	-	0%
Property Management Fee	820	803	17	6,435	6,423	13	0%
Asset Management Fees	725	990	(265)	7,917	7,917	0	0%
Employee Benefit contributions - Administrative	332	322	10	1,185	2,576	(1,391)	-54%
Office Expenses	60	234	(174)	1,776	1,869	(93)	-5%
Legal Expense	-	40	(40)	-	317	(317)	-100%
Training & Travel	26	14	12	59	114	(55)	-48%
Other	137	79	58	866	633	232	37%
<b>Total Operating - Administrative</b>	<b>4,279</b>	<b>4,122</b>	<b>157</b>	<b>29,700</b>	<b>32,975</b>	<b>(3,276)</b>	<b>-10%</b>
Water	209	245	(35)	1,599	1,956	(357)	-18%
Electricity	1,372	1,051	322	8,066	8,405	(339)	-4%
Gas	112	345	(233)	3,070	2,757	313	11%
Sewer	147	184	(37)	1,201	1,469	(268)	-18%
<b>Total Utilities</b>	<b>\$ 1,840</b>	<b>\$ 1,823</b>	<b>\$ 17</b>	<b>\$ 13,935</b>	<b>\$ 14,587</b>	<b>\$ (652)</b>	<b>-4%</b>

**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	\$ 1,511	\$ 1,765	\$ (254)	\$ 14,482	\$ 14,121	\$ 362	3%
Maintenance - Materials & Other	894	671	223	4,294	5,371	(1,076)	-20%
Maintenance and Operations Contracts	4,672	1,443	3,228	11,598	11,545	53	0%
Employee Benefit Contributions - Maintenance	421	611	(189)	4,693	4,885	(192)	-4%
<b>Total Maintenance</b>	<b>7,497</b>	<b>4,490</b>	<b>3,007</b>	<b>35,068</b>	<b>35,921</b>	<b>(853)</b>	<b>-2%</b>
<b>Total Protective Services</b>	<b>523</b>	<b>608</b>	<b>(86)</b>	<b>4,901</b>	<b>4,868</b>	<b>33</b>	<b>1%</b>
<b>Total Insurance Premiums</b>	<b>912</b>	<b>915</b>	<b>(3)</b>	<b>7,233</b>	<b>7,317</b>	<b>(83)</b>	<b>-1%</b>
Other General Expenses	146	-	146	656	-	656	#DIV/0!
Taxes	637	637	-	5,095	5,095	-	0%
Bad debt - Tenant Rents	168	25	143	168	200	(32)	-16%
<b>Total Other General Expenses</b>	<b>951</b>	<b>662</b>	<b>289</b>	<b>5,919</b>	<b>5,295</b>	<b>625</b>	<b>12%</b>
Interest of Mortgage (or Bonds) Payable	787	753	34	6,036	6,026	10	0%
Amortization of Loan Costs	681	681	(0)	5,445	5,445	(0)	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>1,468</b>	<b>1,434</b>	<b>34</b>	<b>11,481</b>	<b>11,471</b>	<b>9</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>\$ 17,470</b>	<b>\$ 14,054</b>	<b>\$ 3,415</b>	<b>\$ 108,237</b>	<b>\$ 112,435</b>	<b>\$ (4,198)</b>	<b>-4%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (895)</b>	<b>\$ 2,212</b>	<b>\$ (3,107)</b>	<b>\$ 20,943</b>	<b>\$ 17,693</b>	<b>\$ 3,250</b>	<b>18%</b>
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	10,277	10,277	0	82,216	82,216	0	0%
Debt Principal Payment	875	891	(16)	5,320	891	4,429	497%
Funding Replacement Reserves from Operations	738	700	38	5,847	8,380	(2,533)	-30%
<b>Total Expenses</b>	<b>\$ 29,360</b>	<b>\$ 25,922</b>	<b>\$ 3,438</b>	<b>\$ 201,620</b>	<b>\$ 203,922</b>	<b>\$ (2,302)</b>	<b>-1%</b>
<b>Net Gain (Loss)</b>	<b>\$ (12,786)</b>	<b>\$ (9,656)</b>	<b>\$ (3,130)</b>	<b>\$ (72,440)</b>	<b>\$ (73,794)</b>	<b>\$ 1,354</b>	<b>-2%</b>

