



Housing Authority of the City of Columbia, Missouri

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Resident Advisory Board

Open Meeting Notice

CHA Resident Advisory Board Meeting Agenda

Date: Thursday, July 15, 2021

Time: 5:00 p.m.

Place: Paquin Tower Community Room, 1201 Paquin Street

- I. Call to Order and Introductions: Randy Cole, CEO, Laura Lewis, Director of Affordable Housing Operations
- II. Approval of Meeting Agenda
- III. Review of the Purpose of the Resident Advisory Board
- IV. Review of the FYE2021 Annual and Five-Year Plan
- V. Presentation of proposed revisions to the Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Housing Choice Voucher Administrative Plan – removing preferences
- VI. Discussion of Future Meeting Topics
- VII. Schedule of Next Meeting – TBD
- VIII. Adjournment

*** RAB Members needing transportation assistance should call Charline Johns at (573) 443-2556 ext. 1122 before 12:00 Noon on Tuesday July 13, 2021.**

A light meal will be available for RAB members at 4:45 p.m.

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 (800) 735-2966 (TTY) at least one working day prior to the meeting.

Media Contact: Randy Cole, CEO

Phone: (573) 443-2556

E-mail: 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.

“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.”

Resident Advisory Board - PHA Plans

Forming the Resident Advisory Board

What is required?

The Resident Advisory Board (RAB) provides the PHA and the residents with a forum for sharing information about the Agency's Annual Plan. Section 511 of the United States Housing Act and the regulations in 24 CFR part 903 require that PHAs establish one or more Resident Advisory Board(s) (RAB) as part of the PHA Plan process. RAB membership is comprised of individuals who reflect and represent the residents assisted by the PHA. The role of the RAB is to assist the PHA in developing the PHA Plan and in making any significant amendment or modification to the Plan.

What is the role of the RAB?

The main role of the RAB is to make recommendations in the development of the PHA Plan. In order to facilitate collaboration, PHAs should encourage the RAB's participation from the inception of the planning process. PHAs are also required to request input from the RAB for any significant amendment or modification to the PHA Plan.

When should the RAB be appointed?

The RAB should be appointed well in advance of the date that the PHA Plan is due to HUD to ensure effective resident participation in the development of the plan.

Who can participate on the RAB?

If a jurisdiction-wide resident council is in place that complies with tenant participation regulations at 24 CFR Part 964, the PHA must appoint this group or its representatives as the Resident Advisory Board. If the PHA does not have a jurisdiction-wide resident council, then it should appoint resident councils or their representatives to serve as one or more of the RABs. A PHA may require that the resident councils choose a limited number of representatives to serve as RAB members.

Where there are no resident councils that comply with the tenant participation regulations, then the PHA must appoint one or more RABs or board members as needed to adequately reflect and represent the residents assisted by the PHA. The PHA should give adequate notice of its intentions to the residents and encourage the residents to form resident councils that comply with the tenant participation regulations. PHAs have discretion in determining the method of appointment of RABs, as long as a PHA ensures that its RAB or RABs reflect and represent all the residents assisted by the PHA.

What about Section 8 recipients?

Because Section 8 residents do not have resident councils, PHAs with a significant sized tenant based assistance program must ensure that Section 8 residents are adequately represented or that reasonable efforts are made to secure their participation in the RAB. A significant sized tenant based assistance program is one where at least 20 percent of the total PHA's households receive tenant-based assistance.

Section 8-only PHAs are not exempt from the RAB requirement and must also appoint one or more RABs that adequately represent the population served. Given that there are no resident councils that comply with the tenant-participation regulations under the tenant-based assistance program, Section 8-only PHAs have discretion in the RAB appointment process. Participation in a RAB is limited to residents that are assisted under federally assisted public housing and the Section 8 tenant-based program.

How many RABs are required?

PHAs that do not have a jurisdiction-wide RC have discretion to determine the number of RABs that they may appoint. PHAs are required to institute at least one RAB; the number of RABs beyond that number will depend on the size and the complexity of the PHA or its developments. In deciding the number of RABs to be established, a PHA should consider how adequate representation of its entire resident population can be provided.

How does the PHA fix the term of service?

There is no fixed term for membership on a RAB. A PHA has discretion to establish its own policy regarding the duration of the appointments. In determining the tenure to be adopted, PHAs may consider the number of RABs and the number of residents who volunteered to serve. Greater RAB participation may be realized by rotating residents' tenure.

What if the PHA cannot establish a RAB?

If, after making all possible endeavors, a PHA is not successful in establishing a RAB, it may appoint all of the agency's assisted residents as members of the RAB. The PHA must notify all of its members that they have been appointed as members and inform them of their role and responsibilities regarding the development of the PHA Plan. The PHA must also provide residents with notification of meetings (at least 48 hours in advance) and provide copies of any materials for review.

Encouraging Participation in the RAB

Residents who volunteer to be part of the RAB can be excellent partners to the PHA during the development of the PHA Plan. Although PHAs are expected to make a significant effort to ensure adequate resident representation in the Resident Advisory Boards, securing participation by residents during the planning process may pose a challenge for some PHAs.

How can a PHA encourage residents to take advantage of the RAB opportunity?

