



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

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

Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, June 1, 2022

Time: 2:30 p.m.

Place: Columbia Housing Authority, 201 Switzler St.

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of May 11, 2022 Open Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

PUBLIC HEARINGS

RESOLUTIONS

- VI. **Resolution 2894:** To Approve an Amendment to the Annual PHA Plan for FY 2022.
- VII. **Resolution 2895:** A Resolution Authorizing the Housing Authority of the City of Columbia, Missouri to Submit an Application for Funding for the Kinney Point Affordable Housing Development to the Missouri Housing Development Commission and Certifying that the Information Being Provided is Correct, Complete and Accurate and in Compliance with all Applicable Regulations.

REPORTS

PUBLIC AND COMMISSIONER COMMENT

- VIII. Public Comment (Limited to 5 minutes per speaker)
- IX. Commissioner Comment
- X. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Ms. Charline Johns, Executive Assistant at (573) 443-2556, extension 1122 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Ms. Johns by email at the following address: www.columbiaha.info@gmail.com

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

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



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING May 11, 2022 MEETING MINUTES

I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session on May 11, 2022, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 5:35 p.m.

II. Roll Call:

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

Excused: Jama Rahn, Commissioner

CHA Staff: Randy Cole, CEO
Charline Johns, Executive Assistant
Tammy Matondo, Housing Development Coordinator
Laura Lewis, Director of Affordable Housing Operations
Tawanda Edwards, Director of Housing Programs
Debbi Simmons, Chief Financial Officer
Jeanette Nelson, Human Resources Manager
Jeff Forck, Director of Safety

Guest: Eunice Johnson-Bey(Via Zoom Application)

III. Adoption of Agenda:

Mr. Hutton called for a motion to approve the amended agenda to include both sets of Regular Board meeting and Board Retreat minutes. A motion was made by Mr. Calloway and second by Ms. Wenneker. All Commissioners voted "aye". Mr. Hutton declared the amended agenda adopted.

IV. Approval of April 13, 2022 Open Meeting Minutes and the April 13, 2022 Board Retreat Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of April 13, 2022 and April 13, 2022 Board Retreat Minutes. A motion was made by Ms. Wenneker and second by Mr. Calloway. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

V. Public Comment.

There were no public comments.

PUBLIC HEARINGS

VI. Amendment to FY2022 PHA Plan, Five-Year Plan and Annual Plan.

Mr. Cole reported that CHA's HUD Field Representative advised CHA to amend its current 5-Year PHA Plan and Annual Plan in order to identify the potential allocation of project-based vouchers for its Kinney Point project. Mr. Cole stated that CHA staff advertised a public notice on April 15 and April 17, 2022, notifying the public and CHA residents that public comment will be accepted on an amendment to the 5-Year and 1-Year PHA Plan through May 30, 2022.

Mr. Cole shared that notice was posted at all CHA owned properties and on the CHA website as of April 12, 2022. Direct notice and drafts were also provided to CHA's Resident Advisory Board (RAB) members and a RAB meeting was held on April 28, 2022 to accept input on the drafted 5-Year and Annual Plan Amendment. Mr. Cole shared that staff answered questions pertaining to allocation of project-based vouchers within the Annual Plan and reported that RAB members were supportive of the draft plans and noted the need to renovate CHA's remaining public housing units and expand the number of affordable housing units.

RESOLUTIONS

VII. Resolution 2892: To Adopt Revisions to the FY2022 Columbia Housing Authority Agency-Wide Budget Including Component Financial Units and Budgets for the Columbia Housing Authority's Low-Income Housing Tax Credit Properties.

Mr. Cole shared that this was CHA's Budget Amendment and may seek assistance from Ms. Simmons, CFO as they go over the amendment. Mr. Cole noted that the non-dwelling rental line item that relates to cell phone tower leases that some months were over-stated and were double counting some months. Mr. Cole reviewed highlights from the amended budget and took questions from the Board.

Mr. Cole noted that paragraph 4 of resolution 2892 would need to be amended to read as follows:

WHEREAS, As a result of a new rooftop lease at Paquin Towers, CHA will have a \$19,059 decrease in revenue for FY2022;.