**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	\$ 9,273	\$ 9,369	\$ (96)	\$ 83,202	\$ 74,952	\$ 8,250	11%
Rental Subsidies	20,319	20,269	50	153,534	162,151	(8,616)	-5%
Vacancy Loss	(546)	(593)	47	(13,693)	(4,743)	(8,951)	189%
Net Rental Revenue	<b>29,046</b>	<b>29,045</b>	<b>1</b>	<b>223,043</b>	<b>232,360</b>	<b>(9,317)</b>	<b>-4%</b>
Tenant Revenue - Other	-	122	(122)	2,096	976	1,120	
<b>Total Tenant Revenue</b>	<b>29,046</b>	<b>29,167</b>	<b>(121)</b>	<b>225,138</b>	<b>233,336</b>	<b>(8,197)</b>	<b>-4%</b>
Investment Income - Unrestricted	6	134	(128)	531	1,072	(541)	-50%
Other Revenue	39	277	(238)	1,204	2,212	(1,008)	
<b>Total Revenue</b>	<b>\$ 29,091</b>	<b>\$ 29,577</b>	<b>\$ (487)</b>	<b>\$ 226,873</b>	<b>\$ 236,620</b>	<b>\$ (9,747)</b>	<b>-4%</b>
Administrative Salaries	1,984	3,030	(1,046)	22,762	24,239	(1,477)	-6%
Auditing Fees	1,200	1,200	-	9,600	9,600	-	
Property Management Fee	1,743	1,767	(24)	13,578	14,133	(554)	-4%
Asset Management Fees	683	683	(0)	5,464	5,464	(0)	0%
Advertising and Marketing	-	4	(4)	-	33	(33)	-100%
Employee Benefit contributions - Administrative	471	1,011	(541)	6,883	8,091	(1,209)	-15%
Office Expenses	233	461	(227)	2,031	3,685	(1,654)	-45%
Legal Expense	-	25	(25)	-	201	(201)	-100%
Training & Travel	65	73	(8)	343	584	(241)	-41%
Other	321	241	80	2,348	1,929	419	22%
<b>Total Operating - Administrative</b>	<b>6,700</b>	<b>8,495</b>	<b>(1,795)</b>	<b>63,010</b>	<b>67,961</b>	<b>(4,951)</b>	<b>-7%</b>
<b>Total Tenant Services</b>	<b>1,109</b>	<b>1,223</b>	<b>(114)</b>	<b>8,947</b>	<b>9,784</b>	<b>(837)</b>	<b>-9%</b>
Water	1,066	1,024	42	6,835	8,189	(1,354)	-17%
Electricity	243	502	(258)	3,247	4,012	(765)	-19%
Gas	108	143	(35)	1,793	1,145	648	57%
Sewer	939	946	(7)	6,603	7,570	(967)	-13%
<b>Total Utilities</b>	<b>\$ 2,356</b>	<b>\$ 2,615</b>	<b>\$ (259)</b>	<b>\$ 18,478</b>	<b>\$ 20,916</b>	<b>\$ (2,438)</b>	<b>-12%</b>

**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	\$ 2,714	\$ 2,662	\$ 52	\$ 21,898	\$ 21,294	\$ 604	3%
Maintenance - Materials & Other	452	620	(168)	5,510	4,957	553	11%
Maintenance and Operations Contracts	4,977	2,820	2,157	21,197	22,558	(1,362)	-6%
Employee Benefit Contributions - Maintenance	980	1,012	(32)	7,478	8,096	(618)	-8%
<b>Total Maintenance</b>	<b>9,122</b>	<b>7,113</b>	<b>2,009</b>	<b>56,082</b>	<b>56,905</b>	<b>(823)</b>	<b>-1%</b>
<b>Total Insurance Premiums</b>	<b>2,638</b>	<b>2,652</b>	<b>(14)</b>	<b>21,240</b>	<b>21,216</b>	<b>24</b>	<b>0%</b>
Other General Expenses	-	-	-	38	-	38	
Compensated Absences	-	-	-	-	-	-	#DIV/0!
Property Taxes	1,675	1,675	-	13,403	13,403	-	0%
Bad debt - Tenant Rents	-	232	(232)	-	1,859	(1,859)	-100%
<b>Total Other General Expenses</b>	<b>1,675</b>	<b>1,908</b>	<b>(232)</b>	<b>13,442</b>	<b>15,263</b>	<b>(1,821)</b>	<b>-12%</b>
Interest of Mortgage (or Bonds) Payable	658	661	(3)	5,294	5,285	9	0%
Amortization of Loan Costs	526	526	0	4,212	4,211	0	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>2,452</b>	<b>1,187</b>	<b>1,265</b>	<b>19,649</b>	<b>9,497</b>	<b>10,152</b>	<b>107%</b>
<b>Total Operating Expenses</b>	<b>\$ 26,053</b>	<b>\$ 25,193</b>	<b>\$ 860</b>	<b>\$ 200,848</b>	<b>\$ 201,541</b>	<b>\$ (693)</b>	<b>0%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 3,038</b>	<b>\$ 4,385</b>	<b>\$ (1,346)</b>	<b>\$ 26,025</b>	<b>\$ 35,079</b>	<b>\$ (9,054)</b>	<b>-26%</b>
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	24,812	24,812	(0)	198,495	198,495	(0)	0%
Debt Principal Payment	427	427	(1)	2,544	427	2,116	
Funding Replacement Reserves from Operations	1,622	1,575	47	13,074	14,175	(1,101)	
<b>Total Expenses</b>	<b>\$ 52,913</b>	<b>\$ 52,007</b>	<b>\$ 907</b>	<b>\$ 414,960</b>	<b>\$ 414,639</b>	<b>\$ 321</b>	<b>0%</b>
<b>Net Gain (Loss)</b>	<b>\$ (23,823)</b>	<b>\$ (22,429)</b>	<b>\$ (1,393)</b>	<b>\$ (188,087)</b>	<b>\$ (178,019)</b>	<b>\$ (10,068)</b>	<b>6%</b>