Personal appeals are one strategy. Executive Directors may be more likely to get commitments from residents if they personally request their participation. Residents might also be hesitant to volunteer to work with a Resident Advisory Board if they do not really understand their role as a member of the RAB. The PHA provide adequate information to all residents regarding the RAB. The PHA should inform residents of the purpose and role of the RAB, as well as practical information such as the time commitment required. The PHA should make clear to residents and Section 8 participants that the partnership between the residents and the PHA is of benefit to both parties. The residents are provided with an opportunity to voice their concerns so that their needs are addressed and they can become involved in the planning process. The PHA also gains essential information from the residents about the improvements that need to be made at the agency's developments and residents' self-sufficiency needs. This information helps the PHA to set priorities for capital improvements and advises resident services programming.

PHA's Responsibility to the RAB

What are the PHAs' Responsibilities?

PHAs have the responsibility to ensure that the RAB can adequately serve its function including:

- PHAs must give the RABs sufficient time to review and make recommendations on the Plan. RABs will be able to contribute best if they are provided with adequate information regarding the PHA's programs and the policies included in the Five-Year and Annual PHA Plan.
- The PHAs should give RABs advance notice of meetings scheduled to discuss areas of the Plan (generally, at least 48 hours, or more depending on the meeting agenda).
- RABs should also be provided with any existing documents that would assist them to make productive recommendations during the working meetings.
- PHAs should provide the RABs with reasonable means to carry out their functions such as making available a meeting place for discussing programs with the residents. RABs should also have access to any other communication tools such as a telephone, writing material, or computers that may facilitate their contacts with other resident households or to obtain further information on the programs.

- *At what stage in the planning process must PHAs involve the RABs?*
The role of the RABs is to assist and make recommendations regarding the development of the PHA Plan and any significant amendments or modifications to it. RABs should be involved in the planning process as soon as it is feasible and must be given sufficient time to fully participate in the process so that they can carry out their proper role and provide representation that is meaningful and relevant to the development of the Plan. The PHA and the RAB should develop a reasonable timetable to promote participation, including adequate notice of meetings. To facilitate productive meetings, PHAs may do preliminary work prior to involving the RABs, such as gathering and compiling data and materials to help residents participate in the process, including some initial recommendations. A PHA must consider the recommendations of the RABs and make revisions to drafts or to the Plan which it deems appropriate.

Public Notice and Comment Period Requirements

The PHA governing body is required to convene a public hearing to discuss their Five-Year and/or Annual Plan and to prompt comments from the public regarding their proposed activities. PHAs must consider, in consultation with the RABs, all the comments received at the public hearing.

PHAs are required to carry out the following steps at least forty-five (45) days prior to the scheduled public hearing:

- Publish a notice indicating that a public hearing to present the Plan and further public comments will be held including time, date and location. The notice should also indicate where the Plan and pertaining documents will be available for their review. The documents should be maintained at an accessible place such as the PHA's central office.
- Conduct outreach activities to promote comprehensive participation in the public hearing.

Any significant amendment or modification to the plan is subject to the public hearing and RABs' assessment requirements.

Incorporating Comments into the Plan

PHAs are required to consider the RAB's recommendations to the Plan but are not required to agree with them. The recommendations received must be submitted by the PHAs as a required attachment to the Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. It is prudent for PHAs to acknowledge those recommendations that conform to the programs and the mission of the PHA. If the RABs do not provide recommendations to the Plan, the PHA must document that in the attached narrative.

Announcement of Membership of the RAB

PHAs must provide an attachment to the PHA Plan listing the members of its Resident Advisory Board(s). If the number of participants is too large to reasonably list, then the attachment should include a list of the organizations represented on the RAB or other description sufficient to identify how members were chosen.

RAB Notification of Plan Process

To ensure that the RAB is fully engaged in the full plan process, PHAs are required to promptly provide a copy of the HUD award letter (identifying formula share allocations for Capital Fund and Drug Elimination Programs), plan approval letter and at least one copy of the approved plan to each RAB.

