

# **PHA Plans**

**5 Year Plan Fiscal Years 2001 – 2005**

**Annual Plan for Fiscal Year beginning**  
**10-1-2001**

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Housing Authority of the City of Columbia, Missouri

**PHA Number:** MO-007

**PHA Fiscal Year Beginning: (mm/yyyy)** 10/2001

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- Main administrative office of the PHA**
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA**
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA – 201 Switzler Street, Columbia, Missouri**
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. 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. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

**X The PHA's mission is: 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, the 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.**

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

**X PHA Goal: Expand the supply of assisted housing**

Objectives:

**X Apply for additional rental vouchers:** Monitor local needs and make application for funding for rental assistance as available.

**X Reduce public housing vacancies:** Reduce vacancies 20% per year.

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

**X Other (list below)**

**Partner with local agencies to promote homeownership opportunities for public housing residents with disabilities (HOYO program).**

**Promote homeownership opportunities for public housing residents and Section 8 participants.**

**X PHA Goal: Improve the quality of assisted housing**

Objectives:

- Improve public housing management:** (PHAS score)  
Increase PHAS scoring in all areas where improvement can be achieved.
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:**  
Monitor resident survey responses in PHAS and other local survey information to gauge customer satisfaction, and respond as needed.
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units –** Comprehensive Grant Program funds will be used to renovate and modernize public housing units to ensure they are comparable to other local assisted housing developments.
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

**X PHA Goal: Increase assisted housing choices**

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords**  
CHA will outreach to potential voucher landlords by inviting non-participating landlords to the annual Section 8 Landlord Meetings.
- Increase voucher payment standards
- Implement voucher homeownership program:**  
CHA will implement a homeownership program for the Section 8 program beginning October 1, 2001.
- Implement public housing or other homeownership programs:** CHA will collaborate with local agencies to develop a homeownership program for public housing residents beginning October 1, 2001, and will consider converting some units to homeownership in the future.
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)  
**Convert up to 36 tenant-based vouchers to project-based vouchers to provide increased housing choices for developmentally disabled individuals.**

- X **Enter into a cooperative agreement with the Boone County Commission to accept administration of the Boone County Section 8 program.**

**HUD Strategic Goal: Improve community quality of life and economic vitality**

**X PHA Goal: Provide an improved living environment**

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Tenant Selection Policies will provide a priority to higher income public housing households.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- X Implement public housing security improvements: **Develop plans to promote safety through environmental design.**
- X **Designate developments or buildings for particular resident groups (elderly, persons with disabilities) HUD approved CHA's application for designated housing in April 2000. Oak Towers is designated Elderly and Paquin Tower is designated Mixed Populations of elderly/disabled.**
- X **Other: (list below)**
  - Decrease incidents of violent and drug-related crimes in public housing neighborhoods.**
  - Screen applicants to eliminate ineligible and unsuitable public housing tenants.**
  - Conduct group briefing sessions for public housing applicants to orient potential residents to terms of the lease agreement in an effort to reduce incidents related to improper behaviors and peace disturbances resulting in lease terminations.**
  - Support the Douglass Resident Association in operating an on-site ~~CN~~ Food Pantry for CHA residents.**

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

**X PHA Goal: Promote self-sufficiency and asset development of assisted households**

Objectives:

- Increase the number and percentage of employed persons in assisted families:

- Provide or attract supportive services to improve assistance recipients' employability: Grant applications will provide for resident services staff to assist in self-sufficiency activities and employment opportunities for residents.**
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. Grant applications will provide for resident services staff and supportive services to increase independent living for elderly and disabled residents.**
- Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: CHA staff will (1) actively participate in local services agencies for networking purposes; (2) provide a speaker's bureau for local programs to agencies that work with diverse populations advising of the availability of CHA's programs that are administered without regard to race, color, religion, national origin, sex, familial status and disability. The speakers will stress the importance of recognizing and honoring cultural diversity and differences.**

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:.

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Provide handicapped accessible units to applicants to meet their needs, and to residents as their health circumstances change.**
- Other: (list below)

Other PHA Goals and Objectives: (list below)

PHA Goal:





**Annual PHA Plan**  
**PHA Fiscal Year 2001**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**The FY2001 Annual PHA Plan includes several new initiatives to address the goals contained in the 5-year Plan. These include Public Housing and Section 8 Homeownership Programs beginning October 1, 2001, through a new partnership with Enterprise Development Corporation, a new partnership with the Boone County Group Homes & Family Support to provide project-based Section 8 units to support developmentally disabled individuals, expansion of a set-aside of 10 Section 8 units to the Boone County Division of Family Services for a family unification program, a new CHA food pantry sponsored by the newly reorganized Douglass Resident Association, new partnerships to provide resident services in vacant units converted to non-dwelling status, and staff support to a new resident association in the Lincoln/Unity family development. Operation of basic public housing and Section 8 programs is described in the following pages of the Annual Plan.**

**See the Attachments listing on Page 7.**

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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**Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

**Attachments:**

**(all financial attachments are Excel Files)**

- A. CHA Organization Plan (mo007a01) password “secure”**
- B. Capital Fund Program CFP 50101 new HUD form combining Annual Statement & 5-Year Action Plan (mo007b01) excel file**
- C. Replacement Housing Program RHP 50101 – Annual Statement (mo007c01)**
- D. Revision #1 – CFP 50100 (mo007d01)**
- E. Performance & Evaluation Statement at 3/31/01 CFP 50100 (mo007e01)**
- F. Performance & Evaluation Statement at 3/31/01 RHP 50100 (mo007f01)**
- G. Performance & Evaluation Statement at 3/31/01 RHP 50199 (mo007g01)**
- H. Revision #3, Comprehensive Grant Program CGP 70999 (mo007h01)**
- I. Performance & Evaluation Statement at 3/31/01 CGP 70999 (mo007i01)**
- J. Public Housing Drug Elimination Program PHDEP 2001 (mo007j01)**
- K. CHA Consolidated Budget FYE 9/30/02 (mo007k01)**
- L. Resident Advisory Board Members (mo007l01)**
- M. Community Service Plan (mo007m01)**
- N. Section 8 Homeownership Plan (mo007n01)**
- O. Public Housing Homeownership Plan (mo007o01)**
- P. Pet Policy (mo007p01)**
- Q. Statement of Progress in Meeting FY2000 Mission and 5-Year Goals**

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s	5 Year and Annual Plans; Consolidated Plan for the City of Columbia

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan –page 22
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Performance and Evaluation Reports for CFP50100, RHP50100, RHP50199, CGP70999	Attachments
X	Attachments as listed on Page 7 of the Annual Plan	Annual Plan

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

## A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	5,219	5	5	5	5	5	5
Income >30% but <=50% of AMI	3,254	4	4	4	4	4	4
Income >50% but <80% of AMI	3,825	3	3	3	3	3	2
Elderly	612	1	1	1	1	1	1
Families with Disabilities	263	3	3	3	3	3	3
White	9377	2	22	2	2	2	2
Black	1,769	4	4	4	4	4	4
Hispanic	187	4	4	4	5	4	4
Asian	857	3	3	3	3	3	3
Native American	108	3	3	3	3	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 1999
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

**B. Housing Needs of Families on the Public Housing and Section 8  
Tenant- Based Assistance Waiting Lists**

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> <b>Section 8 tenant-based assistance</b>			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	429		<b>200</b>
Extremely low income <=30% AMI	92	21%	
Very low income (>30% but <=50% AMI)	320	75%	
Low income (>50% but <80% AMI)	<b>17</b>	4%	
Families with children	308	72%	
Elderly families	13	3%	
Families with Disabilities	95	22%	
Race/ethnicity	188	43%	
WHITE			
BLACK	243	56%	
IND./ALASKAN	2	0.5%	
ASIAN/HISPAN.	2	0.5%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Yes</b>			
If yes:			
How long has it been closed (# of months)? <b>18 months</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> <b>No</b> <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Yes</b>			

### C. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) Section 8 tenant-based assistance <b>X Public Housing</b>			
	# of families	% of total families	Annual Turnover
Waiting list total	117		234
Extremely low income <=30% AMI	24	20%	
Very low income (>30% but <=50% AMI)	1	1%	
Low income (>50% but <80% AMI)	92	79%	
Families with children	40	34%	
Elderly families	6	5%	
Families with Disabilities	48	41%	
WHITE	56	48%	
BLACK	58	50%	
INDIAN/ASIAN	3	2%	
0BR	43	37%	
1BR	38	32%	
2BR	23	20%	
3 BR	11	9%	
4 BR	2	2%	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <b>X No</b> Yes			
If yes:			
How long has it been closed (# of months)? N/A			
Does the PHA expect to reopen the list in the PHA Plan year? N/A No <input type="checkbox"/>			
Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? X No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

#### **Need: Shortage of affordable housing for all eligible populations**

#### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line**
- Reduce turnover time for vacated public housing units**
- Reduce time to renovate public housing units**
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies**
- Other (list below)
- Continue CHA's program to reduce Public Housing vacancies by establishing unit turnaround crews with varying skill levels to address quick turnover of vacant units. Implement personnel organizational changes as needed for effective vacant unit turnaround procedures.**
- Market public housing units in the Columbia community.**
- Monitor turnover time related to occupancy function and resolve any identified problems in lease-up.**
- Implement more effective communication between the Intake Coordinator, Site Managers and the Renovation Supervisor to better coordinate move-outs and move-ins to reduce turnaround time.**

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available**
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.**
- Other: (list below) Pursue partnerships for alternative housing programs for special sub-populations, i.e., mentally ill, handicap/disabled individuals.**
- Convert tenant-based vouchers to project-based vouchers for developmentally disabled individuals.**

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing**
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships**
- Adopt rent policies to support and encourage work**
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working**
- Adopt rent policies to support and encourage work
- Other: (list below)

## **Need: Specific Family Types: The Elderly**

### **Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Continue designation of public housing for the elderly**
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

## **Need: Specific Family Types: Families with Disabilities**

### **Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Continue designation of public housing for families with disabilities**
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
- Implement a partnership with Boone County Group Homes and Family Support to provide project-based Section 8 housing choice vouchers to developmentally disabled individuals.**

## **Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

### **Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units**
- Market the section 8 program to owners outside of areas of poverty /minority concentrations**
- Other: (list below)

## **Other Housing Needs & Strategies: (list needs and strategies below)**

### **(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints**
- Staffing constraints**
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community**
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA**
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board**
- Results of consultation with advocacy groups**
- Other: (list below)

### **Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2001 grants)</b>		
a) Public Housing Operating Fund	1,236,774	
b) Public Housing Capital Fund	1,314,664 (CFP&R)	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,494,409	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	176,161	
g) Resident Opportunity and Self-Sufficiency Grants	24,970	
h) Community Devel. Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
Capital Fund 2000	403,000	Capital Improvements
Phdep 2000	90,000	Drug Elimination
ROSS – RSDM	145,000	Elderly/Disabled
2000 CFP Replacement Housing	37,718	
<b>3. Public Housing Dwelling Rental Income</b>		
Rent	990,874	PH Operations
Excess Utilities	36,375	
Non-dwelling Rentals	9,684	
<b>4. Other income (list below)</b>		
Laundry receipts, vending machines Work orders	40,940	PH Operations
Investment Income	12,000	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>9,012,569</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

When families are within a certain number of being offered a unit: (state number)

When families are within a certain time of being offered a unit: (state time)

**X Other: (describe)**

**Due to extremely short waiting lists, within 36 hours of date and time of complete application being received.**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

**X Criminal or Drug-related activity**

**X Rental history**

Housekeeping

**X Other (describe): Applicant or household not on sexual offender list; applicant does not owe funds to CHA or other housing agency for a prior assisted housing program**

c. **X Yes**  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. **X Yes**  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. **X Yes**  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

**X Community-wide list**

Sub-jurisdictional lists

Site-based waiting lists

Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office**  
 PHA development site management office  
 Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year?
2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
  - PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One**  
 Two  
 Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

#### **(4) Admissions Preferences**

a. Income targeting:

- Yes** No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

**Emergencies**

**Overhoused**

**Underhoused**

**Medical justification**

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

**Due to excess vacancies, transfers are limited to one per month per site, emergencies excluded.**

c. Preferences

- Yes**  **No**: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
- Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

**Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)**

**Victims of domestic violence**

Substandard housing

Homelessness

**High rent burden (rent is > 50 percent of income)**

**Working families and those unable to work because of age or disability**

Veterans and veterans' families

**Residents who live and/or work in the jurisdiction**

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

3 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- Substandard housing
- Homelessness
- 2 High rent burden

**Other preferences (select all that apply)**

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 1 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- X Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements**

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing sessions and written materials
- Other source (list)  
**GRIEVANCE PROCEDURES**

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**Component 3, (6) Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
MO-7-3 FRANK COLEMAN	33	Occupied units 33 of 44 at the time of the analysis as shown below. 24 one-bedroom units were occupied by elderly tenants with social security benefits. This increased the average income within \$1,000 over the 115% range. <b>REFERENCE NOTICE PIH 2001-26: \$7299 IS BELOW 30% OF THE AREA MEDIAN INCOME OF \$56,200.</b>	
MO-7-5 BEAR CREEK	64	Occupied units 64 of 80 at the time of the analysis shown below. This site is undergoing self-sufficiency and revitalization efforts after demolition of 20 units under a HOPE VI program. <b>THIS SITE IS OVERCOMING A 15 YEAR REPUTATION AS AN UNDESIRABLE AND UNSAFE PLACE TO LIVE. REVITALIZATION AND SELF-SUFFICIENCY EFFORTS ARE ATTRACTING HIGHER INCOME EMPLOYED FAMILIES. AT 9/30/01 ONLY 5 VACANT UNITS.</b>	

OVERALL AVERAGE HOUSEHOLD INCOME = \$5,529 -- range is 85% \$4,699 to 115% - \$6358

Average household income per development:

7-1 Stuart Parker - \$4,824                      7-2 Jessie Wrench - \$5,822

7-3 Frank Coleman - \$7,299 \*\* high 33 occupied units 7-5 Bear Creek - \$4,553 \*\* low 64 occupied units

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.  
**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation**
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below) –  
Verification of any local preference for which eligible; Income Limits; Debt owed to CHA or other public housing agency.**
- b.  **Yes**  **No:** Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  **Yes**  **No:** Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  **Yes**  **No:** Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity**
- Other (describe below)**
- CURRENT ADDRESS AND LANDLORD**

### (2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None**
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office**
- Other (list below)

**(3) Search Time**

- a.  **Yes**  **No**: Does the PHA give extensions on standard 60-day period to search for a unit?