**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	\$ 5,713	\$ 3,846	\$ 1,867	\$ 44,317	\$ 30,766	\$ 13,551	44%
Rental Subsidies	12,401	14,297	(1,896)	100,595	114,379	(13,784)	-12%
Vacancy Loss	(114)	(363)	249	(3,152)	(2,903)	(249)	9%
Net Rental Revenue	<b>18,000</b>	<b>17,780</b>	<b>220</b>	<b>141,761</b>	<b>142,243</b>	<b>(482)</b>	<b>0%</b>
Tenant Revenue - Other	-	131	(131)	779	1,048	(269)	
<b>Total Tenant Revenue</b>	<b>18,000</b>	<b>17,911</b>	<b>89</b>	<b>142,539</b>	<b>143,291</b>	<b>(751)</b>	<b>-1%</b>
Investment Income - Unrestricted	9	186	(178)	483	1,490	(1,007)	-68%
Other Revenue	0	48	(48)	1,250	387	863	
<b>Total Revenue</b>	<b>\$ 18,009</b>	<b>\$ 18,146</b>	<b>\$ (137)</b>	<b>\$ 144,273</b>	<b>\$ 145,168</b>	<b>\$ (895)</b>	<b>-1%</b>
Administrative Salaries	1,272	1,220	53	9,714	9,759	(46)	0%
Auditing Fees	1,200	1,200	-	9,600	9,600	-	0%
Property Management Fee	1,080	1,078	2	8,627	8,621	7	0%
Asset Management Fees	683	683	(0)	5,464	5,464	(0)	0%
Advertising and Marketing	-	4	(4)	-	33	(33)	-100%
Employee Benefit contributions - Administrative	292	412	(120)	2,830	3,295	(465)	-14%
Office Expenses	93	153	(60)	824	1,223	(399)	-33%
Legal Expense	-	13	(13)	-	100	(100)	-100%
Training & Travel	55	60	(5)	204	480	(276)	-57%
Other	152	109	44	1,253	870	383	44%
<b>Total Operating - Administrative</b>	<b>4,828</b>	<b>4,931</b>	<b>(103)</b>	<b>38,516</b>	<b>39,446</b>	<b>(930)</b>	<b>-2%</b>
<b>Total Tenant Services</b>	<b>654</b>	<b>751</b>	<b>(97)</b>	<b>5,513</b>	<b>6,005</b>	<b>(492)</b>	<b>-8%</b>
Water	745	615	131	5,246	4,917	329	7%
Electricity	12	243	(231)	1,279	1,947	(668)	-34%
Gas	(65)	358	(423)	429	2,863	(2,434)	-85%
Sewer	704	615	89	4,653	4,920	(267)	-5%
<b>Total Utilities</b>	<b>\$ 1,396</b>	<b>\$ 1,831</b>	<b>\$ (435)</b>	<b>\$ 11,607</b>	<b>\$ 14,647</b>	<b>\$ (3,040)</b>	<b>-21%</b>