Mr. Calloway inquired what was the significant dollar amount that would call for a budget amendment. Ms. Wenneker suggested that a policy be put into place to have the budget amended

when needed. Mr. Hutton suggested that some research be done for a certain dollar amount or percentage amount to trigger an amendment.

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

Mr. Hutton called for a motion to amend Resolution 2892 as presented. A motion was made by Ms. Wenneker. Second by Mr. Calloway.

Mr. Hutton called for a motion to approve Resolution 2892 as amended. A motion was made by Mr. Calloway. Second by Ms. Wenneker. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Oliveri, Wenneker, Hutton, Calloway

No: None

VIII. Resolution 2893: To Ratify and Approve the Submission of Application for Thirty(30) Mainstream Housing Vouchers to the U.S. Department of Housing and Urban Development.

Mr. Cole reported that CHA staff was notified on April 14, 2022 that it was eligible to receive an additional allocation of Mainstream Housing Vouchers for non-elderly and disabled, due to its voucher utilization rate exceeding 80% of its current Mainstream allocation. Mr. Cole stated that CHA is currently utilizing 18 Mainstream Housing Vouchers and may qualify for up to 30 additional Mainstream Vouchers. Mr. Cole shared that he submitted an application for up to 30 additional Mainstream Housing Vouchers on May 6, 2022 and anticipates a portion of the 30-voucher request being accepted.

Mr. Calloway inquired about any funding that CHA is currently receiving that may go away after COVID related funding. Ms. Edwards, Director of Housing Programs shared that any households that are utilizing vouchers that are funded by COVID related funding are good through December 2023 and can then be transferred to regular Section 8 Housing Choice Vouchers.

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

Mr. Hutton called for a motion to approve Resolution 2893 as presented. A motion was made by Ms. Oliveri. Second by Mr. Calloway. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Oliveri, Wenneker, Hutton, Calloway

No: None

IX. Monthly Management Reports for Public Housing and Affordable Housing Properties, Housing Choice Voucher Programs and Safety.

Public Housing and Affordable Housing Properties:

Mr. Cole reviewed highlights from the report and shared that things are going well. Ms. Lewis, Director of Housing Operations stated that things are good. Ms. Wenneker inquired whether transfers meant to other CHA owned properties. Ms. Lewis stated yes.

Housing Choice Voucher Programs:

Mr. Cole reviewed highlights from the Housing Choice Voucher & Special programs, noting that the reports will now be given for the same months that Finance is reporting the budgets. Ms. Wenneker inquired about how internal reporting is done within the organization. Mr. Cole stated that there is no internal reporting metric but staff meetings are held monthly to discuss progress.

Safety:

Mr. Forck, Director of Safety reviewed highlights from the report and shared that staff held a BBQ for St. Patrick Day at Paquin Tower. Mr. Calloway inquired about the proximity of crime and disturbances in the community, wondering how residents would be alerted. Mr. Forck shared that most residents have full access to joint communications and news. Mr. Forck shared that residents are very active in the community and know the neighborhoods better than most.

X. March Financial Report

Ms. Simmons reviewed highlights from the March Financial report.

Mr. Calloway inquired whether there would ever be an issue if 100% of the tenants utilized the Family Self Sufficiency Program. Mr. Cole stated that it was his understanding that it doesn't impact the budget that impacts CHA's operations, it would come out of the Housing Assistance Payments that would otherwise go to the landlords. Ms. Simmons stated that its simply moves from the Housing Assistance Payment Account for the tenant into a FSS Escrow Account for the tenant.

XI. Current Events

Mr. Cole reviewed highlights from the current events.

XII. Public Comment

There was no public comment.

XIII. Commissioner Comment

There was no commissioner comment.

XIV. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Wenneker. Second by Ms. Oliveri. Mr. Hutton called the meeting adjourned at 7:15 p.m.