**If yes, state circumstances below: IF VOUCHER HOLDER DOCUMENTS AN ACTIVE SEARCH AND INABILITY TO LOCATE A UNIT, OR MEDICAL EMERGENCY OR SEARCH FOR HANDICAP ACCESSIBLE UNIT.**

**(4) Admissions Preferences**

- a. Income targeting

- Yes**  **No**: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1.  **Yes**  **No**: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)**

- Victims of domestic violence**

- Substandard housing

- Homelessness

- High rent burden (rent is > 50 percent of income)**

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability**

- Veterans and veterans' families

- Residents who live and/or work in your jurisdiction**

- Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)

- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs

- Victims of reprisals or hate crimes

- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

3 Date and Time

Former Federal preferences

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- Substandard housing
- Homelessness
- 2 High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 1 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application**
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD**
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements**

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan**
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices

**Other (list below)**

**THROUGH THE COOPERATING REFERRAL AGENCY OR ORGANIZATION**

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

**X** The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
**X** \$1-\$25  
 \$26-\$50

2. **X** Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

**PH Admissions & Continued Occupancy Policy adopted June 2000, Section VII, Determination of Total Tenant Payment & Tenant Rent, D. Minimum Rent, 1. Financial Hardship Exemption.**

c. Rents set at less than 30% than adjusted income

1. **X** Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?  
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

**Statutory Flat Rent and Ceiling Rent Options could result in less than 30% of adjusted income being charged.**

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) **NONE**

- For the earned income of a previously unemployed household member  
 For increases in earned income

- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments**
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments**
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study**
- Fair market rents (FMR)**
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs**
- 100 percent of operating costs for general occupancy (family) developments**
- Operating costs plus debt service**
- The “rental value” of the unit**
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase

- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_15%\_\_\_\_\_**  
 Other (list below)

g.  **Yes**  **No**: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year? **If tenant chooses to do so.**

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

**The section 8 rent reasonableness study of comparable housing**

Survey of rents listed in local newspaper

Survey of similar unassisted units in the neighborhood

**Other (list/describe below)**

**FAIR MARKET RENTS; CHA OPERATING COSTS**

## B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

At or above 90% but below 100% of FMR

**100% of FMR**

Above 100% but at or below 110% of FMR

Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

The PHA has chosen to serve additional families by lowering the payment standard

Reflects market or submarket

Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

Reflects market or submarket

To increase housing options for families

Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

**Annually**

Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

**Success rates of assisted families**

**Rent burdens of assisted families**

Other (list below)

**(2) Minimum Rent**

a. What amount best reflects the PHA’s minimum rent? (select one)

- \$0
- X** \$1-\$25
- \$26-\$50

b. **X** Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

**Section 8 Administrative Plan adopted June 2000, Section XI, B. Minimum Rent - hardship exemption – Page 35.**

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

- X** **An organization chart showing the PHA’s management structure and organization is attached. (mo007a01)**
- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	719	234
Section 8 Vouchers	1145	200
Section 8 Certificates		Conversion to Vouchers
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	S+Care - 42	12
Public Housing Drug Elimination Program (PHDEP)	719	N/A
Other Federal Programs(list individually)	ROSS/SC – 347 ROSS/RSDM - 347	N/A

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

#### **(1) Public Housing Maintenance and Management: (list below)**

**Accident Prevention Manual**

**Safety Services Manual**

**Maintenance Plan (includes pest eradication measures)**

**Admissions and Continued Occupancy Policy**

**Personnel Policy**

**PHDEP Plans**

**Grievance Procedures**

**Allocation Plan for Designated Housing**

**High-Rise Emergency Action Plan**

#### **(2) Section 8 Management: (list below)**

**Section 8 Administrative Plan**

**Personnel Policy**

**Grievance Procedures**

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1.  Yes **X No**: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office  
 PHA development management offices

**X Other (list below)**

**INITIATED BY WRITTEN REQUEST TO EXECUTIVE DIRECTOR FOR INFORMAL SETTLEMENT CONFERENCE**

**B. Section 8 Tenant-Based Assistance**

1. Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

PHA main administrative office

**Other (list below)**

**INITIATED BY WRITTEN REQUEST TO THE EXECUTIVE DIRECTOR FOR AN INFORMAL SETTLEMENT CONFERENCE. CHA'S BOARD OF COMMISSIONERS REVIEWED THE GRIEVANCE PROCEDURE POLICY IN MARCH 2001. NO CHANGES WERE MADE.**

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

**X      The Capital Fund Program Annual Statement is provided as Attachment mo007b01 to the PHA Plan.**

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  **Yes**  **No**: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

**The Capital Fund Program 5-Year Action Plan is provided on the new HUD form that combines the Annual and 5-year Plans as attachment mo007b01 to the PHA Plan - *Excel File***

**-or-**

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes **X No:** a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

- Yes **X No:** c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

- Yes **X No:** d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

- Yes **X No:** e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:  
**CHA will use FY 2000 and 2001 Replacement Housing Funds for developing homeownership opportunities for public housing residents in partnership with the local Columbia Community Development Corporation. This will ensure that CHA funds will be augmented by local CCDC downpayment assistance funds from HOME and a local banking consortium that are administered by the CCDC. It is estimated that 7 public housing residents will purchase homes.**

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes **X** No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description

- Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. **X** Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- Yes **X** No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Oak Towers 1b. Development (project) number: MO-007-004
2. Designation type: <b>Occupancy by only the elderly X</b> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan X Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(04/21/2000)</u>
5. If approved, will this designation constitute a (select one) X New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 147 7. Coverage of action (select one) <input type="checkbox"/> Part of the development X Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Paquin Tower 1b. Development (project) number: MO-007-007
2. Designation type: Occupancy by only the elderly Occupancy by families with disabilities <b>Occupancy by only elderly families and families with disabilities X</b>
3. Application status (select one) Approved; included in the PHA's Designation Plan X Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(04/21/2000)</u>
5. If approved, will this designation constitute a (select one) X New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 147 7. Coverage of action (select one) <input type="checkbox"/> Part of the development X Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes **X No:** Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes **X No**: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

### **B. Section 8 Tenant Based Assistance**

1. **X Yes** No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

#### 2. Program Description:

##### a. Size of Program

- X Yes**  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants for FY beginning 10-1-01**  
26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

b. PHA-established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

**Participants will be encouraged to locate homes for sale in the inner City neighborhoods to take advantage of local HOME downpayment assistance and other local homeownership assistance programs.**

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? **12/06/99**

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals**  
 **Information sharing regarding mutual clients (for rent determinations and otherwise)**  
 **Coordinate the provision of specific social and self-sufficiency services and programs to eligible families**  
 **Jointly administer programs – CHA and the Boone County DFS Office jointly administer 10 units of Section 8 vouchers set aside for a local Family Unification Program.**  
 Partner to administer a HUD Welfare-to-Work voucher program  
 Joint administration of other demonstration program  
 **Other (describe) – Collaboration in development of a Quality Child Care Network, a PHDEP self-sufficiency program.**

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies**
- Section 8 admissions policies**
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

**Yes**  **No**: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Voluntary Family Self-Sufficiency Program – Public Housing</i>	<i>30</i>	<i>Application</i>	<i>PHA main office</i>	<i>Public Housing</i>
<i>Quality Child Care Network</i>	<i>N/A</i>	<i>Application</i>	<i>1304 Elleta Blvd.</i>	<i>Both</i>
<i>ROSS – Service Coordinator Renewal</i>	<i>347</i>	<i>All residents</i>	<i>1201 Paquin 700 N. Garth</i>	<i>Public Housing</i>
<i>ROSS – Resident Service Delivery Model</i>	<i>347</i>	<i>All residents</i>	<i>700 N. Garth 1201 Paquin</i>	<i>Public Housing</i>

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 05-01-01)
Public Housing	Voluntary Program/ -0-	10
Section 8	None	

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? **NO MINIMUM PROGRAM SIZE – VOLUNTARY PROGRAM BY CHA.**  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies**
  - Informing residents of new policy on admission and reexamination**
  - Actively notifying residents of new policy at times in addition to admission and reexamination.**
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services**
  - Establishing a protocol for exchange of information with all appropriate TANF agencies**
  - Other: (list below)

<b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b>
--

**See Community Service Plan – attachment mo007m01**

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments**
  - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments**
  - Residents fearful for their safety and/or the safety of their children**
  - Observed lower-level crime, vandalism and/or graffiti**
  - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime**
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents**
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority**
- Analysis of cost trends over time for repair of vandalism and removal of graffiti**
- Resident reports**
- PHA employee reports**
- Police reports**
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs**
- Other (describe below)**
- CHA SAFETY DIVISION REPORTS**

3. Which developments are most affected? (list below)

**MO-7-1, 2, 3, 4, 5, 7 (ALL SITES)**

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities**
- Crime Prevention Through Environmental Design**
- Activities targeted to at-risk youth, adults, or seniors**
- Volunteer Resident Patrol/Block Watchers Program**
- Other (describe below)  
**SECURITY STAFF BOTH CHA-WIDE AND SAFETY MONITORS SITE-SPECIFIC AT HIGH-RISES MO-7-4 AND MO-7-7;**

**LOCKED ENTRY DOORS AT OAK/PAQUIN TOWERS WITH KEY CARD ENTRY BY RESIDENTS.**

**POLICE SUB-STATIONS LOCATED ON TWO SITES MO-7-2 and 5.**

**LAW ENFORCEMENT OFFICIALS RESIDING IN PUBLIC HOUSING UNITS – 4 UNITS - MO-7-1, 2, and 5.**

2. Which developments are most affected? (list below)

**ALL SITES**

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action**
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)**
- Police regularly testify in and otherwise support eviction cases**
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below) **COOPERATIVE AGREEMENT BETWEEN CHA AND CPD; CHA OFFERS PUBLIC HOUSING UNITS FOR LAW ENFORCEMENT OFFICERS; POLICE SUB-STATIONS IN TWO SITES .**

2. Which developments are most affected? (list below)

**ALL SITES – SUBSTATIONS MO-7-2 AND 7-5.**

**LAW ENFORCEMENT RESIDENT OFFICERS MO-7-1, 2 & 5.**

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

X Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

X Yes  No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?

X Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename mo007j01)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**ATTACHMENT mo007p01**

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. X Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)

2. X Yes  No: Was the most recent fiscal audit submitted to HUD?

3. Yes  No: Were there any findings as the result of that audit?

4.  Yes  No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? \_\_\_\_\_

5.  Yes  No: Have responses to any unresolved findings been submitted to HUD? N/A If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes **X No**: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
  
2. What types of asset management activities will the PHA undertake? (select all that apply)  
**X Not applicable**  
 Private management  
 Development-based accounting  
 Comprehensive stock assessment  
 Other: (list below)
  
3.  Yes **X No**: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table? **CHA is developing asset management plans under direction of its new Comptroller and the Modernization/Procurement Manager.**

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1. **X** Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- X** **Provided below:**

**THE RESIDENT ADVISORY BOARD OFFICIALLY REVIEWED THE DRAFT PHA PLANS ON APRIL 11, MAY 2, and MAY 16 AND THE FINAL PHA PLANS DOCUMENTS ON JUNE 6, 2001.**

**THE RAB BOARD WAS SUPPORTIVE OF THE PHA PLAN DOCUMENTS AND REQUESTED CLARIFICATION OF SOME SECTIONS, PARTICULARLY MORE EXPLANATION OF THE CAPITAL FUND BUDGET AND OTHER FINANCIAL INFORMATION. THE RESIDENT ADVISORY BOARD BEGAN MEETING IN OCTOBER 2000 TO REVIEW EXISTING PUBLIC HOUSING AND SECTION 8 POLICY DOCUMENTS AND PROPOSED NEW PROGRAMS.**

**NUMEROUS COMMENTS WERE MADE REGARDING HOMEOWNERSHIP PROGRAMS, CHA FOOD PANTRY, RELATIONSHIP BETWEEN CHA AND RESIDENT ASSOCIATIONS, AND SUGGESTIONS FOR FUTURE PROGRAMS THAT HAVE BEEN INCORPORATED HEREIN.**

**SPECIFIC RECOMMENDATIONS OF THE RAB ARE: (1) THAT MEMBERS BE APPOINTED FOR TWO YEAR STAGGERED TERMS WITH ONE-HALF APPOINTED IN 2001 FOR TWO YEARS AND ONE-HALF APPOINTED IN 2001 FOR ONE YEAR; (2) THAT CHA ASSIST THE RAB AND CHA RESIDENT ASSOCIATIONS TO APPLY FOR NON-PROFIT CORPORATION STATUS AND 501c(3) DESIGNATION; AND (3) THAT RAB MEMBER TOUR CHA SITES AND FACILITIES IN SEPTEMBER 2001.**

3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.