**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	\$ 919	\$ 887	\$ 31	\$ 7,412	\$ 7,098	\$ 314	4%
Maintenance - Materials & Other	457	534	(77)	2,459	4,270	(1,811)	-42%
Maintenance and Operations Contracts	2,375	1,432	943	14,439	11,457	2,983	26%
Employee Benefit Contributions - Maintenance	345	337	8	2,619	2,699	(81)	-3%
<b>Total Maintenance</b>	<b>4,095</b>	<b>3,191</b>	<b>905</b>	<b>26,929</b>	<b>25,524</b>	<b>1,405</b>	<b>6%</b>
<b>Total Insurance Premiums</b>	<b>1,701</b>	<b>1,697</b>	<b>3</b>	<b>13,597</b>	<b>13,579</b>	<b>19</b>	<b>0%</b>
Other General Expenses	-	-	-	46	-	46	
Compensated Absences	-	-	-	-	-	-	#DIV/0!
Property Taxes	1,150	1,150	-	9,199	9,199	-	0%
Bad debt - Tenant Rents	-	73	(73)	-	585	(585)	-100%
<b>Total Other General Expenses</b>	<b>1,150</b>	<b>1,223</b>	<b>(73)</b>	<b>9,245</b>	<b>9,784</b>	<b>(539)</b>	<b>-6%</b>
Interest on Notes Payable	2,676	2,793	(117)	21,406	22,341	(936)	-4%
Amortization of Loan Costs	271	271	0	2,166	2,166	0	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>2,946</b>	<b>3,063</b>	<b>(117)</b>	<b>23,572</b>	<b>24,507</b>	<b>(936)</b>	
<b>Total Operating Expenses</b>	<b>\$ 16,769</b>	<b>\$ 16,686</b>	<b>\$ 83</b>	<b>\$ 128,979</b>	<b>\$ 133,492</b>	<b>\$ (4,512)</b>	<b>-3%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 1,239</b>	<b>\$ 1,460</b>	<b>\$ (220)</b>	<b>\$ 15,293</b>	<b>\$ 11,676</b>	<b>\$ 3,617</b>	<b>31%</b>
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	13,459	13,459	(0)	107,670	107,672	(2)	
Funding Replacement Reserves from Operations	927	983	(56)	7,481	8,100	(619)	
<b>Total Expenses</b>	<b>\$ 49,343</b>	<b>\$ 31,128</b>	<b>\$ 18,215</b>	<b>\$ 244,130</b>	<b>\$ 249,264</b>	<b>\$ (5,134)</b>	<b>-2%</b>
<b>Net Gain (Loss)</b>	<b>\$ (31,334)</b>	<b>\$ (12,982)</b>	<b>\$ (18,352)</b>	<b>\$ (99,857)</b>	<b>\$ (104,096)</b>	<b>\$ 4,238</b>	<b>-4%</b>

**Columbia Housing Authority**  
**Administration Revenue and Expense Summary**

	Total Adminstration	Year to Date Budget	Budget Variance	
Management Fee	\$ 202,372	\$ 214,033	\$ (11,661)	-5%
Asset Management Fee	10,800	9,600	1,200	13%
Book Keeping Fee	105,473	106,873	(1,401)	-1%
Front Line Service Fee	-	-	-	#DIV/0!
<b>Fee Revenue</b>	<b>318,645</b>	<b>330,506</b>	<b>\$ (11,861)</b>	<b>-4%</b>
Interest Income	4,057	11,070	(7,013)	-63%
Investment Income	550,117	527,345	22,772	4%
Other Revenue	262,510	287,247	(24,737)	-9%
<b>Total Revenue</b>	<b>\$ 1,135,329</b>	<b>\$ 1,156,168</b>	<b>\$ (20,839)</b>	<b>-2%</b>
Administrative Salaries	552,929	555,062	(2,133)	0%
Auditing Fees	6,102	8,667	(2,565)	-30%
Advertising and Marketing	815	200	615	308%
Employee Benefits - Admin.	130,454	140,967	(10,513)	-7%
Office Expenses	19,546	13,463	6,083	45%
Legal Expense	2,288	2,000	288	14%
Training & Travel	3,343	4,000	(658)	-16%
Other	58,927	49,600	9,327	19%
<b>Total Operating - Administration</b>	<b>774,403</b>	<b>773,959</b>	444	0%
Water	373	1,113	(741)	-67%
Electricity	3,415	4,800	(1,385)	-29%
Gas	1,278	1,653	(376)	-23%
Sewer	214	240	(26)	-11%
<b>Total Utilities</b>	<b>5,279</b>	<b>7,807</b>	<b>(2,527)</b>	<b>-32%</b>
Total Maintenance	11,609	12,033	(425)	-4%
Total Insurance Premiums	22,571	18,428	4,143	22%
Total Other Expenses	63,010	48,548	14,462	30%
Interest of Bonds Payable	215,391	215,391	-	0%
Interest on Notes Payable	15,272	15,272	-	0%
Total Interest/Amortization	230,663	230,663	-	0%
<b>Total Operating Expenses</b>	<b>\$ 1,110,097</b>	<b>\$ 1,091,439</b>	<b>\$ 18,658</b>	<b>2%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 25,232</b>	<b>\$ 64,729</b>	<b>\$ (39,497)</b>	<b>-61%</b>
Casualty Losses Non-capitalized	714	-	714	
Depreciation Expense	8,995	4,747	4,248	
<b>Total Expenses</b>	<b>\$ 1,119,805</b>	<b>\$ 1,096,185</b>	<b>\$ 23,620</b>	<b>2%</b>
<b>Net Gain (Loss)</b>	<b>\$ 15,523</b>	<b>\$ 59,983</b>	<b>\$ (44,459)</b>	<b>-74%</b>