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																				
A.1	<p>PHA Name: Housing Authority of the City of Columbia, Missouri _____ PHA Code: MO007</p> <p>PHA Plan for Fiscal Year Beginning: (01/2021): _____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="204 1306 1463 1940"> <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> <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.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.</p> <p>It is the mission of the Housing Authority of the City of Columbia, Missouri, to provide safe and affordable housing opportunities to low-income individuals and families. In carrying out this mission, CHA will seek partnerships and collaborative efforts with local organizations and other governmental agencies that provide services to improve quality of life for CHA's residents.</p>
B.2	<p>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.</p> <ul style="list-style-type: none"> • PHA Goal: Expand the supply of assisted housing. <ul style="list-style-type: none"> • The CHA will continue to apply for low-income housing tax credits in order to develop additional units of affordable housing. • The CHA will continue to apply to the Affordable Housing Assistance Program through the Federal Home Loan Bank of Des Moines for funding to develop affordable housing. • The CHA will continue to apply for CDBG and HOME funding from the City of Columbia for funding to develop affordable housing. • The CHA will continue to 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, or HCV vouchers should they become available. • The CHA will continue its efforts to construct affordable housing using our Community Housing Trust program. • PHA Goal: Improve the quality of assisted housing. <ul style="list-style-type: none"> • The CHA will continue to renovate or replace the CHA’s final 120 public housing units under the Rental Assistance Demonstration (RAD) program. • The CHA will continue to provide Family Self-Sufficiency Coordinators and Resident Service Coordinators to assist our residents living in CHA assisted housing. • The CHA will continue to provide the Healthy Homes Connections program, which employs Family Support Specialists to families with children on our Section 8 Housing Choice Voucher Program as long as local funding is available. • PHA Goal: Increase assisted housing choices. <ul style="list-style-type: none"> • The CHA will monitor and adjust our HCV payment standard in order to ensure that HCV participants have good choices in assisted housing. • The CHA will continue to 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, or HCV vouchers should they become available. • The CHA will seek external funding to create the position of “Housing Ambassador” to assist families with housing vouchers in locating housing choices in areas of high opportunity and low poverty. • PHA Goal: Provide an improved living environment. <ul style="list-style-type: none"> • The CHA will continue to employ Safety Officers to respond to resident safety concerns and to respond to and document criminal activity on CHA properties. • CHA Safety Officers will work closely with the Columbia Police Department to respond to criminal activity on CHA properties. • CHA Safety Officers will work closely with the Columbia Fire Department and EMS personnel to respond to medical emergencies on CHA properties. • CHA Safety Officers will issue trespass warnings to the following populations: <ul style="list-style-type: none"> ○ Persons engaged in illegal activities on our properties; ○ Homeless persons without a permanent address in order to prevent them from establishing residency status; ○ Residents engaged in serious lease violations related to the violation of our Crime-Free Housing Addendum. • CHA will monitor security cameras on CHA properties to identify persons engaged in criminal activity and/or lease violations. • CHA will add additional security cameras on CHA properties as the situation calls for and as funds are available. • The CHA Safety Department will issue monthly reports to the Board of Commissioners regarding the departments activities on CHA properties during the past month.

- The CHA will continue to nurture its multiple partnerships with community agencies that provide a variety of services and support to our residents. A short list of agencies includes: Big Brothers/Big Sisters, Love, Inc., Columbia Center for Urban Agriculture, Services for Independent Living, the Food Bank, Parks and Recreation, and many others.
- PHA Goal: Promote self-sufficiency and asset development of assisted households.
 - The CHA will continue to nurture its multiple partnerships with community agencies that provide a variety of services and support to our residents. A short list of agencies includes: Big Brothers/Big Sisters, Love, Inc., Columbia Center for Urban Agriculture, Services for Independent Living, the Food Bank, Parks and Recreation, and many others.
 - The CHA will employ two Family Self-Sufficiency Coordinators and strive to have a case load of 75 assisted households per Coordinator.
 - The CHA will continue to provide the Moving Ahead After-School and Summer program to school-age children and youth.
 - The CHA will continue to seek funding to support our Healthy Homes Connections program working to create and support emotionally healthy families participating in our Section 8 Housing Choice Voucher Program.
 - The CHA will continue to offer the FDIC Money Smart financial education program at no cost to participants.
 - The CHA will continue to partner with the Columbia School District to provide ESL classes at the J.W. Blind Boone Community Center.
- PHA Goal: Ensure equal opportunity and affirmatively further fair housing.
 - CHA staff will participate in fair housing training on an annual basis.
 - CHA will collaborate with the City of Columbia update their plan for affirmatively furthering fair housing.
- PHA Goal: Coordinate and expand the supportive service activities of CHA Low-Income Services, Inc. (CHALIS).
 - CHALIS staff will conduct and expand supportive service activities with the three main goals:
 - a. Helping youth succeed in school and in life;

Continue and Expand programs including: Moving Ahead After-School Program, Moving Ahead Summer Program, Going Places Teen Program, MAP for Mental Health, Healthy Homes Connection, Teen Outreach Program, and activities of the Youth Community Coalition.
 - b. Supporting families working toward self-sufficiency; and

Continue and Expand programs including: Family Self-Sufficiency Program, Resident Services Coordination, Healthy Homes Connection, Money Smart Financial Literacy, computer labs, Opportunity Gardens Program, Edible Landscaping, and the Annie Fisher Food Pantry.
 - c. Assisting seniors and persons with disabilities to live independently.

Continue and Expand programs including: 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.

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.

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.
- In FYE2015-FYE2019, the CHA applied for 42 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.
- In FYE2016, 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 FYE2017, CHA applied for and received HOME funding from the City of Columbia to assist with the renovation of the Bryant Walkway Apartments II.
- In FYE2019, CHA applied for and was recommended for HOME funding from the City of Columbia to assist with the renovation of the Providence Walkway Apartments. Unfortunately, this project did not receive LIHTC funding from the Missouri Housing Development Commission, so the project was not completed.

- 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 FYE2017, the CHA applied for AHAP funding from the Federal Home Loan Bank of Des Moines to assist with the renovation of the Bryant Walkway Apartments and Bryant Walkway Apartments II. Funding was not awarded for these projects.
- The CHA converted 597 units of Public Housing under the RAD program during FYE2017. Renovation of 360 of these units was completed in FYE2017. 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 started in early 2018 and were completed in December 2018.
- The CHA applied for 9% Low-Income Housing Tax Credit funding to the Missouri Housing Development Commission (MHDC) in March 2018 to renovate 50 public housing units referred to as the Providence Walkway Apartments. The application was not funded. The CHA submitted a new application in FYE2019 to demolish and replace 34 units of public housing known as the Providence Walkway Apartments. This project did not receive LIHTC funding from MHDC.
- 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 FYE2020, the CHA will submit an application to replace 36 Public Housing units with new construction through our Kinney Point Apartments project.
- The CHA has expanded the number of families participating in our Public Housing, Project-Based Voucher, and Housing Choice Voucher Program Family Self-Sufficiency programs.