**X** **The PHA changed portions of the PHA Plan in response to comments**  
**List changes below:**  
**NEW PROGRAMS IMPLEMENTED – CHA FOOD PANTRY, GRANNY’S HOUSE, and YOUTH PROGRAMS. CHA STAFF WILL PROVIDE SUPPORT AS REQUESTED TO THE RESIDENT ASSOCIATIONS. RAB MEMBERS WILL BE APPOINTED AS RECOMMENDED. Attachment mo007101 RAB member list.**

- Other: (list below)

**B. Description of Election process for Residents on the PHA Board**

1.  Yes **X** No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes **X** No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot

**X Other: (describe) CHA DISTRIBUTED APPLICATION FORMS TO THE RAB BOARD MEMBERS TO MAKE APPLICATION FOR APPOINTMENT BY THE MAYOR OF THE CITY OF COLUMBIA. ONE RESIDENT APPLIED AND WAS APPOINTED BY THE MAYOR FOR A FOUR-YEAR TERM BEGINNING JUNE 1, 2000. Commissioner Mary Ann Holmstrom, 619 Park Avenue, Columbia, MO 65201**

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- X Any adult recipient of PHA assistance**
- Any adult member of a resident or assisted family organization
- X Other (list) – ELIGIBLE PER MISSOURI HOUSING AUTHORITIES LAW**

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)  
**CITY OF COLUMBIA, MISSOURI**
  
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.**
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.**
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.**
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)**  
**SPRINKLER SYSTEM IN PAQUIN AND OAK TOWERS; OTHER PHYSICAL IMPROVEMENTS IN PAQUIN AND OAK TOWERS TO IMPROVE LIVABILITY OF THE FACILITIES; CONTINUED SUPPORTIVE SERVICES FOR SPECIAL SUB-POPULATIONS WITH PERSISTENT MENTAL ILLNESS.**
  - Other: (list below)
  
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
  - 1999 CDBG funding provided in the amount of \$30,000 for design fees for sprinkler system for Paquin Tower.**
  - 2000 CDBG funding approved in the amount of \$100,000 for installation of the sprinkler system.**

**D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

1. **Definition of Substantial Deviation and Significant Amendment or Modification:**
  - a. **Changes to rent or admissions policies or organization of the waiting list.**
  - b. **Additions of non-emergency work items or change in use of replacement reserve funds under the Capital Fund.**
  - c. **Additions of new activities not included in the current PHDEP Plan.**
  - d. **Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.**

**An exception for any of the above are any changes adopted to reflect changes in HUD regulatory requirements. Such changes will not be considered significant amendments by HUD.**

## Attachments

Use this section to provide any additional attachments referenced in the Plans.

### **PHA Plan - Table Library**

#### **Component 7**

#### **Capital Fund Program Annual Statement**

#### **Parts I, II, and II**

##### **Annual Statement**

##### **Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number MO36P00750101 FFY of Grant Approval: 2001

Original Annual Statement – **ATTACHMENT mo007b01**

##### **Annual Statement**

##### **Capital Fund Program (CFP) Part II: Supporting Table**

**CAPITAL FUND PROGRAM TABLES START HERE**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Columbia, Missouri		Grant Type and Number Capital Fund Program Grant No: MO36P00750101 Replacement Housing Factor Grant No:		Federal FY of Grant: <u>2001</u>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ___ )				updated:	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____				<input type="checkbox"/> Final Performance and Evaluation Report      20-Jun-01	
		Total Estimated Cost		Total Actual Cost	
Line	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00			
2	1406 Operations	\$200,000.00			
3	1408 Management Improvements	\$126,000.00			
4	1410 Administration	\$66,000.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$20,000.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$162,149.00			
10	1460 Dwelling Structures	\$102,200.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$256,300.00			
12	1470 Nondwelling Structures	\$268,724.00			
13	1475 Nondwelling Equipment	\$70,000.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$0.00			
19	1501 Collaterization or Debt Service	\$0.00			
20	1502 Contingency	\$0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,271,373.00			
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$0.00			
24	Amount of line 21 Related to Security – Soft Costs	\$55,000.00			
25	Amount of Line 21 Related to Security – Hard Costs	\$10,000.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of the City of Columbia, Missouri		Capital Fund Program Grant No: MO36P00750101 Replacement Housing Factor Grant No:				2001		
Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Development Acct Number	Quantity	Total Estimated Cost		Total Actual Cost		only for P & E Report
				Original	Revised	Funds Obligated	Funds Expended	Status of Work
HA-Wide	Operations	140600		\$200,000.00				
		totals for line item 1406:		\$200,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Staff Training	140802		\$25,000.00				
HA-Wide	Security Officer	140806	2	\$55,000.00				
HA-Wide	Resident Services Personnel	140818	1	\$25,000.00				
HA-Wide	Security System	140807		\$10,000.00				
HA-Wide	Computer Software	140810		\$10,000.00				
HA-Wide	Utility Allowance & Energy Audit	140819		\$1,000.00				
		totals for line item 1408:		\$126,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Modernization Coordinator	141001	1	\$45,000.00				
HA-Wide	Modernization Inspector	141003	1	\$20,000.00				
HA-Wide	Advertising Expenses	141004		\$1,000.00				
		totals for line item 1410:		\$66,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	A&E Consultant	143000		\$20,000.00				
		totals for line item 1430:		\$20,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Landscaping - Drainage	145001		\$15,000.00				
HA-Wide	Perimeter Fence	145002		\$20,000.00				
HA-Wide	Landscaping - Beautification	145003		\$10,000.00				
MO7-4,7	Parking Lots Paving	145005	2	\$30,000.00				
MO7-1,2,3	Handrails & Railing	145008		\$10,000.00				
HA-Wide	Dumpster Enclosures	145009	3	\$15,000.00				
HA-Wide	Concrete Work	145016		\$62,149.00				
		totals for line item 1450:		\$162,149.00	\$0.00	\$0.00	\$0.00	
MO7-1, 2a	Screen Doors	146006	168	\$42,000.00				

Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Development Acct Number	Quantity	Total Estimated Cost		Total Actual Cost		only for P & E Report
				Original	Revised	Funds Obligated	Funds Expended	Status of Work
MO7-1, 2a	Floor Tile	146007	84 units	\$25,200.00				
All Family Sites	Floor Slabs & Foundation Repairs	146003	20 units	\$20,000.00				
MO7-5	Roofing / Shingle Replacements	146055	2 6-plexes	\$15,000.00				
		totals for line item 1460:		\$102,200.00	\$0.00	\$0.00	\$0.00	
MO7-1, 2a	Ranges	146501	84	\$18,900.00				
MO7-1, 2a	Refrigerators	146502	84	\$29,400.00				
MO7-1, 2a	Central A/C - Family Sites	146505	84	\$168,000.00				
MO7-4, 7	Boiler Enhancements	146510		\$5,000.00				
MO7-4, 7	Elevator Enhancements	146513		\$5,000.00				
MO7-4, 7	Sump Pumps	146514	6	\$20,000.00				
HA-Wide	Range Exhaust Hoods	146520	10	\$10,000.00				
		totals for line item 1465:		\$256,300.00	\$0.00	\$0.00	\$0.00	
MO7-4, 5	Maintenance Garage	147004		\$45,000.00				
D/T Daycare Center	Roofing - Non-Dwelling	147007	1	\$27,000.00				
MO7-2c	Blind Boone Center Rehab	147009		\$20,000.00				
MO7-2, 5	Laundry Facilities	147012	2	\$120,000.00				
MO7-7	Upgrade Public Bathrooms	147015	2	\$21,724.00				
MO7-7	Balcony Repairs	147016	1	\$30,000.00				
MO7-7	Mailboxes	147018	200	\$5,000.00				
		totals for line item 1470:		\$268,724.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Office Equipment	147504	10	\$10,000.00				
HA-Wide	Maint Tools & Equipment	147507		\$20,000.00				
HA-Wide	Vehicles - Maintenance	147510	1	\$20,000.00				
HA-Wide	Vehicles - Management	147511	1	\$20,000.00				
		totals for line item 1475:		\$70,000.00	\$0.00	\$0.00	\$0.00	
GRAND TOTALS:				\$1,271,373.00	\$0.00	\$0.00	\$0.00	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule**

<b>PHA Name:</b> Housing Authority of the City of Columbia, Missouri			<b>Federal FY of Grant:</b> 2001	<b>Grant Type and Number</b> Capital Fund Program Grant No: MO36P00750101 Replacement Housing Factor Grant No:			
Development Number Name / HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO7-1	31-Mar-03			30-Sep-04			
MO7-2A	31-Mar-03			30-Sep-04			
MO7-2B	31-Mar-03			30-Sep-04			
MO7-2D	31-Mar-03			30-Sep-04			
MO7-2E	31-Mar-03			30-Sep-04			
MO7-3	31-Mar-03			30-Sep-04			
MO7-4	31-Mar-03			30-Sep-04			
MO7-5	31-Mar-03			30-Sep-04			
MO7-7	31-Mar-03			30-Sep-04			
HA-Wide	31-Mar-03			30-Sep-04			

**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

PHA Name:		Housing Authority of the City of Columbia, Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan (or) <input type="checkbox"/> Revision No: _____	
Development Number Name / HA-Wide Activities / Line Item Accounts		FFY Grant: 2002 PHA FY: 2003	FFY Grant: 2003 PHA FY: 2004	FFY Grant: 2004 PHA FY: 2005	FFY Grant: 2005 PHA FY: 2006	
	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	
MO7-1 Stewart Parker		\$0.00	\$81,600.00	\$0.00	\$0.00	
MO7-2A Jessie Wrench	See	\$0.00	\$19,200.00	\$0.00	\$0.00	
MO7-2B Blind Boone		\$307,200.00	\$0.00	\$170,400.00	\$0.00	
MO7-2D Blind Boone	Annual	\$37,000.00	\$0.00	\$53,250.00	\$0.00	
MO7-2E Jessie Wrench		\$0.00	\$127,000.00	\$0.00	\$48,000.00	
MO7-3 Frank Coleman	Statement	\$0.00	\$139,700.00	\$0.00	\$52,800.00	
MO7-4 Oak Tower		\$113,103.91	\$89,577.67	\$5,000.00	\$235,900.00	
MO7-5 Bear Creek		\$93,600.00	\$20,000.00	\$156,000.00	\$0.00	
MO7-7 Paquin Tower		\$147,618.00	\$100,422.00	\$123,523.00	\$237,500.00	
HA-Wide		\$95,851.09	\$105,001.33	\$93,400.00	\$105,650.00	
HA-Wide Contingency		\$0.00	\$0.00	\$0.00	\$0.00	
Physical Improvements (Subtotals of Above):		\$794,373.00	\$682,501.00	\$601,573.00	\$679,850.00	
1406 Operations		\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	
1408 Management Improvements	See	\$126,000.00	\$136,000.00	\$146,000.00	\$151,000.00	
1410 Administration		\$66,000.00	\$66,000.00	\$76,000.00	\$76,000.00	
1411 Audit	Annual	\$0.00	\$0.00	\$0.00	\$0.00	
1415 Liquidated Damages		\$0.00	\$0.00	\$0.00	\$0.00	
1430 Fees and Costs	Statement	\$0.00	\$60,000.00	\$60,000.00	\$0.00	
1440 Site Acquisition		\$0.00	\$0.00	\$0.00	\$0.00	
1470 Nondwelling Structures		\$0.00	\$36,872.00	\$117,800.00	\$54,523.00	
1475 Nondwelling Equipment		\$85,000.00	\$90,000.00	\$70,000.00	\$108,000.00	
1485 Demolition		\$0.00	\$0.00	\$0.00	\$0.00	
1490 Replacement Reserve		\$0.00	\$0.00	\$0.00	\$0.00	
1492 Moving to Work Demonstration		\$0.00	\$0.00	\$0.00	\$0.00	
1495.1 Relocation Costs		\$0.00	\$0.00	\$0.00	\$2,000.00	
1499 Development Activities		\$0.00	\$0.00	\$0.00	\$0.00	
1501 Collaterization or Debt Service		\$0.00	\$0.00	\$0.00	\$0.00	
Total CFP Funds for 5-year Plan:		\$1,271,373.00	\$1,271,373.00	\$1,271,373.00	\$1,271,373.00	
Total Non-CFP Funds in 5-year Plan						
Replacement Housing Factor Funds:						

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages - Work Activities (years 2 and 3)**

PHA Name: Housing Authority of the City of Columbia, Missouri				<u>X</u> Original 5-Year Plan (or) ___ Revision No: ___		
Activities for Year <u>1</u>	Activities for Year: <u>2</u> FFY Grant: <u>2002</u> PHA FY: <u>2003</u>			Activities for Year: <u>3</u> FFY Grant: <u>2003</u> PHA FY: <u>2004</u>		
	Development Number Name / HA-Wide Activities	Major Work Categories	Estimated Cost	Development Number Name / HA-Wide Activities	Major Work Categories	Estimated Cost
See	HA-Wide	Operations	\$200,000.00	HA-Wide	Operations	\$200,000.00
	HA-Wide	Staff Training	\$25,000.00	HA-Wide	Staff Training	\$25,000.00
Annual	HA-Wide	Security Officer	\$55,000.00	HA-Wide	Security Officer	\$60,000.00
	HA-Wide	Resident Services Personnel	\$25,000.00	HA-Wide	Resident Services Personnel	\$30,000.00
Statement	HA-Wide	Security System	\$10,000.00	HA-Wide	Security System	\$10,000.00
	HA-Wide	Computer Software	\$10,000.00	HA-Wide	Computer Software	\$10,000.00
		2-Way Radios - Communications	\$0.00		2-Way Radios - Communications	\$0.00
	HA-Wide	Utility Allowance & Energy Audit	\$1,000.00	HA-Wide	Utility Allowance & Energy Audit	\$1,000.00
	HA-Wide	Modernization Coordinator	\$45,000.00	HA-Wide	Modernization Coordinator	\$45,000.00
	HA-Wide	Modernization Inspector	\$20,000.00	HA-Wide	Modernization Inspector	\$20,000.00
	HA-Wide	Advertising Expenses	\$1,000.00	HA-Wide	Advertising Expenses	\$1,000.00
		A&E Consultant	\$0.00	HA-Wide	A&E Consultant	\$60,000.00
		Landscaping - Drainage	\$0.00	HA-Wide	Landscaping - Drainage	\$5,000.00
	HA-Wide	Perimeter Fence	\$20,000.00	HA-Wide	Perimeter Fence	\$20,000.00
	HA-Wide	Landscaping - Beautification	\$10,000.00	HA-Wide	Landscaping - Beautification	\$10,000.00
	MO7-4,7	Parking Lots Paving	\$30,000.00	MO7-5	Parking Lots Paving	\$20,000.00
		Yard Hydrants	\$0.00		Yard Hydrants	\$0.00
		Handrails & Railing	\$0.00		Handrails & Railing	\$0.00
		Dumpster Enclosures	\$0.00		Dumpster Enclosures	\$0.00
	HA-Wide	Concrete Work	\$50,000.00	HA-Wide	Concrete Work	\$50,000.00
		Asbestos Abatement	\$0.00		Asbestos Abatement	\$0.00
	MO7-2b, 2d	Screen Doors	\$63,000.00	MO7-2e, 3	Screen Doors	\$42,000.00
	MO7-2b, 2d	Floor Tile	\$12,600.00	MO7-2e, 3	Floor Tile	\$8,400.00
		Interior Doors	\$0.00		Interior Doors	\$0.00
		Exterior Porches	\$0.00		Exterior Porches	\$0.00
	MO7-4, 7	Bath Cab & Fixtures	\$45,499.00	MO7-4, 7	Bath Cab & Fixtures	\$71,001.00
		Unit Rehab - H/C Access	\$0.00		Unit Rehab - H/C Access	\$0.00
	MO7-4	Deadlocks & Locksets	\$20,000.00		Deadlocks & Locksets	\$0.00
		Interior Lighting	\$0.00	MO7-4, 7	Interior Lighting	\$20,000.00
	MO7-1, 2, 3, 5	Floor Slabs & Foundation Repairs	\$20,000.00	MO7-1, 2, 3, 5	Floor Slabs & Foundation Repairs	\$20,000.00
		Electrical Upgrades	\$0.00		Electrical Upgrades	\$0.00
		504 Enhancements - All Sites	\$0.00		504 Enhancements - All Sites	\$0.00
		Windows	\$0.00		Windows	\$0.00
	MO7-7	Closet Doors - Bi-fold	\$30,000.00		Closet Doors - Bi-fold	\$0.00
	MO7-4, 7	Hallway Doors - Towers	\$115,000.00		Hallway Doors - Towers	\$0.00
		Sub Floor Replacements	\$0.00		Sub Floor Replacements	\$0.00