**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	\$ 226,564	\$ 1,179,604	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,152	\$ 6,140	\$ -	\$ -	\$ -	\$ -	\$ 1,430,461	\$ -	\$ 1,430,461
Rental Subsidies	-	1,626,645	-	-	-	-	-	-	-	-	-	-	-	-	1,626,645	(1,626,645)	-
Vacancy Loss	(35,854)	(71,564)	-	-	-	-	-	-	-	-	-	-	-	-	(107,418)	-	(107,418)
Net Rental Revenue	190,711	2,734,685	-	-	-	-	-	-	18,152	6,140	-	-	-	-	2,949,688	(1,626,645)	1,323,043
Tenant Revenue - Other	3,842	36,868	-	-	-	-	-	-	-	1	-	-	-	-	40,711	-	40,711
<b>Total Tenant Revenue</b>	<b>194,553</b>	<b>2,771,553</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>18,152</b>	<b>6,141</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,990,399</b>	<b>(1,626,645)</b>	<b>1,363,754</b>
HUD PHA Operating Grants	295,394	-	6,466,284	-	24,249	252,109	-	105,191	-	-	-	-	-	-	7,143,227	-	7,143,227
HUD Voucher Admin Fees	-	-	682,240	-	-	-	-	-	-	-	-	-	-	-	682,240	-	682,240
Capital Grants	239,589	-	-	-	-	-	-	-	-	-	-	-	-	-	239,589	-	239,589
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	202,372	202,372	(202,372)	
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	10,800	10,800	(10,800)	
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	105,473	105,473	(105,473)	
<b>Total Fee Revenue</b>	<b>534,983</b>	<b>-</b>	<b>7,148,524</b>	<b>-</b>	<b>24,249</b>	<b>252,109</b>	<b>-</b>	<b>105,191</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>318,645</b>	<b>8,383,703</b>	<b>(318,645)</b>	<b>8,065,055</b>
Other Government Grants	-	-	-	283,396	-	-	45,329	-	514,800	-	-	-	-	-	843,526	-	843,526
Interest Income	2,439	7,917	1,601	-	-	-	-	-	216	441	-	2,189	1,303	565	16,670	-	16,670
Investment Income	-	-	-	-	-	-	-	-	-	-	-	12,385	537,732	-	550,117	(550,117)	-
Fraud Recovery	1,394	-	1,734	-	-	-	-	-	-	-	-	-	-	-	3,128	-	3,128
Other Revenue	14,915	163,525	10,464	-	-	-	-	-	199,500	675	135,024	-	241,903	20,606	786,614	(26,192)	760,421
Gain/Loss on Sale of Capital Assets	17,350	-	-	-	-	-	-	-	-	-	-	-	-	-	17,350	-	17,350
<b>Total Revenue</b>	<b>\$ 765,634</b>	<b>\$ 2,942,995</b>	<b>\$ 7,162,323</b>	<b>\$ 283,396</b>	<b>\$ 24,249</b>	<b>\$ 252,109</b>	<b>\$ 45,329</b>	<b>\$ 105,191</b>	<b>\$ 732,668</b>	<b>\$ 7,257</b>	<b>\$ 135,024</b>	<b>\$ 14,575</b>	<b>\$ 780,938</b>	<b>\$ 339,816</b>	<b>\$ 13,591,503</b>	<b>\$ (2,521,599)</b>	<b>\$ 11,069,905</b>