2. PHA Goal: Improve the quality of assisted housing

- The CHA provides monthly management reports for all departments to the CHA Board of Commissioners on a monthly basis for the purpose of informing the Board and tracking the performance of management operations.
- The CHA has implemented the transition to a paperless record-keeping system during FYE2015 and FYE2016.
- The CHA employs 3 FTE Resident Service Coordinators to provide resource and referral to our public housing and PBV assisted households.
- The Truman VA provides a full-time social worker stationed at the Patriot Place Apartments to provide supportive services to the Veterans living there.
- As noted previously, the CHA has converted 597 units of Public Housing under the RAD program by the end of FYE2017. In addition, the CHA is planning to convert its remaining 120 Public Housing units under the RAD program in the next four years. The CHA submitted an application for 9% Low-Income Housing Tax Credit funding to the Missouri Housing Development Commission in March 2018 to renovate 50 public housing units referred to as the Providence Walkway Apartments. These 50 units are included in the aforementioned 120 public housing units to be renovated. This application was not funded, and the CHA scaled down its application for FYE2019 to demolish and replace 34 units of public housing known as the Providence Walkway Apartments. This application did not receive LIHTC funding from the MHDC. The CHA will submit a 9% LIHTC application to the MHDC in October 2020 to replace 36 units of Public Housing with new construction through our Kinney Point Apartments project. If funded, the CHA plans to replace the remaining 84 units of public housing in future years.

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 FYE2020.
- In 2020 the CHA applied for \$110,000 in HOME funding for Tenant-Based Rental Assistance from the City of Columbia for FYE2021 and was recommended to receive \$83,000 in funding in FYE2020.
- 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.

4. PHA Goal: Provide an improved living environment

- The CHA continues to employ the following Public Housing and Project-Based Voucher security improvements:

- Employment of three (3) FTE Safety Officers and one (1) part-time Safety Officer.
- Extensive use of our trespassing policy to issue trespass warnings to the following populations:
 - Persons engaged in illegal activities on our properties;
 - Homeless persons without a permanent address in order to prevent them from establishing residency status;
 - Residents engaged in serious lease violations related to the violation of our Crime-Free Housing Addendum.
- The CHA will improve neighborhood and building safety through the installation of security cameras on our family sites and at our high-rise apartment buildings.
- Additional security cameras were installed on every floor of Paquin Tower during FYE2019.
- Monthly Safety Department reports document the actions of our Safety Officers and the incidents occurring on our properties.
- Criminal activity has significantly decreased on all CHA properties and is at an all-time low. This has been accomplished through a combination of expanded Family Self-Sufficiency, Independent Living, and Family Support services provided to our Public Housing and Project-Based Voucher residents and Housing Choice Voucher Program participants along with enforcement of our Lease Addendum for Crime-Free Housing and the services provided by our Safety Department. This has resulted in a significant improvement in the living environment and quality of life for the families being served by the CHA.
- 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 our residents. A short list of agencies includes: Big Brothers/Big Sisters, Love, Inc., Columbia Center for Urban Agriculture, Services for Independent Living, the Food Bank, Parks and Recreation, and many others.

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

- The CHA is partnering with the Columbia Public School District to provide adult education ESL classes at the CHA's J.W. "Blind" Boone Community Center.
- 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 provides a full-day program to 50 children during the summer of 2020 and will continue to provide a full-day program during the school year for parents who prefer their students remain in the program for remote learning rather than in-person school attendance. This programming will be provided as long as funding resources can be secured.
- The CHA currently receives funding from the Boone County Children's Services fund support the Moving Ahead Program to families with children.
- The CHA also receives funding from the Boone County Children's Services fund to provide the Healthy Homes Connection program to families with children participating in our Housing Choice Voucher Program. This program addresses the mental health needs of children and promotes emotionally healthy families.
- The CHA employs two Family Self-Sufficiency Coordinators serving CHA assisted households. There are currently 124 families participating in the Family Self-Sufficiency program.
- The CHA offers a free FDIC Money Smart program four times a year. The ten-week class covers a variety of topics including budgeting, repairing poor credit histories, and the homeownership process. Graduates qualify of the City of Columbia' First Time Home-Buyer Down Payment Assistance program.