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: <u>2002</u> PHA FY: <u>2003</u>			Activities for Year: <u>3</u> FFY Grant: <u>2003</u> PHA FY: <u>2004</u>		
	Development Number Name / HA-Wide Activities	Major Work Categories	Estimated Cost	Development Number Name / HA-Wide Activities	Major Work Categories	Estimated Cost
See	MO7-5	Roofing / Shingle Replacements	\$78,000.00	MO7-1, 2a	Roofing / Shingle Replacements	\$84,000.00
	MO7-5	Gutters & Downspouts	\$15,600.00	MO7-1, 2a	Gutters & Downspouts	\$16,800.00
		Vinyl Siding	\$0.00		Vinyl Siding	\$0.00
Annual	MO7-4, 7	Painting - Exterior	\$10,224.00	MO7-4, 7	Painting - Exterior	\$89,000.00
Statement	MO7-2b, 2d	Ranges	\$28,350.00	MO7-2e, 3	Ranges	\$18,900.00
	MO7-2b, 2d	Refrigerators	\$44,100.00	MO7-2e, 3	Refrigerators	\$29,400.00
		Washer & Dryers	\$0.00		Washer & Dryers	\$0.00
		Window A/C Units	\$0.00		Window A/C Units	\$0.00
	MO7-2b	Central A/C - Family Sites	\$192,000.00	MO7-2e, 3	Central A/C - Family Sites	\$168,000.00
	MO7-4, 7	Boiler Enhancements	\$5,000.00	MO7-4, 7	Boiler Enhancements	\$5,000.00
	MO7-4, 7	Elevator Enhancements	\$5,000.00	MO7-4, 7	Elevator Enhancements	\$5,000.00
		Pressurized Stairwells	\$0.00		Pressurized Stairwells	\$0.00
		Range Exhaust Hoods	\$0.00		Range Exhaust Hoods	\$0.00
		Maintenance Garage	\$0.00		Maintenance Garage	\$0.00
		Roofing - Non-Dwelling	\$0.00		Roofing - Non-Dwelling	\$0.00
		Blind Boone Center Rehab	\$0.00		Blind Boone Center Rehab	\$0.00
		Gazebo	\$0.00	MO7-4	Gazebo	\$25,000.00
		Laundry Facilities	\$0.00		Laundry Facilities	\$0.00
		Upgrade Public Bathrooms	\$0.00	MO7-4	Upgrade Public Bathrooms	\$11,872.00
		Balcony Repairs	\$0.00		Balcony Repairs	\$0.00
		Parking Facilities	\$0.00		Parking Facilities	\$0.00
		Mailboxes	\$0.00		Mailboxes	\$0.00
		Community Space Dividers	\$0.00		Community Space Dividers	\$0.00
		Playground Equipment	\$0.00		Playground Equipment	\$0.00
		Community Space Furn/Equip	\$0.00		Community Space Furn/Equip	\$0.00
		Office Furniture	\$0.00		Office Furniture	\$0.00
	HA-Wide	Office Equipment	\$10,000.00	HA-Wide	Office Equipment	\$10,000.00
		Riding Tractor	\$0.00		Riding Tractor	\$0.00
	HA-Wide	Lawn Mowers & Equipment	\$5,000.00	HA-Wide	Lawn Mowers & Equipment	\$10,000.00
	HA-Wide	Maint Tools & Equipment	\$30,000.00	HA-Wide	Maint Tools & Equipment	\$10,000.00
	HA-Wide	Vehicles - Maintenance	\$40,000.00	HA-Wide	Vehicles - Maintenance	\$40,000.00
		Vehicles - Management	\$0.00	HA-Wide	Vehicles - Management	\$20,000.00
		Relocation Expense	\$0.00		Relocation Expense	\$0.00
	<b>CFP Estimated Cost for Year 2 (total of above):</b>		<b>\$1,271,373.00</b>	<b>CFP Estimated Cost for Year 3 (total of above):</b>		<b>\$1,271,373.00</b>

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages - Work Activities (years 4 and 5)**

PHA Name: Housing Authority of the City of Columbia, Missouri

Original 5-Year Plan (or)  Revision No: \_\_\_

Activities for Year: 4 FFY Grant: 2004 PHA FY: 2005

Activities for Year: 5 FFY Grant: 2005 PHA FY: 2006

Development Number Name / HA-Wide Activities	Major Work Categories	Estimated Cost	Development Number Name / HA-Wide Activities	Major Work Categories	Estimated Cost
HA-Wide	Operations	\$200,000.00	HA-Wide	Operations	\$200,000.00
HA-Wide	Staff Training	\$25,000.00	HA-Wide	Staff Training	\$25,000.00
HA-Wide	Security Officer	\$65,000.00	HA-Wide	Security Officer	\$65,000.00
HA-Wide	Resident Services Personnel	\$35,000.00	HA-Wide	Resident Services Personnel	\$40,000.00
HA-Wide	Security System	\$10,000.00	HA-Wide	Security System	\$10,000.00
HA-Wide	Computer Software	\$10,000.00	HA-Wide	Computer Software	\$10,000.00
	2-Way Radios - Communications	\$0.00	HA-Wide	2-Way Radios - Communications	\$5,000.00
HA-Wide	Utility Allowance & Energy Audit	\$1,000.00	HA-Wide	Utility Allowance & Energy Audit	\$1,000.00
HA-Wide	Modernization Coordinator	\$50,000.00	HA-Wide	Modernization Coordinator	\$50,000.00
HA-Wide	Modernization Inspector	\$25,000.00	HA-Wide	Modernization Inspector	\$25,000.00
HA-Wide	Advertising Expenses	\$1,000.00	HA-Wide	Advertising Expenses	\$1,000.00
HA-Wide	A&E Consultant	\$60,000.00		A&E Consultant	\$0.00
	Landscaping - Drainage	\$0.00	HA-Wide	Landscaping - Drainage	\$5,000.00
HA-Wide	Perimeter Fence	\$20,000.00	HA-Wide	Perimeter Fence	\$20,000.00
HA-Wide	Landscaping - Beautification	\$10,000.00	HA-Wide	Landscaping - Beautification	\$10,000.00
MO7-1, 2, 3	Parking Lots Paving	\$20,000.00		Parking Lots Paving	\$0.00
	Yard Hydrants	\$0.00	HA-Wide	Yard Hydrants	\$5,000.00
	Handrails & Railing	\$0.00		Handrails & Railing	\$0.00
	Dumpster Enclosures	\$0.00		Dumpster Enclosures	\$0.00
HA-Wide	Concrete Work	\$50,000.00		Concrete Work	\$0.00
	Asbestos Abatement	\$0.00	HA-Wide	Asbestos Abatement	\$5,000.00
	Screen Doors	\$0.00		Screen Doors	\$0.00
	Floor Tile	\$0.00	MO7-4, 7	Floor Tile	\$34,700.00
	Interior Doors	\$0.00	HA-Wide	Interior Doors	\$5,000.00
	Exterior Porches	\$0.00	MO7-1, 2, 3	Exterior Porches	\$5,000.00
	Bath Cab & Fixtures	\$0.00	MO7-1, 2, 3, 5	Bath Cab & Fixtures	\$5,000.00
	Unit Rehab - H/C Access	\$0.00	HA-Wide	Unit Rehab - H/C Access	\$5,000.00
	Deadlocks & Locksets	\$0.00	HA-Wide	Deadlocks & Locksets	\$5,000.00
	Interior Lighting	\$0.00	HA-Wide	Interior Lighting	\$5,000.00
MO7-1, 2, 3, 5	Floor Slabs & Foundation Repairs	\$20,000.00	MO7-1, 2, 3, 5	Floor Slabs & Foundation Repairs	\$20,000.00
	Electrical Upgrades	\$0.00	HA-Wide	Electrical Upgrades	\$5,000.00
	504 Enhancements - All Sites	\$0.00	HA-Wide	504 Enhancements - All Sites	\$5,000.00
MO7-7	Windows	\$119,523.00	HA-Wide	Windows	\$5,000.00
	Closet Doors - Bi-fold	\$0.00	HA-Wide	Closet Doors - Bi-fold	\$5,000.00
	Hallway Doors - Towers	\$0.00		Hallway Doors - Towers	\$0.00
	Sub Floor Replacements	\$0.00	HA-Wide	Sub Floor Replacements	\$5,000.00

Activities for Year: <u>4</u> FFY Grant: <u>2004</u> PHA FY: <u>2005</u>			Activities for Year: <u>5</u> FFY Grant: <u>2005</u> PHA FY: <u>2006</u>		
Development Number Name / HA-Wide Activities	Major Work Categories	Estimated Cost	Development Number Name / HA-Wide Activities	Major Work Categories	Estimated Cost
MO7-2b, 2d	Roofing / Shingle Replacements	\$126,000.00	MO7-2e, 3, 4, 7	Roofing / Shingle Replacements	\$134,000.00
MO7-2b, 2d	Gutters & Downspouts	\$25,200.00	MO7-2e, 3	Gutters & Downspouts	\$16,800.00
	Vinyl Siding	\$0.00	MO7-1, 2, 3, 5	Vinyl Siding	\$5,000.00
	Painting - Exterior	\$0.00		Painting - Exterior	\$0.00
MO7-2b, 2d	Ranges	\$17,550.00	MO7-4, 7	Ranges	\$86,750.00
MO7-2b, 2d	Refrigerators	\$27,300.00	MO7-4, 7	Refrigerators	\$121,450.00
	Washer & Dryers	\$0.00	HA-Wide	Washer & Dryers	\$5,000.00
	Window A/C Units	\$0.00	MO7-4, 7	Window A/C Units	\$156,150.00
MO7-5	Central A/C - Family Sites	\$156,000.00		Central A/C - Family Sites	\$0.00
MO7-4, 7	Boiler Enhancements	\$5,000.00	MO7-4, 7	Boiler Enhancements	\$5,000.00
MO7-4, 7	Elevator Enhancements	\$5,000.00	MO7-4, 7	Elevator Enhancements	\$5,000.00
	Pressurized Stairwells	\$0.00	MO7-4, 7	Pressurized Stairwells	\$5,000.00
	Range Exhaust Hoods	\$0.00		Range Exhaust Hoods	\$0.00
	Maintenance Garage	\$0.00		Maintenance Garage	\$0.00
	Roofing - Non-Dwelling	\$0.00		Roofing - Non-Dwelling	\$0.00
	Blind Boone Center Rehab	\$0.00		Blind Boone Center Rehab	\$0.00
MO7-4	Gazebo	\$30,000.00		Gazebo	\$0.00
	Laundry Facilities	\$0.00		Laundry Facilities	\$0.00
MO7-4	Upgrade Public Bathrooms	\$13,128.00		Upgrade Public Bathrooms	\$0.00
	Balcony Repairs	\$0.00		Balcony Repairs	\$0.00
MO7-7	Parking Facilities	\$74,672.00	MO7-7	Parking Facilities	\$24,523.00
	Mailboxes	\$0.00		Mailboxes	\$0.00
	Community Space Dividers	\$0.00	MO7-7	Community Space Dividers	\$5,000.00
	Playground Equipment	\$0.00	MO7-1, 2, 3, 5	Playground Equipment	\$5,000.00
	Community Space Furn/Equip	\$0.00	HA-Wide	Community Space Furn/Equip	\$5,000.00
	Office Furniture	\$0.00	HA-Wide	Office Furniture	\$5,000.00
HA-Wide	Office Equipment	\$10,000.00	HA-Wide	Office Equipment	\$10,000.00
	Riding Tractor	\$0.00	HA-Wide	Riding Tractor	\$5,000.00
HA-Wide	Lawn Mowers & Equipment	\$10,000.00		Lawn Mowers & Equipment	\$0.00
HA-Wide	Maint Tools & Equipment	\$10,000.00	HA-Wide	Maint Tools & Equipment	\$20,000.00
HA-Wide	Vehicles - Maintenance	\$40,000.00	HA-Wide	Vehicles - Maintenance	\$40,000.00
	Vehicles - Management	\$0.00	HA-Wide	Vehicles - Management	\$20,000.00
	Relocation Expense	\$0.00	HA-Wide	Relocation Expense	\$5,000.00
<b>CFP Estimated Cost for Year 4 (total of above):</b>		<b>\$1,271,373.00</b>	<b>CFP Estimated Cost for Year 5 (total of above):</b>		<b>\$1,271,373.00</b>

**CAPITAL FUND PROGRAM TABLES START HERE**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Columbia, Missouri		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MO36R00750101		Federal FY of Grant: <u>2001</u>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ___ )				updated:	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____				<input type="checkbox"/> Final Performance and Evaluation Report      20-Jun-01	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	\$43,291.00			
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$43,291.00			
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$0.00			
24	Amount of line 21 Related to Security – Soft Costs	\$0.00			
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			