Administrative Salaries	27,520	229,562	24,255	-	261	505	-	-	25,206	-	-	138,252	165,241	249,436	860,238	-	860,238
Auditing Fees	2,614	50,100	26,087	-	-	-	-	-	2,806	26	8,100	-	3,116	2,986	95,836	-	95,836
Management Fee	68,639	165,749	157,692	-	-	-	-	-	-	-	-	-	-	-	392,081	(202,372)	189,708
Bookkeeping/LIHTC Asset Mgmt	6,915	43,291	98,558	-	-	-	-	-	-	-	-	-	-	-	148,764	(105,473)	43,291
Advertising and Marketing	-	-	1,557	-	-	-	-	-	983	-	-	-	190	625	3,356	-	3,356
Employee Benefits - Admin.	7,767	62,200	2,344	-	23	142	-	-	4,981	-	-	31,011	43,555	55,888	207,912	-	207,912
Office Expenses	3,864	19,680	13,555	-	-	345	-	256	5,441	373	-	1,305	7,360	10,881	63,060	-	63,060
Legal Expense	-	1,514	-	-	-	-	-	-	-	-	-	38	813	1,438	3,802	-	3,802
Training & Travel	1,060	2,224	-	-	-	-	-	2,016	3,397	-	-	74	445	2,824	12,039	-	12,039
Other	30,356	33,913	108,238	-	353	2,472	417	10,893	10,693	834	1,298	2,557	25,578	30,792	258,394	-	258,394
<b>Total Operating - Admin.</b>	<b>148,735</b>	<b>608,235</b>	<b>432,287</b>	<b>-</b>	<b>638</b>	<b>3,464</b>	<b>417</b>	<b>13,165</b>	<b>53,507</b>	<b>1,233</b>	<b>9,398</b>	<b>173,237</b>	<b>246,297</b>	<b>354,870</b>	<b>2,045,481</b>	<b>(307,845)</b>	<b>1,737,637</b>
Asset Management Fee	10,800	-	-	-	-	-	-	-	-	-	-	-	-	-	10,800	(10,800)	-
Tenant Services - Salaries	3,404	61,111	-	188,191	-	-	-	71,167	329,429	-	-	-	-	-	653,301	-	653,301
CARES Act Expenditures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Benefit - Tenant Serv.	260	15,911	-	66,133	-	-	-	19,537	70,198	-	-	-	-	-	172,039	-	172,039
Tenant Services - Other	174	78,829	290	29,072	241	-	-	-	116,228	-	-	-	400	2,162	227,396	-	227,396
<b>Total Tenant Services</b>	<b>3,838</b>	<b>155,851</b>	<b>290</b>	<b>283,396</b>	<b>241</b>	<b>-</b>	<b>-</b>	<b>90,704</b>	<b>515,855</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>400</b>	<b>2,162</b>	<b>1,052,737</b>	<b>-</b>	<b>1,052,737</b>
Water	21,117	80,891	219	-	-	-	-	-	-	62	-	39	200	134	102,661	-	102,661
Electricity	12,856	197,159	2,114	-	-	-	-	-	-	110	-	380	1,800	1,236	215,656	-	215,656
Gas	9,717	20,861	703	-	-	-	-	-	-	193	-	121	704	452	32,753	-	32,753
Sewer	19,430	62,122	125	-	-	-	-	-	-	81	-	22	115	77	81,973	-	81,973
<b>Total Utilities</b>	<b>63,121</b>	<b>361,034</b>	<b>3,161</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>446</b>	<b>-</b>	<b>562</b>	<b>2,819</b>	<b>1,899</b>	<b>433,042</b>	<b>-</b>	<b>433,042</b>