6. PHA Goal: Ensure equal opportunity and affirmatively further fair housing

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

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

- The CHALIS staff have conducted and expanded activities with the three main goals:

d. Helping youth succeed in school and in life;

	<p><i>Expanded programs include:</i> Moving Ahead After-School Program, Moving Ahead Summer Program, Going Places Teen Program, MAP for Mental Health, Healthy Homes Connection, Teen Outreach Program, and activities of the Youth Community Coalition.</p> <p>e. Supporting families working toward self-sufficiency; and</p> <p><i>Expanded programs include:</i> Family Self-Sufficiency Program, Resident Services Coordination, Healthy Homes Connection, Money Smart Financial Literacy, computer labs, Opportunity Gardens Program, Edible Landscaping, and the Annie Fisher Food Pantry.</p> <p>f. Assisting seniors and persons with disabilities to live independently.</p> <p><i>Expanded programs include:</i> 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.</p>
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The CHA will continue to implement and enforce the Violence Against Women Act. Please refer to Attachment mo007a01 – Violence Against Women Act – CHA Annual Plan and Five-Year Plan.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p style="text-align: center;">Statement of Significant Amendment to the CHA Annual Plan and Five-Year Plan</p> <p>The Columbia Housing Authority (CHA) CHA may amend or modify any policy, rule, regulation, or other aspect of the 5-year and/or Annual Plan. The Quality Housing and Work Responsibility Act of 1998 does not require an annual update of the 5-Year Plan but does require that public housing authorities explain any “substantial deviation” from the 5-Year Plans in their Annual Plans. A substantial deviation includes, but is not limited to:</p> <ol style="list-style-type: none"> 1. A change or changes to the 5-year goals or objectives that are substantial but do not rise to the level of a “significant amendment” (such as the modification or elimination of a specific objective or minor program while retaining the overall strategic goal and accomplishing it through other objectives). 2. Additions of a Capital Fund project or non-emergency work items that are not included in the current Annual Statement or 5-year Action Plan in an amount less than \$1,000,000; or 3. changes in the use of replacement reserve funds under the Capital Fund program in an amount less than \$1,000,000; <p>As part of the Rental Assistance Demonstration (RAD), the Columbia Housing Authority is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:</p> <ol style="list-style-type: none"> 1. The decision to convert to Project Based Voucher Assistance; 2. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; 3. Changes to the construction and rehabilitation plan for each approved RAD conversion; and 4. Changes to the financing structure for each approved RAD conversion. <p>A “significant amendment or modification” to its 5-Year plan and/or Annual Plan is a change in policy that significantly and materially alters the CHA’s stated mission, goals, objectives and activities as stated in the Plan unless they are adopted to reflect changes in HUD regulations or requirements. If a change is considered a significant amendment to the 5-Year Plan or to the Annual Plan, it must undergo a public process that includes consultation with the Resident Advisory Board; public notice and public comment period; a public hearing, and approval by the CHA’s Board of Commissioners; and submission to and approval by HUD.</p> <p>Significant amendments are defined as including the following:</p> <ol style="list-style-type: none"> 1. A change that materially revises the agency’s mission, goals, or objectives; 2. Material changes to rent or admissions policies or organization of the waiting list; 3. Additions of a Capital Fund project or non-emergency work items that are not in the current Annual Statement or 5-year Action Plan in an amount equal to or greater than \$1,000,000, excluding projects arising out of federally-declared major disasters; acts of God beyond the control of the Authority, such as earthquakes, fires, and storm damage; civil unrest; or other unforeseen significant event; 4. Changes in the use of replacement reserve funds under the Capital Fund program in an amount equal to or greater than \$1,000,000; 5. Material changes regarding demolition, disposition, designation, or conversion activities; 6. Any other event or activity that the Authority’s Board of Commissioners determines to be a significant amendment to the approved 5-Year Plan or Annual Plan.

B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N <input type="checkbox"/> <input type="checkbox"/> (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.
B.7	Certification by State or Local Officials. 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.

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: 02/29/2016
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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. 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 of 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, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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: <u>Housing Authority of the City of Columbia, Missouri</u> PHA Code: <u>MO-007</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2021</u> 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>1,807 (Includes 150 VASH & 597 RAD PBV)</u> Total Combined <u>1,927</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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		PH	HCV																								
Lead PHA:																											

B. Annual Plan Elements

B.1 Revision of 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) The PHA must submit its Deconcentration Policy for Field Office Review.

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

Statement of Housing Needs and Strategy for Addressing Housing Needs.

Housing needs have remained high during the past year with 493 households on the Public Housing and Project-Based Voucher (PBV) waiting list and 311 households on the HCV Housing Choice Voucher Program waiting list. Of these households, 86% of Public Housing and PBV and 89% of HCV applicants have extremely low incomes at or below 30% AMI. Very-low income households at or below 50% MFI equal: Public Housing and Project-Based Voucher 9% and HCV 7%. The HCV waiting list was open for one week in October 2018 and 933 households applied for housing. This represents a 20% decrease in applicants as compared to June 2015. However, this number far exceeds the number of families the CHA will be able to serve through this program in the following two years. We plan to open the HCV waiting list in sometime in 2021 for one week. With the COVID-19 pandemic continuing, we expect significantly higher number of applicants in 2021 than in 2018, possibly at high at 1,500 families will apply for assistance. 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
# Applicants	1,000	1,200	1,500	1,115	931

The demand for efficiency and one-bedroom housing units remains high with 84% 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 548 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 families on the Public Housing and PBV waiting list (112) remains high, representing 21% of all applicants. Black/African American households continue to make up a disproportionate number of housing applicants. (Public Housing and PBV Family Sites: 49% and HCV Housing Choice Voucher Program: 71%)

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 child care 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 15,000 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.