Bob Hutton, Chair

Date

Randy Cole, Chief Executive Officer

Date

Certification of Public Notice

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on May 9, 2022, I posted public notice of the May 11, 2022 Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

The complete agenda packet was available for review at all CHA offices during regular business hours and posted on the CHA web site at: www.ColumbiaHA.com.

Randy Cole, Chief Executive Officer

Date



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 1, 2022

Re: Resolution 2894: Amending the FY 2022 Columbia Housing Authority Annual PHA Plan

Executive Summary

The Columbia Housing Authority (CHA) 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. PHA's are also required to amend the PHA Plan when substantial amendments are identified during a program year.

CHA's HUD Field Representative advised CHA to amend its current Annual Plan in order to identify the potential allocation of project-based vouchers for its Kinney Point project. 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 (RAB) to provide comment for the initial approval or any substantial amendments.

Discussion

CHA staff advertised a public notice on April 15 and April 17, 2022, notifying the public and CHA residents that public comment will be accepted on an amendment to the 5-year and 1-year PHA Plan through May 30, 2022. Notice was posted at all CHA owned properties and on website as of April 12, 2022. 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 April 28, 2022 to accept input on the draft 5-year and Annual PHA Plan Amendment. CHA staff answered questions pertaining to allocation of project based vouchers within the Annual Plan. RAB members were supportive of the draft plans and noted the need to renovate CHA's remaining public housing units and expand the number of affordable housing units.

The attached resolution adopts the Amendment to the Annual PHA Plan and will ensure the PHA Plan includes PBV anticipated for CHA's Kinney Point project.

Suggested Commission Action

Approve the resolutions adopting an Amendment to the PHA Annual Plan.

**Draft Significant Amendment to the Housing Authority of the City of Columbia's
FY 2022 Annual Plan Amendment #1**

The Housing Authority of the City of Columbia has drafted an Amendment to its FY 2022 Annual PHA Plan to include a projected 24 Project Based Voucher to award to an affordable housing project within city of Columbia's central city area. This amendment is intended to meet activity description requirements set forth in Section B.2(b) of the Housing Authority of the City of Columbia's FY 2022 Annual PHA Plan. The proposed language to be considered in Section B.2(b) is as follows:

Project-Based Vouchers

- *The CHA may provide a projected and approximate 24 Project Based Vouchers to an affordable housing project in the central city neighborhood area to assist in meeting growing needs for affordable housing for housing insecure populations. CHA anticipates the project sources to include low-income housing tax credits, HOME, Federal Home Loan Bank and tax-exempt housing bonds.*

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

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

Definitions.

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

A.	PHA Information.																										
A.1	<p> PHA Name: Housing Authority of the City of Columbia, Missouri__ PHA Code: MO-007 _____ PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (01/2022): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>120</u> _____ Number of Housing Choice Vouchers (HCVs) <u>1,949 (Includes HCV, VASH, RAD PBV, and Mainstream)</u> Total Combined <u>1,968</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> The Columbia Housing Authority (CHA) maintains a copy of the draft FY 2022 PHA Plan (5-year and annual) for public inspection at the reception desk of its Administration building at 201 E. Switzler. A copy of CHA's ACOP and Section 8 Administration Plan is also available in this same location, as well as maps and annual budgets of each of its properties. Each of these documents are also posted on CHA's website to view electronically. CHA staff provided copies of the FY 2022 PHA Plan (5-year and annual) to each member of the CHA Resident Advisory Board and reviewed the document with the RAB on August 19, 2022 to answer questions and take input. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" data-bbox="167 1627 1458 1944"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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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Lead PHA:																											

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

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

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

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

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

Statement of Housing Needs and Strategy for Addressing Housing Needs.

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

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

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

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.

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. 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.