**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	110,750	238,464	-	-	-	-	-	-	-	-	-	-	-	-	349,214	-	349,214
Maintenance - Materials	44,887	106,789	-	-	-	-	-	-	962	49	857	127	1,788	2,140	157,599	-	157,599
Maintenance Contracts	69,013	242,520	6,326	-	-	-	-	-	-	-	-	-	-	-	317,859	-	317,859
Employee Benefits - Maint.	32,610	80,020	-	-	-	-	-	-	-	-	-	-	-	-	112,629	(26,192)	86,437
<b>Total Maintenance</b>	<b>257,259</b>	<b>667,792</b>	<b>6,326</b>	-	-	-	-	-	<b>962</b>	<b>49</b>	<b>857</b>	<b>127</b>	<b>1,788</b>	<b>2,140</b>	<b>937,301</b>	<b>(26,192)</b>	<b>911,109</b>
Protective Services - Labor	18,361	3,878	-	-	-	-	-	-	-	-	91,807	-	-	-	114,046	-	114,046
Protective Services - Other	478	100	-	-	-	-	-	-	-	-	2,376	-	-	-	2,954	-	2,954
Employee Benefit Contributions	4,375	924	-	-	-	-	-	-	-	-	21,873	-	-	-	27,172	-	27,172
<b>Total Protective Services</b>	<b>23,214</b>	<b>4,901</b>	-	-	-	-	-	-	-	-	<b>116,057</b>	-	-	-	<b>144,172</b>	-	<b>144,172</b>
Property Insurance	24,874	135,789	-	-	-	-	-	-	1,172	414	-	-	536	536	163,321	-	163,321
Liability Insurance	3,500	-	4,337	-	-	-	-	-	2,464	53	-	-	-	166	10,520	-	10,520
Workmen's Compensation	3,020	10,267	458	-	5	10	-	1,345	6,701	-	1,735	2,613	3,124	4,714	33,992	-	33,992
All Other Insurance	2,044	2,758	-	-	-	-	-	-	1,956	-	533	166	10,716	-	18,174	-	18,174
<b>Total Insurance Premiums</b>	<b>33,437</b>	<b>148,813</b>	<b>4,796</b>	-	<b>5</b>	<b>10</b>	-	<b>1,345</b>	<b>12,294</b>	<b>467</b>	<b>2,268</b>	<b>2,779</b>	<b>14,376</b>	<b>5,416</b>	<b>226,006</b>	-	<b>226,006</b>
Other General Expenses	17,956	14,913	711	-	-	-	-	-	-	-	-	-	54,295	8,714	96,589	-	96,589
Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payments in Lieu of Taxes	15,850	103,190	-	-	-	-	-	-	1,815	592	-	-	-	-	121,447	-	121,447
Bad debt - Tenant Rents	(4,244)	18,279	-	-	-	-	-	-	-	-	-	-	-	-	14,034	-	14,034
<b>Total Other Expenses</b>	<b>29,561</b>	<b>136,382</b>	<b>711</b>	-	-	-	-	-	<b>1,815</b>	<b>592</b>	-	-	<b>54,295</b>	<b>8,714</b>	<b>232,071</b>	-	<b>232,071</b>
Interest of Mortgage Payable	-	220,685	-	-	-	-	-	-	-	-	2,242	-	215,391	-	438,318	-	438,318
Interest on Notes Payable	3,553	327,189	-	-	-	-	-	-	-	-	-	-	15,272	-	346,015	-	346,015
Amortization of Loan Costs	-	45,835	-	-	-	-	-	-	-	-	-	-	-	-	45,835	-	45,835
<b>Total Interest/Amortization</b>	<b>3,553</b>	<b>593,709</b>	-	-	-	-	-	-	-	-	-	-	<b>230,663</b>	-	<b>830,168</b>	<b>(550,117)</b>	<b>280,050</b>
<b>Total Operating Expenses</b>	<b>\$ 573,519</b>	<b>\$ 2,676,717</b>	<b>\$ 447,571</b>	<b>\$ 283,396</b>	<b>\$ 884</b>	<b>\$ 3,474</b>	<b>\$ 417</b>	<b>\$ 105,214</b>	<b>\$ 584,433</b>	<b>\$ 2,787</b>	<b>\$ 128,580</b>	<b>\$ 176,703</b>	<b>\$ 550,639</b>	<b>\$ 375,200</b>	<b>\$ 5,911,777</b>	<b>\$ (894,954)</b>	<b>\$ 5,016,823</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 192,115</b>	<b>\$ 266,278</b>	<b>\$ 6,714,752</b>	<b>\$ -</b>	<b>\$ 23,365</b>	<b>\$ 248,635</b>	<b>\$ 44,912</b>	<b>\$ (23)</b>	<b>\$ 148,235</b>	<b>\$ 4,469</b>	<b>\$ 6,444</b>	<b>\$ (162,129)</b>	<b>\$ 230,299</b>	<b>\$ (35,384)</b>	<b>\$ 7,679,727</b>	<b>\$ (1,626,645)</b>	<b>\$ 6,053,082</b>
Extraordinary Maintenance	-	3,888	-	-	-	-	-	-	-	-	-	-	-	-	3,888	-	3,888
Casualty Losses Non-capitalized	45,410	62,843	384	-	-	-	-	-	-	-	-	66	395	253	109,351	-	109,351
Housing Assistance Payments	-	-	6,356,000	-	248,748	248,748	44,912	-	-	-	-	-	-	-	6,898,409	(1,626,645)	5,271,765
Depreciation Expense	108,182	1,387,960	1,524	-	-	-	-	341	11,609	2,264	-	-	8,995	-	1,520,875	-	1,520,875
<b>Total Expenses</b>	<b>\$ 727,111</b>	<b>\$ 4,202,521</b>	<b>\$ 7,044,445</b>	<b>\$ 283,396</b>	<b>\$ 249,632</b>	<b>\$ 252,222</b>	<b>\$ 45,329</b>	<b>\$ 105,555</b>	<b>\$ 596,042</b>	<b>\$ 5,051</b>	<b>\$ 128,580</b>	<b>\$ 176,769</b>	<b>\$ 560,030</b>	<b>\$ 375,452</b>	<b>\$ 14,754,379</b>	<b>\$ (2,521,599)</b>	<b>12,232,780</b>
<b>Net Gain (Loss)</b>	<b>\$ 38,523</b>	<b>\$ (1,259,526)</b>	<b>\$ 117,877</b>	<b>\$ -</b>	<b>\$ (225,383)</b>	<b>\$ (113)</b>	<b>\$ -</b>	<b>\$ (364)</b>	<b>\$ 136,626</b>	<b>\$ 2,205</b>	<b>\$ 6,444</b>	<b>\$ (162,195)</b>	<b>\$ 220,909</b>	<b>\$ (35,636)</b>	<b>\$ (1,162,875)</b>	<b>\$ -</b>	<b>\$ (1,162,875)</b>