It is worth noting that the Columbia Housing Authority periodically closes the public housing waiting list and quits filling units in CHA properties slated for renovation under the Rental Assistance Demonstration (RAD) program. The CHA stops filling vacancies at these sites in order to have enough vacant units to relocate families on-site while renovations to their homes are completed. Once properties are renovated, a large number of families are pulled off the waiting list to fill the newly renovated units. As a result, the number of families on the CHA Public Housing waiting lists does not always accurately reflect the larger number of families who would ordinarily be on our Public Housing & PBV waiting lists.

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

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

Strategy for Addressing Housing Needs

The Columbia Housing Authority strategy for addressing housing needs remains relatively unchanged from the CHA's FYE2020 PHA Plan with the added Significant Amendments of: 1.) plans to acquire property for developing affordable housing; 2.) Plans to construct 24 new units at 1 East Sexton Road, called the Kinney Point Apartments and 12 new units on Trinity Place; and 3.) Plans to demolish the Providence Walkway and Trinity Place Apartments and replace them with new apartments in our seventh phase of our RAD conversion.

- The CHA is continuing to implement its Strategic Plan for its Affordable Housing Initiative which has as its main focus, the revitalization and/or reconstruction of all of the CHA's 717 units of Public Housing stock through the HUD Rental Assistance Demonstration (RAD) program and developing new affordable housing including the Patriot Place Apartments, completed in April 2016.
- Significant Amendments to the FY2020 PHA plan included the following and are incorporated into this year's plan:
 - 1.) The CHA will acquire property for developing new affordable housing or the replacement of current public housing stock.
 - 2.) The CHA plans to construct 24 new units at 1 East Sexton Road, called the Kinney Point Apartments and 12 new units on Trinity Place;
 - 3.) The current public housing subsidies on the designated units on Providence Walkway will have their subsidies transferred to the new Kinney Point Apartments.
 - 4.) Residents from the Providence Walkway and Trinity Place apartments will be relocated to the Kinney Point Apartments or the new construction on Trinity Place.
 - 5.) In turn, the vacant units on Providence Walkway will be demolished and replaced with new apartments in the next phase of our Affordable Housing Initiative development process.

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

- In FYE2017 the CHA added a preference for U.S. Military Veterans for our waiting lists to receive housing assistance.
- In FYE2017 the CHA added a preference for families living in CHA public housing being converted under the RAD program to allow them to be relocated to other public housing units while their unit was being renovated.
- In FYE2017 the CHA added a preference to the Project-Based Voucher waiting list for families living in CHA public housing that will allow the CHA to relocate families in public housing to newly renovated Project-Based Voucher units.
- All of these changes were approved by the Resident Advisory Board and the CHA Board of Commissioners.

Financial Resources

- The CHA has converted 597 Public Housing units under the HUD Rental Assistance Demonstration (RAD) program during the time period FYE2016 through FYE2017. 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 FYE2017 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]