**Annual Statement /  
Performance and Evaluation Report**  
Part I: Summary  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name <b>Housing Authority of the City of Columbia, Missouri</b>	Capital Fund Program Grant Number <b>MO36P00750100</b>	FFY of Grant Approval <b>FFY 2000</b>
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Original Annual Statement  
  Reserve for Disaster/Emergencies  
  Revised Annual Statement/Revision Number 1  
  Performance and Evaluation Report for Program Year Ending \_\_\_\_\_  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	\$137,499.00	\$147,499.00	\$147,499.00	\$0.00
3	1408 Management Improvements	\$109,000.00	\$116,361.78	\$83,210.00	\$18,478.21
4	1410 Administration	\$48,000.00	\$38,000.00	\$37,500.00	\$1,687.21
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$5,000.00	\$40,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$20,115.00	\$143,373.79	\$0.00	\$0.00
10	1460 Dwelling Structures	\$100,000.00	\$320,796.05	\$291,143.17	\$77,466.95
11	1465.1 Dwelling Equipment-Nonexpendable	\$17,499.00	\$32,499.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$708,725.00	\$299,914.98	\$240,284.81	\$137,846.79
13	1475 Nondwelling Equipment	\$57,501.00	\$64,894.40	\$46,153.20	\$5,158.80
14	1495.1 Relocation Cost	\$5,000.00	\$5,000.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1498 MOD Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
17	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
18	<b>Amount of Annual Grant (Sum of lines 2-17)</b>	<b>\$1,208,339.00</b>	<b>\$1,208,339.00</b>	<b>\$845,790.18</b>	<b>\$240,637.96</b>
19	Amount of line 18 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of line 18 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 18 Related to Security	\$55,000.00	\$0.00	\$0.00	\$0.00
22	Amount of line 18 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

X

X

**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

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

OMB Approval No 2577-0157 (Exp. 7/31/95)

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Explanation of Change
	ADMINISTRATION	1406		\$137,499.00	\$147,499.00	\$147,499.00		Cover Additional Operations expenses
HA-Wide Mgmt.	STAFF TRAINING	1408		\$25,000.00	\$33,151.78			Moved forward from CGP-3709
	SALARY FOR SAFETY OFFICERS	1408	2	\$47,000.00	\$47,000.00	\$47,000.00	\$11,268.21	
	COMPUTER SOFTWARE	1408		\$13,000.00	\$13,000.00	\$13,000.00		
	RESIDENT SERVICES	1408		\$16,000.00	\$16,000.00	\$16,000.00		
	ENERGY AUDIT / UTIL ALLOWANCES	1408		\$8,000.00	\$7,210.00	\$7,210.00	\$7,210.00	Reflection of actual cost of project.
			Total 1408	\$109,000.00	\$116,361.78	\$83,210.00	\$18,478.21	
HA-Wide Mgmt.	Modernization Coordinator	1410	1	\$43,000.00	\$33,000.00	\$33,000.00	\$1,687.21	Did not need all of original
	Modernization Assistant	1410	1	\$4,500.00	\$4,500.00	\$4,500.00		
	Advertising Expense	1410	1	\$500.00	\$500.00			
			Total 1410	\$48,000.00	\$38,000.00	\$37,500.00	\$1,687.21	
MO7-2,5	A&E Laundry	1430	100%	\$5,000.00	\$40,000.00			Original funding not adequate for anticipated cost.
			Total 1430	\$5,000.00	\$40,000.00	\$0.00	\$0.00	
MO7-1,5	Drainage	1450		\$10,115.00	\$29,115.00			Funds shifted from CGP-709 to accommodate change of priorities.
MO7-1,2,3	Perimeter Fence [NEW WORK ITEM]	1450			\$31,718.94			Priority given to Fire Sprinkler System. Work item moved from CGP-709 grant to accommodate
HA WIDE	Landscaping	1450		\$10,000.00	\$10,000.00			
MO7-1,2,3,5	Yard Hydrants [NEW WORK ITEM]	1450	80-100 units		\$13,428.26			Priority given to Fire Sprinkler System. Work item moved from CGP-709 grant to accommodate
MO7-3,5	Hand Railing [NEW WORK ITEM]	1450			\$5,000.00			Priority given to Fire Sprinkler System. Work item moved from CGP-709 grant to accommodate
MO7-1,2,4,5	Sidewalks / Patios [NEW WORK ITEM]	1450			\$54,111.59			Priority given to Fire Sprinkler System. Work item moved from CGP-709 grant to accommodate
	*ALL "NEW WORK ITEMS" ARE FROM CGP-709		Total 1450	\$20,115.00	\$143,373.79	\$0.00	\$0.00	
MO7-7	Elevator Upgrade (re-roping)	1460	2	\$7,000.00	\$8,700.00	\$8,700.00		Actual cost exceeded anticipated cost.
MO7-2,3	Exterior Porches	1460	16 units	\$16,000.00	\$0.00			Moved to future CFP to allow funding for other work items.
MO7-5	Unit Rehab-Handicap Accessible	1460		\$47,000.00	\$0.00	n/a	n/a	Moved to future CFP to allow funding for other work items.
MO7-1,2,3,5	Floor Slabs	1460	4 units	\$10,000.00	\$42,466.95	\$32,466.95	\$32,466.95	Project more extensive than anticipated.
MO7-4,7	AC Systems at Oak and Paquin	1460	41%		\$216,229.10	\$204,976.22		Funded in CGP-709. System replacement exceeded anticipated. CFP-501 \$ needed for project
MO7-1,2,3	Central Air Conditioning	1460	21 units - 70%	\$20,000.00	\$53,400.00	\$45,000.00	\$45,000.00	Actual cost exceeded anticipated cost.
			Total 1460	\$100,000.00	\$320,796.05	\$291,143.17	\$77,466.95	
MO7-2,5	Washer and Dryers (laundry-mats)	1465	40 machines	\$17,499.00	\$32,499.00			Funds shifted from CGP-709 to accommodate change of priorities.
			Total 1465	\$17,499.00	\$32,499.00	\$0.00	\$0.00	
MO7-4,7	504 Enhancement (TTY Phone Systems)	1470	2	\$5,000.00	\$1,648.12	\$1,648.12	\$1,648.12	Reflection of actual cost of project.
MO7-2	Maintenance Garage (rear of DT Laundry)	1470	100%	\$35,000.00	\$0.00			Moved to future CFP to allow funding for other work items.
MO7-23	Blind Boone Comm. Center Renovation	1470	100%	\$64,725.00	\$69,092.53	\$52,245.48	\$36,951.17	Partial moved to Community Space Furniture for Centers
MO7-2,5	Laundry Facilities (DT and Bear Creek)	1470	100%	\$80,000.00	\$39,183.05			Partial moved to future CFP-502 to allow funding for other work items.
MO7-4, 7	Sprinkler System	1470	19%	\$524,000.00	\$189,991.28	\$186,391.21	\$99,247.50	Funding shifted back to CGP-709 grant to offset changes of CGP-709 priorities.
			Total 1470	\$708,725.00	\$299,914.98	\$240,284.81	\$137,846.79	
HA WIDE	Community Space Furniture	1475		\$6,000.00	\$8,650.40	\$8,650.40		Reflection of actual cost of project.
HA WIDE	Office Equipment	1475	13 systems	\$9,000.00	\$13,000.00			Anticipating additional funding for Community Centers.
HA WIDE	Maintenance Tools and Equip	1475		\$10,000.00	\$10,000.00	\$5,158.80	\$5,158.80	
HA WIDE	Vehicles (H/C Accessible Van)	1475	1	\$32,501.00	\$33,244.00	\$32,344.00		Reflection of actual cost of vehicle and accessories.
			Total 1475	\$57,501.00	\$64,894.40	\$46,153.20	\$5,158.80	
HA WIDE	Relocation	1495		\$5,000.00	\$5,000.00			
	<b>GRAND TOTAL</b>			<b>\$1,208,339.00</b>	<b>\$1,208,339.00</b>	<b>\$845,790.18</b>	<b>\$240,637.96</b>	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

**Annual Statement /  
Performance and Evaluation Report**  
Part III: Implementation Schedule  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (Ex

Development Number/ Name HA-Wide Activities	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates (3)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
<b>MANAGEMENT IMPROVEMENT</b>	03/31/2002			09/30/2003			
MO7-1 Stewart Parker	03/31/2002			09/30/2003			
MO7-2 Jessie Wrench	03/31/2002			09/30/2003			
MO7-3 Frank Colema	03/31/2002			09/30/2003			
MO7-4 Oak Towers	03/31/2002			09/30/2003			
MO7-5 Bear Creek	03/31/2002			09/30/2003			
MO7-7 Paquin Towers	03/31/2002			09/30/2003			



**Annual Statement /  
Performance and Evaluation Report**  
Part I: Summary  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name <b>Housing Authority of the City of Columbia, Missouri</b>	Capital Fund Program Grant Number <b>MO36P00750100</b>	FFY of Grant Approval <b>FFY 2000</b>
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Original Annual Statement    Reserve for Disaster/Emergencies    Revised Annual Statement/Revision Number 1    Performance and Evaluation Report for Program Year Ending 03/31/01  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	\$137,499.00	\$147,499.00	\$147,499.00	\$0.00
3	1408 Management Improvements	\$109,000.00	\$116,361.78	\$83,210.00	\$18,478.21
4	1410 Administration	\$48,000.00	\$38,000.00	\$37,500.00	\$1,687.21
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$5,000.00	\$40,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$20,115.00	\$143,373.79	\$0.00	\$0.00
10	1460 Dwelling Structures	\$100,000.00	\$320,796.05	\$291,143.17	\$77,466.95
11	1465.1 Dwelling Equipment-Nonexpendable	\$17,499.00	\$32,499.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$708,725.00	\$299,914.98	\$240,284.81	\$137,846.79
13	1475 Nondwelling Equipment	\$57,501.00	\$64,894.40	\$46,153.20	\$5,158.80
14	1495.1 Relocation Cost	\$5,000.00	\$5,000.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1498 MOD Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
17	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
18	<b>Amount of Annual Grant (Sum of lines 2-17)</b>	<b>\$1,208,339.00</b>	<b>\$1,208,339.00</b>	<b>\$845,790.18</b>	<b>\$240,637.96</b>
19	Amount of line 18 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of line 18 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 18 Related to Security	\$55,000.00	\$0.00	\$0.00	\$0.00
22	Amount of line 18 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

X

X

**Annual Statement /  
Performance and Evaluation Report  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)**

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

OMB Approval No 2577-0157 (Exp. 7/31/95)

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Explanation of Change
	ADMINISTRATION	1406		\$137,499.00	\$147,499.00	\$147,499.00		Cover Additional Operations expenses
HA-Wide Mgmt.	STAFF TRAINING	1408		\$25,000.00	\$33,151.78			Moved forward from CGP-3709
	SALARY FOR SAFETY OFFICERS	1408	2	\$47,000.00	\$47,000.00	\$47,000.00	\$11,268.21	
	COMPUTER SOFTWARE	1408		\$13,000.00	\$13,000.00	\$13,000.00		
	RESIDENT SERVICES	1408		\$16,000.00	\$16,000.00	\$16,000.00		
	ENERGY AUDIT / UTIL ALLOWANCES	1408		\$8,000.00	\$7,210.00	\$7,210.00	\$7,210.00	Reflection of actual cost of project.
			Total 1408	\$109,000.00	\$116,361.78	\$83,210.00	\$18,478.21	
HA-Wide Mgmt.	Modernization Coordinator	1410	1	\$43,000.00	\$33,000.00	\$33,000.00	\$1,687.21	Did not need all of original
	Modernization Assistant	1410	1	\$4,500.00	\$4,500.00	\$4,500.00		
	Advertising Expense	1410	1	\$500.00	\$500.00			
			Total 1410	\$48,000.00	\$38,000.00	\$37,500.00	\$1,687.21	
MO7-2,5	A&E Laundry	1430	100%	\$5,000.00	\$40,000.00			Original funding not adequate for anticipated cost.
			Total 1430	\$5,000.00	\$40,000.00	\$0.00	\$0.00	
MO7-1,5	Drainage	1450		\$10,115.00	\$29,115.00			Funds shifted from CGP-709 to accommodate change of priorities.
MO7-1,2,3	Perimeter Fence [NEW WORK ITEM]	1450			\$31,718.94			Priority given to Fire Sprinkler System. Work item moved from CGP-709 grant to accommodate
HA WIDE	Landscaping	1450		\$10,000.00	\$10,000.00			
MO7-1,2,3,5	Yard Hydrants [NEW WORK ITEM]	1450	80-100 units		\$13,428.26			Priority given to Fire Sprinkler System. Work item moved from CGP-709 grant to accommodate
MO7-3,5	Hand Railing [NEW WORK ITEM]	1450			\$5,000.00			Priority given to Fire Sprinkler System. Work item moved from CGP-709 grant to accommodate
MO7-1,2,4,5	Sidewalks / Patios [NEW WORK ITEM]	1450			\$54,111.59			Priority given to Fire Sprinkler System. Work item moved from CGP-709 grant to accommodate
	*ALL "NEW WORK ITEMS" ARE FROM CGP-709		Total 1450	\$20,115.00	\$143,373.79	\$0.00	\$0.00	
MO7-7	Elevator Upgrade (re-roping)	1460	2	\$7,000.00	\$8,700.00	\$8,700.00		Actual cost exceeded anticipated cost.
MO7-2,3	Exterior Porches	1460	16 units	\$16,000.00	\$0.00			Moved to future CFP to allow funding for other work items.
MO7-5	Unit Rehab-Handicap Accessible	1460		\$47,000.00	\$0.00	n/a	n/a	Moved to future CFP to allow funding for other work items.
MO7-1,2,3,5	Floor Slabs	1460	4 units	\$10,000.00	\$42,466.95	\$32,466.95	\$32,466.95	Project more extensive than anticipated.
MO7-4,7	AC Systems at Oak and Paquin	1460	41%		\$216,229.10	\$204,976.22		Funded in CGP-709. System replacement exceeded anticipated. CFP-501 \$ needed for project
MO7-1,2,3	Central Air Conditioning	1460	21 units - 70%	\$20,000.00	\$53,400.00	\$45,000.00	\$45,000.00	Actual cost exceeded anticipated cost.
			Total 1460	\$100,000.00	\$320,796.05	\$291,143.17	\$77,466.95	
MO7-2,5	Washer and Dryers (laundry-mats)	1465	40 machines	\$17,499.00	\$32,499.00	\$0.00	\$0.00	Funds shifted from CGP-709 to accommodate change of priorities.
			Total 1465	\$17,499.00	\$32,499.00	\$0.00	\$0.00	
MO7-4,7	504 Enhancement (TTY Phone Systems)	1470	2	\$5,000.00	\$1,648.12	\$1,648.12	\$1,648.12	Reflection of actual cost of project.
MO7-2	Maintenance Garage (rear of DT Laundry)	1470	100%	\$35,000.00	\$0.00			Moved to future CFP to allow funding for other work items.
MO7-23	Blind Boone Comm. Center Renovation	1470	100%	\$64,725.00	\$69,092.53	\$52,245.48	\$36,951.17	Partial moved to Community Space Furniture for Centers
MO7-2,5	Laundry Facilities (DT and Bear Creek)	1470	100%	\$80,000.00	\$39,183.05			Partial moved to future CFP-502 to allow funding for other work items.
MO7-4, 7	Sprinkler System	1470	19%	\$524,000.00	\$189,991.28	\$186,391.21	\$99,247.50	Funding shifted back to CGP-709 grant to offset changes of CGP-709 priorities.
			Total 1470	\$708,725.00	\$299,914.98	\$240,284.81	\$137,846.79	
HA WIDE	Community Space Furniture	1475		\$6,000.00	\$8,650.40	\$8,650.40		Reflection of actual cost of project.
HA WIDE	Office Equipment	1475	13 systems	\$9,000.00	\$13,000.00			Anticipating additional funding for Community Centers.
HA WIDE	Maintenance Tools and Equip	1475		\$10,000.00	\$10,000.00	\$5,158.80	\$5,158.80	
HA WIDE	Vehicles (H/C Accessible Van)	1475	1	\$32,501.00	\$33,244.00	\$32,344.00		Reflection of actual cost of vehicle and accessories.
			Total 1475	\$57,501.00	\$64,894.40	\$46,153.20	\$5,158.80	
HA WIDE	Relocation	1495		\$5,000.00	\$5,000.00			
	<b>GRAND TOTAL</b>			<b>\$1,208,339.00</b>	<b>\$1,208,339.00</b>	<b>\$845,790.18</b>	<b>\$240,637.96</b>	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