## Council member Andrea Waner lays out her ARPA plan to Muleskinners

- BY MAIA BOND
- Oct 1, 2021

Councilperson Andrea Waner wants to use American Rescue Plan Act funds to address homelessness, community violence and mental health issues in Boone County.

Waner outlined her plans at Friday's Muleskinners meeting. The ARPA funds amount to about \$25 million, with \$12.5 million already awarded to the city. How and where to allocate the money has been the subject of much debate among Columbia residents.

Waner's suggestions are based on the Community Health Improvement Plan, which was launched in 2019 to address and improve health in Boone County residents. Surveys and other data collection methods were used to research issues, and Waner is looking to employ those methods in the ARPA funding process.

She went on to present statistics about various prevailing social issues in Boone County:

- About 18% of Boone County was in poverty, compared to 14% of Missouri, from 2015 to 2019, according to American Community Service data.
- More than 200 deaths of despair were reported in Boone County from 2014 to 2018, according to the CDC National Vital Statistics System. Waner described deaths of despair as due to medical conditions related to bleak socioeconomic circumstances: drug overdoses, alcoholic liver disease and suicide fall into this category.
- More than 360 violent crimes per 100,000 people were committed in Boone County in 2021, according to County Health Rankings.

With months of public comments and statistics to back up their concerns, Waner believes the city can act now with the current \$12.5 million it has.

“I think we could and should,” Waner said.

The other half of the money is expected to arrive in March 2022. Waner presented a detailed timeline of how she would like to decide the fate of those funds.

In October, Waner wants to have meetings identifying who will be spoken to and what they should be asked to determine exact issues. In November and December, she wants to have community focus groups in each ward.

Because many voices go unheard, Waner said she is willing to provide childcare and a meal for those typically unable to attend meetings.

Clinical psychologist Martha Brownlee-Duffeck suggested going door to door to survey residents who otherwise would not attend a meeting or take the time to fill out a survey. Waner agreed and said there was space for both types of outreach.

In January, Waner would move on to assessing data before developing proposals in February. The rest of the funds are expected in March, so the council would vote on proposals then. After approval, the council would implement plans and evaluate the impact.

Both Waner and fellow councilperson Karl Skala, who also attended the meeting, voiced support for hiring outside consultants. Waner said taking on this kind of research project would be a “full-time gig for six months at least.”

Steve Calloway, a member of the Columbia Housing Authority’s Board of Commissioners, asked if there was room for public housing in the budget. Waner agreed that public housing plays an integral role in giving people steps after homelessness.

“We can spend this money very quickly. There is no shortage of applicable needs,” Waner said.

Skala and Waner assured those at the meeting they plan to discuss spending on these issues with other council members.



# Housing Authority of the City of Columbia, Missouri

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## Closed Meeting Notice

### CHA Board of Commissioners Meetings

Date: Wednesday, October 13, 2021

Time: 5:30 p.m.\*

Place: Oak Towers - Oak Room, 700 N. Garth Ave., Columbia, MO 65203

**\* The meeting will begin immediately following the adjournment of the meeting of the Columbia Housing Authority Board of Commissioners and CHALIS Board of Directors Meeting which begins at 5:30 p.m.**

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

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