<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 type="checkbox"/> <input checked="" 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 Assistance 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 is planning to demolish 12 public housing units on Trinity Place and replace them with 12 new units under the RAD program. The CHA is planning to demolish 20 public housing units on Providence Walkway, Trinity Place, and Switzler Street that will be vacant and non-subsidized after the subsidy assistance is transferred to newly constructed units in the Kinney Point Apartments development. <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 by the end of FYE2017. The CHA was approved for a RAD conversion of 36 public housing units in 2020. The CHA will apply for Low-Income Housing Tax Credit (LIHTC) funding in FYE2020 in order to replace these units with new construction using the RAD program. If LIHTC funding is awarded, construction would be expected to start in late 2021 and be completed by June 2023. <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>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan. (FYE2015-FYE2019)</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. In FYE2015-FYE2019, the CHA applied for 42 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. In FYE2016, 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 FYE2017, CHA applied for and received HOME funding from the City of Columbia to assist with the renovation of the Bryant Walkway Apartments II. In FYE2019, CHA applied for and was recommended for HOME funding from the City of Columbia to assist with the renovation of the Providence Walkway Apartments. Unfortunately, this project did not receive LIHTC funding from the Missouri Housing Development Commission so the project was not completed. 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 FYE2017, the CHA applied for AHAP funding from the Federal Home Loan Bank of Des Moines to assist with the renovation of the Bryant Walkway Apartments and Bryant Walkway Apartments II. Funding was not awarded for these projects. The CHA converted 597 units of Public Housing under the RAD program during FYE2017. Renovation of 360 of these units was completed in FYE2017. 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 started in early 2018 and were completed in December 2018.
 - The CHA applied for 9% Low-Income Housing Tax Credit funding to the Missouri Housing Development Commission (MHDC) in March 2018 to renovate 50 public housing units referred to as the Providence Walkway Apartments. The application was not funded. The CHA submitted a new application in FYE2019 to demolish and replace 34 units of public housing known as the Providence Walkway Apartments. This project did not receive LIHTC funding from MHDC.
 - 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 FYE2020, the CHA will submit an application to replace 36 Public Housing units with new construction through our Kinney Point Apartments project.
 - The CHA has expanded the number of families participating in our Public Housing, Project-Based Voucher, and Housing Choice Voucher Program Family Self-Sufficiency programs.
- 2. PHA Goal: Improve the quality of assisted housing**
- The CHA provides monthly management reports for all departments to the CHA Board of Commissioners on a monthly basis for the purpose of informing the Board and tracking the performance of management operations.
 - The CHA has implemented the transition to a paperless record-keeping system during FYE2015 and FYE2016.
 - The CHA employs 3 FTE Resident Service Coordinators to provide resource and referral to our public housing and PBV assisted households.
 - The Truman VA provides a full-time social worker stationed at the Patriot Place Apartments to provide supportive services to the Veterans living there.
 - As noted previously, the CHA has converted 597 units of Public Housing under the RAD program by the end of FYE2017. In addition, the CHA is planning to convert its remaining 120 Public Housing units under the RAD program in the next four years. The CHA submitted an application for 9% Low-Income Housing Tax Credit funding to the Missouri Housing Development Commission in March 2018 to renovate 50 public housing units referred to as the Providence Walkway Apartments. These 50 units are included in the aforementioned 120 public housing units to be renovated. This application was not funded, and the CHA scaled down its application for FYE2019 to demolish and replace 34 units of public housing known as the Providence Walkway Apartments. This application did not receive LIHTC funding from the MHDC. The CHA will submit a 9% LIHTC application to the MHDC in October 2020 to replace 36 units of Public Housing with new construction through our Kinney Point Apartments project. If funded, the CHA plans to replace the remaining 84 units of public housing in future years.
- 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 FYE2020.
 - In 2020 the CHA applied for \$110,000 in HOME funding for Tenant-Based Rental Assistance from the City of Columbia for FYE2021 and was recommended to receive \$83,000 in funding in FYE2020.
 - 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.
- 4. PHA Goal: Provide an improved living environment**
- The CHA continues to employ the following Public Housing and Project-Based Voucher security improvements:
 - Employment of three (3) FTE Safety Officers and one (1) part-time Safety Officer.
 - Extensive use of our trespassing policy to issue trespass warnings to the following populations:
 - Persons engaged in illegal activities on our properties;
 - Homeless persons without a permanent address in order to prevent them from establishing residency status;
 - Residents engaged in serious lease violations related to the violation of our Crime-Free Housing Addendum.
 - The CHA will improve neighborhood and building safety through the installation of security cameras on our family sites and at our high-rise apartment buildings.
 - Additional security cameras were installed on every floor of Paquin Tower during FYE2019.
 - Monthly Safety Department reports document the actions of our Safety Officers and the incidents occurring on our properties.
 - Criminal activity has significantly decreased on all CHA properties and is at an all-time low. This has been accomplished through a combination of expanded Family Self-Sufficiency, Independent Living, and Family Support services provided to our Public Housing and Project-Based Voucher residents and Housing Choice Voucher Program participants along with enforcement of our Lease Addendum for