<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <p><u>Demolition and/or Disposition</u></p> <ul style="list-style-type: none"> 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><u>Conversion of Public Housing to Project-Based Assistance under RAD.</u></p> <ul style="list-style-type: none"> 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. <p><u>Units with Approved Vacancies for Modernization</u></p> <ul style="list-style-type: none"> In association with the Public Housing units being renovated through the RAD program, the CHA has and will continue to have units that are approved vacancies for modernization. These units will be occupied as soon as renovations are complete. Units held vacant for replacement under the RAD program will also be approved vacancies for modernization. <p><u>Project Based Vouchers</u></p> <ul style="list-style-type: none"> The CHA may provide a projected and approximate 24 Project Based Vouchers to an affordable housing project in the central city neighborhood area to assist in meeting growing needs for affordable housing for housing insecure populations. CHA anticipates the project sources to include low-income housing tax credits, HOME, Federal Home Loan Bank and tax-exempt housing bond.
<p>B.3</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> <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> <p>1. PHA Goal: Expand the supply of assisted housing</p> <ul style="list-style-type: none"> 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.

	<p>2. PHA Goal: Improve the quality of assisted housing</p> <ul style="list-style-type: none"> • 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. <p>3. PHA Goal: Increase assisted housing choices</p> <ul style="list-style-type: none"> • The CHA increased its payment standards for the Housing Choice Voucher Program to match 100% of the HUD established Fair Market Rent for the Boone County, Missouri MSA. • The CHA has added additional VASH vouchers in partnership with the Truman VA. The CHA currently administers 125 VASH Tenant-Based Vouchers and 25 VASH Project-Based Vouchers. • In 2018 the CHA applied for and received fourteen Mainstream vouchers which provide housing assistance to persons that are disabled between the ages of 18 and 62. • In 2019 the CHA applied for HOME funding for Tenant-Based Rental Assistance from the City of Columbia and was recommended to receive \$83,000 in funding in FY 2020. • In 2020 the CHA applied for \$110,000 in HOME funding for Tenant-Based Rental Assistance from the City of Columbia for FY 2021 and was recommended to receive \$83,000 in funding in FY 2020. • In response to the COVID-19 pandemic, the City of Columbia has awarded \$300,000 in HOME Funding for Tenant-Based Rental Assistance that will help to address housing needs and prevent evictions for low-income families over the next two years. • In FY 2021, the CHA accepted 51 Emergency Housing Vouchers to expand assisted housing for households impacted by homelessness. <p>4. PHA Goal: Provide an improved living environment</p> <ul style="list-style-type: none"> • The CHA continues to employ three (3) full-time Safety Officers and one (1) part-time Safety Officer. • Extensive use of CHA's trespassing policy to issue trespass warnings to the following populations: <ul style="list-style-type: none"> ○ 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 Crime-Free Housing Addendum. • 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. • Additional security cameras were installed on every floor of Paquin Tower during FY 2019. • Monthly Safety Department reports have been provided to document the actions of CHA Safety Officers and the incidents occurring on CHA properties. • Criminal activity has significantly decreased on all CHA properties. Safety of CHA property has been supported through a combination of expanded Family Self-Sufficiency, Independent Living, and Family Support services provided to 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. • Oak Towers continues to be designated for the elderly, age 55 and older. Paquin Tower is designated for persons with disabilities and the elderly age 55 and older. • The CHA has multiple partnerships with community agencies that provide a variety of services and support to CHA residents. <p>5. PHA Goal: Promote self-sufficiency and asset development of assisted households</p> <ul style="list-style-type: none"> • The CHA has expanded the Moving Ahead Program to provide a full-day program for 5 weeks during the summer in addition to the after-school program provided during the regular school year. The CHA has also expanded the number of children served to 100 children. Moving Ahead is a state-licensed program. • In response to the COVID-19 pandemic, the Moving Ahead Program provided a full-day program to 50 children during the summer of 2021. • The CHA currently receives funding from the Boone County Children's Services fund support the Moving Ahead Program to families with children. • The CHA also receives funding from the Boone County Children's Services fund to provide the Healthy Homes Connection program to families with children participating in CHA's Housing Choice Voucher Program. This program addresses the mental health needs of children and promotes emotionally healthy families. • The CHA employs two Family Self-Sufficiency Coordinators serving CHA assisted households. There are currently 115 families participating in the Family Self-Sufficiency program. <p>6. Coordinate activities of CHA Low-Income Services, Inc. (CHALIS)</p> <ul style="list-style-type: none"> • The CHALIS staff have conducted and expanded activities with the three main goals:
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	<ul style="list-style-type: none"> ○ Helping youth succeed in school and in life: Moving Ahead After-School Program, Moving Ahead Summer Program, MAP for Mental Health, and Healthy Homes Connection. ○ Supporting families working toward self-sufficiency: Family Self-Sufficiency Program, Resident Services Coordination, Healthy Homes Connection, computer labs, Opportunity Gardens Program, and the Annie Fisher Food Pantry. ○ Assisting seniors and persons with disabilities to live independently: Independent Living Services and Support, transportation assistance for shopping and medical appointments, Annie Fisher Food Pantry & Share Shelves, Opportunity Gardens, Parks and Recreation Adaptive Recreation programs, fitness centers, computer centers, Nutrition and Meal programs, and Health Clinics.
<p>B.4.</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The 2021-2025 Capital Fund Program Five-Year Action Plan was submitted via HUD’s EPIC (Energy and Performance Information Center) “Activity Planning Module”. HUD approved the 2021-2025 Capital Fund Program Five-Year Action Plan through EPIC on June 28, 2021.</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p><u>Section 8 Housing Choice Voucher Program</u> 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.</p> <p><u>Section 8 Housing Choice Voucher Program</u> 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.</p>