**Annual Statement /  
Performance and Evaluation Report**  
Part III: Implementation Schedule  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (Ex

Development Number/ Name HA-Wide Activities	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates (3)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
<b>MANAGEMENT IMPROVEMENT</b>	03/31/2002			09/30/2003			
MO7-1 Stewart Parker	03/31/2002			09/30/2003			
MO7-2 Jessie Wrench	03/31/2002			09/30/2003			
MO7-3 Frank Colema	03/31/2002			09/30/2003			
MO7-4 Oak Towers	03/31/2002			09/30/2003			
MO7-5 Bear Creek	03/31/2002			09/30/2003			
MO7-7 Paquin Towers	03/31/2002			09/30/2003			



**Annual Statement /  
Performance and Evaluation Report**  
Part I: Summary  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name <b>Housing Authority of the City of Columbia, Missouri</b>	Comprehensive Grant Number <b>MO36R00750100</b>	FFY of Grant Approval <b>FFY 2000</b>
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Original Annual Statement  
  Reserve for Disaster/Emergencies  
  Revised Annual Statement/Revision Number 1  
  Performance and Evaluation Report for Program Year Ending **03/31/01**  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$37,718.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1498 MOD Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
17	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
18	<b>Amount of Annual Grant (Sum of lines 2-17)</b>	<b>\$37,718.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
19	Amount of line 18 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of line 18 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 18 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 18 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

X

X

**Performance and Evaluation Report**  
**Part II: Supporting Pages**  
**Comprehensive Grant Program (CGP)**

and Urban Development  
 Office of Public and Indian Housing

OMB Approval No 2577-0157 (Exp. 7/31/95)  
 Status of Proposed Work (2)

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
HA Wide	Property Purchase for Homeownership	1440		\$37,718.00		\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date	Signature of Public Housing Director or Office of Native American Programs Administrator
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3/ To be completed at the end of the program year.						Page _3_ of _3_	form HUD-52837   ref. Handboc
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**Annual Statement /  
Performance and Evaluation Report**  
Part I: Summary  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name <b>Housing Authority of the City of Columbia, Missouri</b>	Comprehensive Grant Number <b>MO36R00750199</b>	FFY of Grant Approval <b>FFY 1999</b>
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Original Annual Statement  
  Reserve for Disaster/Emergencies  
  Revised Annual Statement/Revision Number 1  
  Performance and Evaluation Report for Program Year Ending 03/31/01  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$12,654.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1498 MOD Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
17	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
18	<b>Amount of Annual Grant (Sum of lines 2-17)</b>	<b>\$12,654.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
19	Amount of line 18 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of line 18 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 18 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 18 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

X

X

**Performance and Evaluation Report**

**Part II: Supporting Pages**  
**Comprehensive Grant Program (CGP)**

and Urban Development  
 Office of Public and Indian Housing

OMB Approval No 2577-0157 (Exp. 7/31/95)  
 Status of Proposed Work (2)

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
HA Wide	Unit Renovations	1408		\$12,654.00		\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date	Signature of Public Housing Director or Office of Native American Programs Administrator
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3/ To be completed at the end of the program year.						Page _3_ of _3_	form HUD-52837   ref. Handboc
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**Annual Statement /  
Performance and Evaluation Report**  
Part I: Summary  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name <b>Housing Authority of the City of Columbia, Missouri</b>	Comprehensive Grant Number <b>MO36P00770999</b>	FFY of Grant Approval <b>FFY 1999</b>
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Original Annual Statement  
  Reserve for Disaster/Emergencies  
  Revised Annual Statement/Revision Number 3  
  Performance and Evaluation Report for Program Year Ending \_\_\_\_\_  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$128,882.86	\$127,484.77	\$127,484.77	\$109,955.17
4	1410 Administration	\$46,000.00	\$45,282.88	\$45,282.88	\$25,169.60
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$66,816.00	\$66,816.00	\$66,816.00	\$37,090.11
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$8,455.99	\$8,455.99	\$8,455.99	\$8,455.99
10	1460 Dwelling Structures	\$265,401.68	\$275,100.96	\$275,100.96	\$82,690.87
11	1465.1 Dwelling Equipment-Nonexpendable	\$32,501.00	\$28,202.00	\$28,202.00	\$11,492.00
12	1470 Nondwelling Structures	\$327,158.44	\$326,736.51	\$326,736.51	\$212,154.22
13	1475 Nondwelling Equipment	\$96,398.03	\$93,534.89	\$93,534.89	\$93,534.89
14	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1498 MOD Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
17	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
18	<b>Amount of Annual Grant (Sum of lines 2-17)</b>	<b>\$971,614.00</b>	<b>\$971,614.00</b>	<b>\$971,614.00</b>	<b>\$580,542.85</b>
19	Amount of line 18 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of line 18 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 18 Related to Security	\$66,866.99	\$66,866.99	\$66,866.99	
22	Amount of line 18 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

X

X

**Annual Statement /  
Performance and Evaluation Report**  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)

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

OMB Approval No 2577-0157 (Exp. 7/31/95)  
Status of Proposed Work (2)

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost			
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
HA-Wide Mgmt.	STAFF TRAINING	1408		\$21,322.50	\$13,170.72	\$13,170.72	\$13,170.72		
	SALARY FOR SAFETY OFFICERS	1408	2	\$46,866.99	\$54,527.04	\$54,527.04	\$54,527.04		
	SECURITY SYSTEM	1408		\$20,000.00	\$18,678.00	\$18,678.00	\$11,743.40		
	COMPUTER SOFTWARE	1408		\$16,693.37	\$15,399.23	\$15,399.23	\$4,804.23		
	RESIDENT SERVICES	1408		\$24,000.00	\$25,709.78	\$25,709.78	\$25,709.78		
			<b>Total 1408</b>	<b>\$128,882.86</b>	<b>\$127,484.77</b>	<b>\$127,484.77</b>	<b>\$109,955.17</b>		
HA-Wide Mgmt.	Modernization Coordinator	1410	1	\$45,000.00	\$44,390.83	\$44,390.83	\$24,277.55		
	Modernization Assistant	1410	1	\$0.00	\$0.00	\$0.00	n/a		
	Advertising Expense	1410	1	\$1,000.00	\$892.05	\$892.05	\$892.05		
			<b>Total 1410</b>	<b>\$46,000.00</b>	<b>\$45,282.88</b>	<b>\$45,282.88</b>	<b>\$25,169.60</b>		
MO7-4,7	A&E Mechanical	1430		\$66,816.00	\$66,816.00	\$66,816.00	\$37,090.11		
			<b>Total 1430</b>	<b>\$66,816.00</b>	<b>\$66,816.00</b>	<b>\$66,816.00</b>	<b>\$37,090.11</b>		
HA WIDE MO7-2	Sidewalks and Patios	1450		\$0.00	\$0.00	\$0.00	n/a		
	Yard Hydrants	1450		\$0.00	\$0.00	\$0.00	n/a		
	Handrailings	1450		\$0.00	\$0.00	\$0.00	n/a		
	Drainage	1450		\$0.00	\$0.00	\$0.00	n/a		
	Landscaping	1450		\$2,435.99	\$2,435.99	\$2,435.99	\$2,435.99		
	Perimeter Fence	1450		\$6,020.00	\$6,020.00	\$6,020.00	\$6,020.00		
			<b>Total 1450</b>	<b>\$8,455.99</b>	<b>\$8,455.99</b>	<b>\$8,455.99</b>	<b>\$8,455.99</b>		
HA WIDE MO7-1,2,3 MO7-4,7 MO7-2	Floor Tile	1460		\$3,355.23	\$6,370.23	\$6,370.23	\$3,355.23		
	Floor Slabs	1460		\$24,368.95	\$22,901.45	\$22,901.45	\$22,901.45		
	Replace A/C Condensers	1460		\$214,000.00	\$222,151.78	\$222,151.78	\$32,756.69		
	Central Air Conditioning	1460		\$23,677.50	\$23,677.50	\$23,677.50	\$23,677.50		
			<b>Total 1460</b>	<b>\$265,401.68</b>	<b>\$275,100.96</b>	<b>\$275,100.96</b>	<b>\$82,690.87</b>		
HA WIDE HA WIDE	Washer & Dryers	1465		\$0.00	\$0.00	\$0.00	n/a		
	Ranges	1465		\$16,000.00	\$6,192.00	\$6,192.00	\$3,042.00		
	Refrigerators	1465		\$16,501.00	\$22,010.00	\$22,010.00	\$8,450.00		
			<b>Total 1465</b>	<b>\$32,501.00</b>	<b>\$28,202.00</b>	<b>\$28,202.00</b>	<b>\$11,492.00</b>		
MO7-5 MO7-4,7 MO7-24	Laundry Facility	1470		\$0.00	\$0.00	\$0.00	n/a		
	Maintenance Garage	1470		\$4,742.23	\$1,024.84	\$1,024.84	\$1,024.84		
	Sprinkler System	1470		\$299,258.79	\$299,258.79	\$299,258.79	\$184,676.50		
	Administration Building	1470		\$23,157.42	\$26,452.88	\$26,452.88	\$26,452.88		
			<b>Total 1470</b>	<b>\$327,158.44</b>	<b>\$326,736.51</b>	<b>\$326,736.51</b>	<b>\$212,154.22</b>		
MO7-24 MO7-24 HA WIDE HA WIDE HA WIDE HA WIDE HA WIDE	Community Space Furniture	1475		\$4,272.42	\$4,272.42	\$4,272.42	\$4,272.42		
	Office Furniture	1475		\$13,587.75	\$14,122.75	\$14,122.75	\$14,122.75		
	Office Equipment	1475		\$40,985.99	\$37,587.85	\$37,587.85	\$37,587.85		
	Riding Tractor	1475		\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00		
	Maintenance Tools and Equip	1475		\$27,511.89	\$27,511.89	\$27,511.89	\$27,511.89		
	Vehicles	1475		\$7,619.98	\$7,619.98	\$7,619.98	\$7,619.98		
				<b>Total 1475</b>	<b>\$96,398.03</b>	<b>\$93,534.89</b>	<b>\$93,534.89</b>	<b>\$93,534.89</b>	
	<b>GRAND TOTAL</b>			<b>\$971,614.00</b>	<b>\$971,614.00</b>	<b>\$971,614.00</b>	<b>\$580,542.85</b>		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

**Annual Statement /  
Performance and Evaluation Report**  
Part III: Implementation Schedule  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (Ex

Development Number/ Name HA-Wide Activities	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates (3)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
<b>MANAGEMENT IMPROVEMENT</b>	03/31/2001			09/30/2002			
MO7-1 Stewart Parker	03/31/2001			09/30/2002			
MO7-2 Jessie Wrench	03/31/2001			09/30/2002			
MO7-3 Frank Colema	03/31/2001			09/30/2002			
MO7-4 Oak Towers	03/31/2001			09/30/2002			
MO7-5 Bear Creek	03/31/2001			09/30/2002			
MO7-7 Paquin Towers	03/31/2001			09/30/2002			



**Annual Statement /  
Performance and Evaluation Report**  
Part I: Summary  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (exp. 7/31/95)