	<p>Crime-Free Housing and the services provided by our Safety Department. This has resulted in a significant improvement in the living environment and quality of life for the families being served by the CHA.</p> <ul style="list-style-type: none"> • 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 our residents. A short list of agencies includes: Big Brothers/Big Sisters, Love, Inc., Columbia Center for Urban Agriculture, Services for Independent Living, the Food Bank, Parks and Recreation, and many others. <p>5. PHA Goal: Promote self-sufficiency and asset development of assisted households</p> <ul style="list-style-type: none"> • The CHA is partnering with the Columbia Public School District to provide adult education ESL classes at the CHA’s J.W. “Blind” Boone Community Center. • 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 provides a full-day program to 50 children during the summer of 2020 and will continue to provide a full-day program during the school year for parents who prefer their students remain in the program for remote learning rather than in-person school attendance. This programming will be provided as long as funding resources can be secured. • The CHA currently receives funding from the Boone County Children’s Services fund support the Moving Ahead Program to families with children. • The CHA also receives funding from the Boone County Children’s Services fund to provide the Healthy Homes Connection program to families with children participating in our Housing Choice Voucher Program. This program addresses the mental health needs of children and promotes emotionally healthy families. • The CHA employs two Family Self-Sufficiency Coordinators serving CHA assisted households. There are currently 124 families participating in the Family Self-Sufficiency program. • The CHA offers a free FDIC Money Smart program four times a year. The ten-week class covers a variety of topics including budgeting, repairing poor credit histories, and the homeownership process. Graduates qualify of the City of Columbia’ First Time Home-Buyer Down Payment Assistance program. <p>6. PHA Goal: Ensure equal opportunity and affirmatively further fair housing</p> <ul style="list-style-type: none"> • CHA staff have participated in fair housing training in the past year. • CHA will collaborate with the City of Columbia update their plan for affirmatively furthering fair housing. • CHA has partnered with the City of Columbia to provide fair housing training to those living in CHA properties. • In 2019, the CHA has invested in an online training program called GROW that provides a learning module specifically focused on Fair Housing. All CHA Housing Managers, Section 8 Housing Choice Voucher Program Specialists, and related personnel are required to complete this coursework. <p>7. Coordinate activities of CHA Low-Income Services, Inc. (CHALIS)</p> <ul style="list-style-type: none"> • The CHALIS staff have conducted and expanded activities with the three main goals: <ul style="list-style-type: none"> a. Helping youth succeed in school and in life; <p><i>Expanded programs include:</i> Moving Ahead After-School Program, Moving Ahead Summer Program, Going Places Teen Program, MAP for Mental Health, Healthy Homes Connection, Teen Outreach Program, and activities of the Youth Community Coalition.</p> b. Supporting families working toward self-sufficiency; and <p><i>Expanded programs include:</i> Family Self-Sufficiency Program, Resident Services Coordination, Healthy Homes Connection, Money Smart Financial Literacy, computer labs, Opportunity Gardens Program, Edible Landscaping, and the Annie Fisher Food Pantry.</p> c. Assisting seniors and persons with disabilities to live independently. <p><i>Expanded programs include:</i> 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.</p>
<p>B.4.</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 2019-001 Significant Deficiency: Eligibility and Special Tests and Provisions – Compliance and Control Finding Condition: Income was not correctly calculate based on the support provided in the file and annual recertification was not performed timely. Cause: The Authority has internal controls in place related to tenant file review whereby files are second reviewed on a sample basis due to the number of participants in the program. The participant files related to the two instances described below were not randomly selected for tenant file review. Effect: While Tenant were found to be eligible for participation in both instances, a situation could arise where a tenant is ineligible if all supporting documentation is not accurate or retained. Recommendation: The Authority should modify its internal control processes and increase the amount of second review performed to ensure participant files are complete, compliant and that assistance calculations are accurate. Views of Responsible Officials: The Section 8 Housing Choice Voucher (HCV)Program Manager will track each month the status of annual recertifications. The HCV Manager will keep a tracking chart of recerts that are 30 days from completion. The HCV Manager will meet with program staff to discuss the status of the recert; both the Manager and Specialist will sign the tracking chart to show the status of the recert has been discussed and completion of the recert will need to be completed timely. The HCV Manager will follow up on the completion of the recertification and note completion on the chart. Section 8 Housing Choice Vouchers Program staff complete, retain and submit a File Review Checklist for Initial, Annual and Interim file data processing for review. The file review checklist will be modified to include an additional page for additional final review and income calculation. The modified page will require signature by the processing specialist. The form will be scanned into the tenant's file along with the completed checklist. A copy of the modified form will be given to the Housing Choice Voucher Manager for additional review and signature. The Housing Manager will randomly pull from the list of modified forms and conduct an additional file review. The Chief Operations Officer for HCV vouchers and the Affordable Housing Director for the PBV vouchers shall monitor the file review checklists. A second random review of the program tenant files will be completed by Chief Operations Officer an internal control processes to ensure program compliance and accuracy of program assistance calculations. Documentation of these reviews will be maintained with the program tenants file.</p> <p><u>Section 8 Housing Choice Voucher Program</u> Finding 2019-002 Control Deficiency: Allowable Costs, Reporting and Special Tests and Provisions – Control Finding Condition: Prior to July 2019, the Authority did not perform a review of information submitted monthly using the VMS system to ensure information is accurate and timely. Cause: The Authority did not have an internal control process in place related to monthly VMS reporting prior to July 2019. Effect: The possibility exists that noncompliance with federal requirements could go undetected without proper controls over compliance related to direct and material compliance requirements. Recommendation: The Authority should implement an internal control related to monthly reporting. Second review should be timely and documented to ensure compliance with the requirements of federal grants. Views of Responsible Officials: Starting in August 2019, for monthly submission, the Director of Finance will prepare the submissions and the Chief Executive Officer or Chief Operations Officer will review the reports submitted or completeness and timely submission.</p> <p><u>Section 8 Housing Choice Voucher Program</u> Finding 2018-001 Significant Deficiency: Special Test and Provisions – Compliance and Control Finding Condition/Cause: The Authority did not sign a new depository agreement with its successor bank when it entered into a new banking agreement during 2018. The Authority did not have proper internal controls in place to ensure compliance with the requirement. Status: Corrective action taken.</p> <p><u>Section 8 Housing Choice Voucher Program</u> Finding 2018-002 Significant Deficiency: Reporting – Control Finding Condition/Cause: The Authority did not perform a review of information submitted monthly using the VMS system to ensure information is accurate and timely. The Authority did not have an internal control process in place as it related to monthly reporting. Status: This finding was remediated in August 2019, thus this finding has been repeated as a finding 2019-002.</p> <p><u>Section 8 Housing Choice Voucher Program</u> Finding 2018-003 Significant Deficiency: Eligibility and Special Tests and Provisions – Compliance Finding Condition/Cause: Certain tenant files did not include documentation required to support the Authority’s compliance with the annual eligibility recertification process. The Authority has internal controls in place related to tenant file review whereby files are second reviewed on a sample basis due to the number of participants in the program. The participant files related to the two instance described below were not randomly selected for second review. Status: Corrective Action Taken</p>
	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan <i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.2</p>	<p>Civil Rights Certification. <i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<p>C.3</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Copies of the PHA Annual Plan, Five-Year Plan, and FYE2021 budget were distributed to all RAB members. No comments were received.</p> <p>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>
<p>C.4</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>D</p>	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<p>D.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD:</p> <p>The 2019-2023 “Capital Fund Program Five-Year Action Plan” was submitted via HUD’s EPIC (Energy and Performance Information Center) “Activity Planning Module”. HUD approved the 2019-2023 Capital Fund Program Five-Year Action Plan through EPIC on June 5, 2019.</p>