	<p>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.</p> <p>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.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input 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>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).		
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="181 457 1451 907"> <tr> <td data-bbox="181 457 1451 499">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="181 499 1451 907"> <!-- Empty space for Fair Housing Goal --> </td> </tr> </table>	Fair Housing Goal:	Empty space for Fair Housing Goal
Fair Housing Goal:			
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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. ([Notice PIH 2011-47](#))

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

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

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

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

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

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

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

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

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

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

C. Other Document and/or Certification Requirements

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

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

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

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

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

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

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

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

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

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

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



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2894

A Resolution to Approve an Amendment to the Columbia Housing Authority's PHA Annual Plan for Fiscal Year Beginning January 1, 2022 and Ending December 31, 2022 and Submission 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, the Housing Authority of the City of Columbia, Missouri, has developed an Amendment to the Annual Plan incorporating providing a projected number of project based vouchers for an affordable housing project within the central city neighborhood to assist in meeting the growing needs of affordable housing for housing insecure populations ; and

WHEREAS, public notice regarding the availability of the proposed Amendment to the PHA Annual Plan 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 Amendment to the PHA Annual Plan; and

WHEREAS, a public hearing was held on May 11, 2022 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 Amendment to the PHA Annual Plan 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.

Bob Hutton, Chair

Randy Cole, Secretary

Adopted June 1, 2022



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 1, 2022

Re: Resolution 2895: Authorizing the Housing Authority of the City of Columbia, Missouri to Submit an Application for Funding for the Kinney Point Affordable Housing Development to the Missouri Housing Development Commission

Executive Summary

The Columbia Housing Authority (CHA) intends to submit an application for low-income housing tax credits for its Kinney Point project. This resolution authorizes a submission of the application to the Missouri Housing Development Commission.

Discussion

CHA's Kinney Point project was approved for \$2 million in City of Columbia HOME funding and received a \$1.3 million donation from the Veterans United Foundation. CHA intends to submit an application for up to \$3 million in federal tax credits to fund the remaining funding gap. The attached resolution authorizes the CEO to submit the application to the Missouri Housing Development Commission (MHDC).