PHA/IHA Name <b>Housing Authority of the City of Columbia, Missouri</b>	Comprehensive Grant Number <b>MO36P00770999</b>	FFY of Grant Approval <b>FFY 1999</b>
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Original Annual Statement    Reserve for Disaster/Emergencies    Revised Annual Statement/Revision Number 3    Performance and Evaluation Report for Program Year Ending 03/31/01  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$128,882.86	\$127,484.77	\$127,484.77	\$109,955.17
4	1410 Administration	\$46,000.00	\$45,282.88	\$45,282.88	\$25,169.60
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$66,816.00	\$66,816.00	\$66,816.00	\$37,090.11
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$8,455.99	\$8,455.99	\$8,455.99	\$8,455.99
10	1460 Dwelling Structures	\$265,401.68	\$275,100.96	\$275,100.96	\$82,690.87
11	1465.1 Dwelling Equipment-Nonexpendable	\$32,501.00	\$28,202.00	\$28,202.00	\$11,492.00
12	1470 Nondwelling Structures	\$327,158.44	\$326,736.51	\$326,736.51	\$212,154.22
13	1475 Nondwelling Equipment	\$96,398.03	\$93,534.89	\$93,534.89	\$93,534.89
14	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1498 MOD Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
17	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
18	<b>Amount of Annual Grant (Sum of lines 2-17)</b>	<b>\$971,614.00</b>	<b>\$971,614.00</b>	<b>\$971,614.00</b>	<b>\$580,542.85</b>
19	Amount of line 18 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of line 18 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 18 Related to Security	\$66,866.99	\$66,866.99	\$66,866.99	
22	Amount of line 18 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

X

X

**Annual Statement /  
Performance and Evaluation Report**  
Part II: Supporting Pages  
Comprehensive Grant Program (CGP)

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

OMB Approval No 2577-0157 (Exp. 7/31/95)  
Status of Proposed Work (2)

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost			
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
HA-Wide Mgmt.	STAFF TRAINING	1408		\$21,322.50	\$13,170.72	\$13,170.72	\$13,170.72		
	SALARY FOR SAFETY OFFICERS	1408	2	\$46,866.99	\$54,527.04	\$54,527.04	\$54,527.04		
	SECURITY SYSTEM	1408		\$20,000.00	\$18,678.00	\$18,678.00	\$11,743.40		
	COMPUTER SOFTWARE	1408		\$16,693.37	\$15,399.23	\$15,399.23	\$4,804.23		
	RESIDENT SERVICES	1408		\$24,000.00	\$25,709.78	\$25,709.78	\$25,709.78		
			Total 1408	\$128,882.86	\$127,484.77	\$127,484.77	\$109,955.17		
HA-Wide Mgmt.	Modernization Coordinator	1410	1	\$45,000.00	\$44,390.83	\$44,390.83	\$24,277.55		
	Modernization Assistant	1410	1	\$0.00	\$0.00	\$0.00	n/a		
	Advertising Expense	1410	1	\$1,000.00	\$892.05	\$892.05	\$892.05		
			Total 1410	\$46,000.00	\$45,282.88	\$45,282.88	\$25,169.60		
MO7-4,7	A&E Mechanical	1430		\$66,816.00	\$66,816.00	\$66,816.00	\$37,090.11		
			Total 1430	\$66,816.00	\$66,816.00	\$66,816.00	\$37,090.11		
HA WIDE MO7-2	Sidewalks and Patios	1450		\$0.00	\$0.00	\$0.00	n/a		
	Yard Hydrants	1450		\$0.00	\$0.00	\$0.00	n/a		
	Handrailings	1450		\$0.00	\$0.00	\$0.00	n/a		
	Drainage	1450		\$0.00	\$0.00	\$0.00	n/a		
	Landscaping	1450		\$2,435.99	\$2,435.99	\$2,435.99	\$2,435.99		
	Perimeter Fence	1450		\$6,020.00	\$6,020.00	\$6,020.00	\$6,020.00		
			Total 1450	\$8,455.99	\$8,455.99	\$8,455.99	\$8,455.99		
HA WIDE MO7-1,2,3 MO7-4,7 MO7-2	Floor Tile	1460		\$3,355.23	\$6,370.23	\$6,370.23	\$3,355.23		
	Floor Slabs	1460		\$24,368.95	\$22,901.45	\$22,901.45	\$22,901.45		
	Replace A/C Condensers	1460		\$214,000.00	\$222,151.78	\$222,151.78	\$32,756.69		
	Central Air Conditioning	1460		\$23,677.50	\$23,677.50	\$23,677.50	\$23,677.50		
			Total 1460	\$265,401.68	\$275,100.96	\$275,100.96	\$82,690.87		
HA WIDE HA WIDE	Washer & Dryers	1465		\$0.00	\$0.00	\$0.00	n/a		
	Ranges	1465		\$16,000.00	\$6,192.00	\$6,192.00	\$3,042.00		
	Refrigerators	1465		\$16,501.00	\$22,010.00	\$22,010.00	\$8,450.00		
			Total 1465	\$32,501.00	\$28,202.00	\$28,202.00	\$11,492.00		
MO7-5 MO7-4,7 MO7-24	Laundry Facility	1470		\$0.00	\$0.00	\$0.00	n/a		
	Maintenance Garage	1470		\$4,742.23	\$1,024.84	\$1,024.84	\$1,024.84		
	Sprinkler System	1470		\$299,258.79	\$299,258.79	\$299,258.79	\$184,676.50		
	Administration Building	1470		\$23,157.42	\$26,452.88	\$26,452.88	\$26,452.88		
			Total 1470	\$327,158.44	\$326,736.51	\$326,736.51	\$212,154.22		
MO7-24 MO7-24 HA WIDE HA WIDE HA WIDE HA WIDE HA WIDE	Community Space Furniture	1475		\$4,272.42	\$4,272.42	\$4,272.42	\$4,272.42		
	Office Furniture	1475		\$13,587.75	\$14,122.75	\$14,122.75	\$14,122.75		
	Office Equipment	1475		\$40,985.99	\$37,587.85	\$37,587.85	\$37,587.85		
	Riding Tractor	1475		\$2,420.00	\$2,420.00	\$2,420.00	\$2,420.00		
	Maintenance Tools and Equip	1475		\$27,511.89	\$27,511.89	\$27,511.89	\$27,511.89		
	Vehicles	1475		\$7,619.98	\$7,619.98	\$7,619.98	\$7,619.98		
				Total 1475	\$96,398.03	\$93,534.89	\$93,534.89	\$93,534.89	
				GRAND TOTAL	\$971,614.00	\$971,614.00	\$971,614.00	\$580,542.85	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

**Annual Statement /  
Performance and Evaluation Report**  
Part III: Implementation Schedule  
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157 (Ex

Development Number/ Name HA-Wide Activities	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates (3)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
<b>MANAGEMENT IMPROVEMENT</b>	03/31/2001			09/30/2002			
MO7-1 Stewart Parker	03/31/2001			09/30/2002			
MO7-2 Jessie Wrench	03/31/2001			09/30/2002			
MO7-3 Frank Colema	03/31/2001			09/30/2002			
MO7-4 Oak Towers	03/31/2001			09/30/2002			
MO7-5 Bear Creek	03/31/2001			09/30/2002			
MO7-7 Paquin Towers	03/31/2001			09/30/2002			

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3/ To be completed at the end of the program year.

Page \_3\_ of \_3\_

form HUD-52837 |  
ref. Handboc

# Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

**Annual PHDEP Plan Table of Contents:**

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

**Section 1: General Information/History**

**A. Amount of PHDEP Grant \$176,161**

**B. Eligibility type (Indicate with an “x”) N1\_\_\_\_\_ N2\_\_\_\_\_ R X**

**C. FFY in which funding is requested 2001**

**D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

**CHA’s comprehensive drug elimination strategy is a comprehensive, multi-agency approach to combat violent crime, drug use and gang activity in its public housing developments. The strategy emphasizes the importance of community involvement in combating drugs and violent crime. This will be accomplished through a variety of initiatives such as continuation of funding for safety and security staff in both family sites and highrises, resident services staff to support self-sufficiency programs in CHA family sites, new initiatives involving partnerships with local agencies for new programs such as the Granny’s House, CHA Food Pantry, Fun City Youth Academy, PEAK programs, and other youth programs to provide at-risk youth with healthy, positive and constructive activities during the school year and summer months.**

**E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Downtown Family Sites	294	706
Bear Creek Family Sites	78	192
Paquin Tower	200	208
Oak Towers	147	153

**F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

**6 Months\_\_\_\_\_ 12 Months\_\_\_\_\_ 18 Months\_\_\_\_\_ 24 Months X Other \_\_\_\_\_**

## G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$250,000	MO36DEP0070195	\$0		1-31-98
FY 1996	\$250,000	MO36DEP0070196	\$0	GE	4-1-99
FY 1997	\$281,400	MO36DEP0070197	\$0		11-30-99
FY 1998	\$210,300	MO36DEP0070198	\$0		10-30-00
FY 1999	\$158,577	MO36DEP0070199	\$0		10-30-01
FY 2000	\$165,270	MO36DEP0070100	\$110,058		10-30-02

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

**CHA’s drug elimination strategy is a comprehensive, multi-agency approach to combat violent crime, drug use and gang activity in its public housing developments. The strategy emphasizes the importance of community involvement in combating drugs and violent crime with collaboration and cooperation between residential neighborhoods, non-profit organizations, the public sector and the private sector. All of these entities-Federal, State and local government, law enforcement agencies, neighborhoods, residents, non-profit organizations and the private sector-will work together in collaboration to create a safer, drug-free environment in and around CHA’s public housing developments.**

**The funding of safety and security staff throughout CHA is to decrease drug-related and violent criminal activity with the expected result of enhancing the safety of all CHA residents. Progress is monitored through daily safety reports and logs from security personnel, crime statistics and resident surveys. CHA believes that the perception of being safe is important to resident satisfaction. The Resident Satisfaction Survey reflects an increase from 1999 to 2000 in all areas. Of particular note is an increase from 69% to 74% in Safety-related services.**

**CHA provides youth programming and activities for CHA’s children through collaborations with existing local agencies, as well as, employing resident services staff to provide youth activities. A major change in anti-drug youth programming was implemented January 2001 when the Boys & Girls Club ceased operations out of the Blind Boone Community Center. CHA has re-organized its Resident Services Coordinators (RSC) staff with an RSC Team Leader to coordinate activities within CHA facilities. Existing local agencies will be utilized as much as possible to provide alternative activities for youth and with emphasis on keeping kids in school and reducing high school drop-out rates. Progress will be monitored by evaluating attendance records reflecting CHA youth and adult participation in programs with a focus on anti-drug activities and economic self-sufficiency activities.**

**Resident services staff will continue to assist in the support of self-sufficiency among adult residents of public housing participating in welfare reform initiatives. Progress is monitored through the number of households with earned income.**

**B. PHDEP Budget Summary**

Enter the total amount of PHDEP funding allocated to each line item.

<b>FY 2001 PHDEP Budget Summary</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	<b>\$80,891</b>
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	<b>\$61,710</b>
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	<b>\$33,560</b>
<b>TOTAL PHDEP FUNDING</b>	<b>\$176,161</b>

**C. PHDEP Plan Goals and Activities**

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9120 - Security Personnel</b>						<b>Total PHDEP Funding: \$80,891</b>	
Goal(s)	Reduce the incidents of crime in and around CHA property.						
Objectives	Security staff will continue its goal to provide a more peaceful and crime-free living environment for residents of public housing and take proactive measures to eliminate drugs, violence, and related crime from CHA property.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Safety Staff			11-1-01	10-31-03	\$80,891	\$55,000- CGP	Safety reports, logs, UCR crime statistics show 3% decrease in drug-related crimes.
2.							

<b>9160 – Drug Prevention</b>						<b>Total PHDEP Funding: \$61,710</b>	
Goal(s)	Provide alternatives to drugs and criminal activities for CHA’s youth.						
Objectives	Provide after-school and summer youth programming to increased numbers of CHA youth ages 6-17.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Youth Programming	200	Family Sites	01-01-02	12-31-03	61,710	\$22,000/ Operations BBCC & BCRC	BB/BS Program; 50 youth attend summer camps; 160 youth participate in after school and other alternative youth

							programs.
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<b>9190 - Other Program Costs</b>					<b>Total PHDEP Funds: \$33,560</b>		
Goal(s)	Increase awareness of training and educational opportunities for public housing residents.						
Objectives	Increase number of households with earned income.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Resident Services – Family Self-Sufficiency programming			11-1-01	10-31-03	\$33,560	\$27,000 – Operations FSS	Number of referrals to local agencies; number of PH residents in training or educational programs; number of households with wage income.
2.							
3.							

**Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Safety Staff, Youth Activities, Resident Services-FSS</i>		<i>Safety Staff, Youth Activities, Resident Services-FSS</i>	
9110				
9120 (Safety Staff - #1)	20,223	80,891	40,446	80,891
9130				
9140				
9150				
9160 (Youth Activities - #2)	15,428	61,710	30,855	61,710
9170				
9180				
9190 (Resident Services-FSS - #3)	8,390	33,560	16,780	33,560
<b>TOTAL</b>	<b>44,041</b>	<b>176,161</b>	<b>88,081</b>	<b>176,171</b>

**Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”



COLUMBIA HOUSING AUTHORITY													
CONSOLIDATED BUDGET													
FYE SEPTEMBER 30, 2002													
PUBLIC HOUSING													
	P.U.M.	LIPH	SECTION 8	PHDEP 2000	PHDEP 2001	ROSS 2000 RSDM	ROSS ESC 2001	REPLACEMENT HOUSING		CFP 2000	CFP 2001	TOTAL	
								2000	2001				
<b>REVENUE</b>													
<b>TENANT REVENUE</b>													
3110	TENANT RENTAL REVENUE - GROSS POTE	118.13	990,874.44									990,874.44	
3120	EXCESS UTILITIES	4.34	36,375.00									36,375.00	
3190	NON-DWELLING RENTALS	1.15	9,684.00									9,684.00	
3421	TENANT RENTAL INCOME - VACANCY LOS											0.00	
3690	TENANT REVENUE - OTHER											0.00	
<b>TOTAL TENANT REVENUE</b>		<b>123.62</b>	<b>1,036,933.44</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>1,036,933.44</b>	
PROJECTED GRANT BALANCE @ 9/30/2001													
3401	HUD PHA GRANTS	147.45	1,236,774.00		90,000.00	145,000.00	0.00			403,000.00		638,000.00	
3402	OTHER HUD GRANTS				0.00	176,161.00	0.00	24,970.00	37,718.00	43,291.00		1,317,783.00	
3403	OTHER FEDERAL GRANTS											1,472,504.00	
3404	OTHER GOVERNMENT GRANTS			4,500.00								0.00	
3405	NON-GOVERNMENT GRANTS											4,500.00	
3410	SECTION 8 INCOME			4,477,409.00								0.00	
3610	INVESTMENT INCOME	1.43	12,000.00	10,000.00								4,477,409.00	
3440	OTHER CHARGES FOR SERVICES											22,000.00	
3450	FRAUD RECOVERY			2,500.00								0.00	
3690	OTHER REVENUE	4.88	40,940.00									2,500.00	
3691	NON-OPERATING REVENUE											40,940.00	
3692	INTERGOVERNMENTAL REVENUES - HAP											0.00	
	CFP TRANSFER TO OPERATIONS	23.84	200,000.00								(200,000.00)	0.00	
<b>TOTAL OTHER REVENUES</b>		<b>177.60</b>	<b>1,489,714.00</b>	<b>4,494,409.00</b>	<b>90,000.00</b>	<b>176,161.00</b>	<b>145,000.00</b>	<b>24,970.00</b>	<b>37,718.00</b>	<b>43,291.00</b>	<b>403,000.00</b>	<b>1,071,373.00</b>	<b>7,975,636.00</b>
<b>TOTAL REVENUES</b>		<b>301.22</b>	<b>2,526,647.44</b>	<b>4,494,409.00</b>	<b>90,000.00</b>	<b>176,161.00</b>	<b>145,000.00</b>	<b>24,970.00</b>	<b>37,718.00</b>	<b>43,291.00</b>	<b>403,000.00</b>	<b>1,071,373.00</b>	<b>9,012,569.44</b>