Suggested Commission Action

Approve the resolution authorizing the Housing Authority of the City of Columbia, Missouri to Submit an Application for Funding for the Kinney Point Affordable Housing Development to the Missouri Housing Development Commission.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2895

A Resolution Authorizing the Housing Authority of the City of Columbia, Missouri to Submit an Application for Funding for the Kinney Point Affordable Housing Development to the Missouri Housing Development Commission and Certifying that the Information Being Provided is Correct, Complete and Accurate and in Compliance with all Applicable Regulations

WHEREAS, The Housing Authority of the City of Columbia, Missouri (Columbia Housing Authority or CHA) FY 2022-2026 Strategic Plan includes expanding CHA's affordable housing portfolio in the City of Columbia, Missouri; and

WHEREAS, The CHA owns vacant land at the northeast corner of Garth and Sexton in the City of Columbia and has been awarded \$2 million in city of Columbia HOME ARP funding for the development of affordable housing at Kinney Point; and

WHEREAS, The CHA's subordinate Columbia Community Housing Trust (CCHT) entity has received a \$1.3 million donation from the Veterans United Foundation (VUF) for the development of affordable housing at Kinney Point; and

WHEREAS, The CHA is preparing an application for funding to the Missouri Housing Development Commission (MHDC) to fill the remaining funding gap to provide financial support for the construction of 24 affordable housing units at Kinney Point; and

WHEREAS, The CHA certifies that, to the best of our knowledge, all of the information in this application and all supporting documentation is correct, complete and accurate; and

WHEREAS, The CHA also certifies that the figures and the statements contained in the funding application being submitted to the MHDC to obtain a capital advance or mortgage loan under the State Housing Act of Missouri, Chapter 215 R.S.Mo. 1994, is true and correct to the best of our knowledge; and

WHEREAS, The CHA certifies that the information being submitted in the application for a mortgage loan and/or tax credits is true, and that the MHDC is fully authorized to verify said information through credit reports, deposit verifications, reference checks and through any other means they determine necessary; and

WHEREAS, The CHA also certifies that should we receive HOME funds as any part of our funding award, we agree to comply with 24 CFR 135 ("Section 3"), and agree to give, to the greatest extent feasible and consistent with existing Federal, State and local laws and regulations, job training, employment, contracting and other economic opportunities to Section 3 residents and Section 3 business concerns; and

WHEREAS, The CHA further certifies that if MHDC approves and executes a conditional reservation for HOME funds for this application, we will submit a Section 3 plan to demonstrate the ability and willingness to train and employ Section 3 residents and contract with Section 3 business

concerns to the greatest extent feasible for economic opportunities that may be generated in connection with the HOME-assisted project; and

WHEREAS, The CHA hereby certifies that we have read and agree to abide by the MHDC "Standards of Conduct" which requires that, if an Interested Party (as such term is defined in the Standards of Conduct) which has submitted a proposal, application, bid or response to a solicitation, request, notice or invitation to do so, for a competitive matter pending before the Commission desires to communicate with a commissioner or employee after the published response deadline for the purpose of lobbying the Interested Party's proposal, application, bid or response, the Interested Party (including anyone acting at its direction or on its behalf) may do so only by complying with the disclosure policy set forth in the Standards of Conduct; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts Resolution 2895 authorizing the submission of an application for funding for the Kinney Point Affordable Housing development to the Missouri Housing Development Commission and certifying that the information being provided is correct, complete, and accurate and in compliance with all applicable regulations.

BE IT FURTHER RESOLVED that if the funding application being submitted to the Missouri Housing Development Commission for the Kinney Point Apartments should be approved, Resolution 2895 also authorizes the execution of all applicable contract award agreements and the implementation of all aspects of the development of the Kinney Point Affordable Housing Development as described in the application.

Bob Hutton, Chair

Randy Cole, Secretary

Adopted June 1, 2022



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Closed Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, June 1, 2022

Time: 2:30 p.m.

*Meeting will take place immediately following the regular meeting scheduled for 2:30 p.m.

Place: CHA Administration Building Training Room, 201 Switzler, Columbia, MO 65203

CLOSED SESSION PURSUANT TO SECTION 610.021 (1) RSMo. - Pertaining to legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.

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

- I. Call to Order
- II. Roll Call Vote to Go Into Closed Session Pursuant to Section 610.021 (1) RSMo. – Pertaining to legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.
- III. Roll Call Vote to Go Into Closed Session Pursuant to Section 610.021 (2) RSMo. – Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.
- IV. Roll Call Vote to End Closed Session
- V. Adjournment