		PUBLIC HOUSING					ROSS 2000	ROSS	REPLACEMENT HOUSING				
		P.U.M.	LIPH	SECTION 8	PHDEP 2000	PHDEP 2001	RSDM	ESC 2001	2000	2001	CFP 2000	CFP 2001	TOTAL
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
4110	ADMINISTRATIVE SALARIES	49.10	411,850.00	226,400.00		0.00	0.00					43,250.00	681,500.00
4130	LEGAL	1.79	15,000.00	4,800.00									19,800.00
4140	STAFF TRAINING	0.29	2,400.00	2,000.00								25,000.00	29,400.00
4150	TRAVEL	0.60	5,000.00	1,500.00									6,500.00
4151	COMMISSIONER TRAVEL	1.19	10,000.00										
4152	EXECUTIVE DIRECTOR TRAVEL	0.60	5,000.00										
4160	MANAGEMENT IMPROVEMENTS											84,710.00	
4190	SECTION 8 CONTRACT COSTS			65,000.00									
4170	ACCOUNTING	0.00											0.00
4171	AUDIT	1.07	9,000.00	4,500.00									13,500.00
4190	SUNDRY	0.60	5,000.00	500.00									5,500.00
4190	OFFICE SUPPLIES	1.91	16,000.00	1,600.00									17,600.00
4190	TELEPHONE/COMMUNICATIONS	1.57	13,200.00	750.00									13,950.00
4190	COMPUTER SUPPLIES	0.72	6,000.00	1,000.00									7,000.00
4190	COMPUTER SOFTWARE MAINTENANCE	1.13	9,500.00	1,800.00									
4191	PRINTING	0.29	2,400.00										
4191	COPIER & OFFICE EQUIPMENTMAINTENAN	1.03	8,600.00	1,000.00									
4191	ADVERTISING	0.43	3,600.00										
4191	COLLECTION & COURT COST	0.36	3,000.00										
4191	PAYROLL SERVICE	0.21	1,800.00										
4191	CRIMINAL BACKGROUND	0.21	1,800.00										
4191	POSTAGE	2.12	17,780.00	2,200.00									19,980.00
<b>TOTAL ADMINISTRATIVE</b>		<b>65.20</b>	<b>546,930.00</b>	<b>313,050.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>				<b>0.00</b>	<b>152,960.00</b>	<b>1,012,940.00</b>
<b>TENANT SERVICES</b>													
4210	SALARIES	2.56	21,500.00		25,000.00	29,022.00		24,970.00				20,000.00	120,492.00
4220	RECREATION, PUBLICATIONS, OTHER	0.54	4,500.00		5,151.30	16,000.00							25,651.30
4230	CONTRACT COSTS	0.24	2,000.00			30,000.00			37,718.00	43,291.00			113,009.00
4231	TENANT SVCS - OTHER	0.00											0.00
<b>TOTAL TENANT SERVICES</b>		<b>3.34</b>	<b>28,000.00</b>	<b>0.00</b>	<b>30,151.30</b>	<b>75,022.00</b>	<b>0.00</b>	<b>24,970.00</b>	<b>37,718.00</b>	<b>43,291.00</b>	<b>0.00</b>	<b>20,000.00</b>	<b>259,152.30</b>
<b>UTILITIES</b>													
4310	WATER	10.92	91,594.00										91,594.00
4320	ELECTRICITY	19.93	167,211.00										167,211.00
4330	NATURAL GAS	21.15	177,433.00										177,433.00
4390	SEWER AND OTHER	0.00											0.00
<b>TOTAL UTILITIES</b>		<b>52.01</b>	<b>436,238.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>				<b>0.00</b>	<b>0.00</b>	<b>436,238.00</b>
<b>ORDINARY MAINTENANCE AND OPERATIONS</b>													
4410	LABOR	66.54	558,150.00										558,150.00
4420	MATERIALS	17.54	147,100.00										147,100.00
4430	CONTRACT COSTS	14.70	123,300.00										123,300.00
4431	REFUSE COLLECTION	4.77	40,000.00										40,000.00
<b>TOTAL ORDINARY MAINTENANCE AND OPERATION</b>		<b>103.55</b>	<b>868,550.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>				<b>0.00</b>	<b>0.00</b>	<b>868,550.00</b>

		PUBLIC HOUSING					ROSS 2000	ROSS	REPLACEMENT HOUSING				
		P.U.M.	LIPH	SECTION 8	PHDEP 2000	PHDEP 2001	RSDM	ESC 2001	2000	2001	CFP 2000	CFP 2001	TOTAL
<b>PROTECTIVE SERVICES</b>													
4460	PROTECTIVE SERVICES	8.09	67,878.00		40,500.00	24,500.00						48,000.00	180,878.00
4470	MATERIALS	0.71	5,945.00			0.00							5,945.00
4480	CONTRACT COSTS	0.00	0.00	0.00									0.00
<b>TOTAL PROTECTIVE SERVICES</b>		<b>8.80</b>	<b>73,823.00</b>	<b>0.00</b>	<b>40,500.00</b>	<b>24,500.00</b>	<b>0.00</b>				<b>0.00</b>	<b>48,000.00</b>	<b>186,823.00</b>
<b>GENERAL EXPENSE:</b>													
4510	INSURANCE	17.26	144,766.00	10,000.00									154,766.00
4520	PAYMENTS IN LIEU OF TAXES	6.67	55,968.00										55,968.00
4530	TERMINAL LEAVE PAYMENTS - SEVERANC	0.36	3,000.00	500.00									3,500.00
4540	EMPLOYEE BENEFIT CONTRIBUTIONS	19.45	163,183.10	34,842.96	10,080.45	8,237.04	0.00	3,842.88				17,121.38	237,307.81
4541	FICA & UNEMPLOYMENT	10.26	86,042.42	17,319.60	5,010.75	4,094.43	0.00	1,910.21				8,510.63	122,888.03
4542	PENSION CONTRIBUTIONS	8.21	68,859.57	14,716.00	4,257.50	3,478.93	0.00	1,623.05				7,231.25	100,166.30
4570	COLLECTION LOSSES	2.62	22,000.00										22,000.00
4590	OTHER GENERAL EXPENSES	0.24	2,000.00	1,500.00									3,500.00
<b>TOTAL GENERAL EXPENSES</b>		<b>65.07</b>	<b>545,819.09</b>	<b>78,878.56</b>	<b>19,348.70</b>	<b>15,810.40</b>	<b>0.00</b>				<b>0.00</b>	<b>32,863.25</b>	<b>692,720.00</b>
<b>OTHER EXPENSES</b>													
	CAPITAL IMPROVEMENTS										403,000.00	817,549.75	1,220,549.75
	GRANTS CARRIED FORWARD TO NEXT YEAR					60,828.60	145,000.00						205,828.60
4590	OTHER GENERAL EXPENSE	0.00											0.00
4610	EXTRAORDINARY MAINTENANCE	0.95	8,000.00	0.00									8,000.00
4715	HOUSING ASSISTANCE PAYMENTS	0.00		4,005,038.00									4,005,038.00
4800	DEPRECIATION EXPENSE	0.00											0.00
4900	INTEREST EXPENSE ON NOTES AND BOND	0.00											0.00
6010	PRIOR YEAR ADJUSTMENTS	0.00											0.00
<b>TOTAL OTHER EXPENSES</b>		<b>0.95</b>	<b>8,000.00</b>	<b>4,005,038.00</b>	<b>0.00</b>	<b>60,828.60</b>	<b>145,000.00</b>	<b>0.00</b>			<b>403,000.00</b>	<b>817,549.75</b>	<b>5,439,416.35</b>
<b>GRAND TOTAL EXPENSES</b>		<b>298.92</b>	<b>2,507,360.09</b>	<b>4,396,966.56</b>	<b>90,000.00</b>	<b>176,161.00</b>	<b>145,000.00</b>	<b>24,970.00</b>	<b>37,718.00</b>	<b>43,291.00</b>	<b>403,000.00</b>	<b>1,071,373.00</b>	<b>8,895,839.65</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>		<b>2.30</b>	<b>19,287.35</b>	<b>97,442.44</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>116,729.79</b>
<b>GROSS NUMBER OF UNITS</b>													
			699	1121									
<b>NUMBER OF UNIT MONTHS LEASED</b>													
			8388	13452									
<b>PERCENTAGE OF BUDGET ALLOCATED TO:</b>													
												17.3%	
												5.2%	
												28.2%	
												49.4%	
												16.6%	

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**2000 - 2001  
RESIDENT ADVISORY  
BOARD**

**HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

**COMMUNITY SERVICE PLAN**

The community service and self-sufficiency requirement is a legislative mandate by Congress as part of the Public Housing Reform Act of 1998. This provision requires non-exempt low-income families in public housing to contribute or participate for 8 hours a month in a community service or self-sufficiency activity or combination of both, as a condition of receipt of Federal housing assistance. The Columbia Housing Authority began implementation of this program October 1, 2000.

A new lease document and a new Admissions Policy containing the provisions for community service requirements were developed in cooperation with the Resident Advisory Board and resident comment. The new lease was adopted by the Board of Commissioners in February 2000 for any new admissions and for implementation on April 1, 2000 for existing residents.

**Benefits for residents**

1. Opportunity to explore training and employment areas
2. Increased confidence in the resident's skills and abilities that may encourage them to pursue permanent employment or training
3. Contacts with agencies or employers
4. Exposure to different job skills and work environments

**Eligibility**

Community service and self-sufficiency applies to all non-exempt, adult residents living in public housing at CHA. Residents exempt from community service are the following:

1. 62 years or older
2. Blind or disabled (as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c) and who certify that because of this disability they are unable to comply with the service provisions; or primary caretakers of such an individual
3. Engaged in work activities for wages for a minimum of 30 hours per week.
4. Meet the requirements for being exempt from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 602 et seq.) or under any other welfare program of the State of Missouri, including a State administered welfare-to-work program

5. Are members of a family receiving assistance, benefits, or services under #4 above

#### Implementation

CHA implemented this program October 1, 2000 in conjunction with October annual recertifications.

CHA residents are notified by mail of the date of their annual recertification interview at least 90 days in advance of their anniversary. At this annual recertification interview it will be determined if a resident is exempt or non-exempt of this community service or self-sufficiency requirement.

#### Verification

Residents who have demonstrated general eligibility criteria as persons 62 years or older, blind or disabled, or primarily caretakers of such an individual, do not have to provide any additional verification to CHA for the community service and self-sufficiency eligibility.

CHA management staff will be required to verify residents who are exempt because they are:

1. Engaged in work activities and meet the requirements for being exempt from having to engage in work activity under the State program funded under Part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State of Missouri, including a State-administered welfare-to-work program;
2. Members of a family receiving assistance, benefits or services under the State program under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq); or
3. Under any other welfare program of the State of Missouri, including a State-administered welfare-to-work program and has not been found by the State or other administering entity to be in noncompliance with such a program, may be required to provide written documentation or sign a release of information form to allow the CHA to obtain information to verify their exempt status from the welfare agency.

Residents who are non-exempt will receive a Community Service Form monthly by mail and will be required to submit this form monthly to CHA Management to verify compliance with service requirements.

### Notification of noncompliance

CHA will maintain a community service tracking system and the household will be notified by mail on a monthly basis if they are in noncompliance. At this time the resident will be given the option to cure the noncompliance.

### Responsibilities of Residents

1. CHA residents are to provide verification of exempt or non-exempt status for community service and self-sufficiency requirements.
2. CHA residents are required to report any changes regarding exemption or non-exempt status.
3. CHA residents are required under 24 CFR 960.607(c) to comply with the service requirement. This requirement extends to all CHA adult residents in the household who are determined non-exempt from the requirement. The lease states that it will be renewed automatically for all purposes, unless the family fails to comply with the service requirement. Violation of the service requirement is grounds for nonrenewal of the lease.

### Grievance

Any resident whose lease is not renewed is entitled to seek appropriate remedy under the CHA Grievance Procedure.

## SECTION 8 HOMEOWNERSHIP PROGRAM Federal Criteria

HUD published final rule 65 Fed.Reg. 55134 on September 12, 2000 implementing the program which was authorized by Sec. 555 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), under which PHA's may provide tenant-based Section 8 assistance to eligible families purchasing dwelling units to be occupied by such families. (including lease-purchase agreements) effective date: October 12, 2000.

PHA must meet certain conditions:

- 1) Establish a minimum 3% of purchase price as down payment from which at least 1% must come from the family's personal resources.
- 2) Financing must be insured or guaranteed by the State or Federal government and meet underwriting requirements for the secondary mortgage market or private sector underwriting standards.
- 3) Demonstrate in its Annual Plan that it has the capacity to successfully operate the program.

MAXIMUM ASSISTANCE TERM:

If a 20-year loan, assistance limit is 10 years.

If more than 20 years, assistance limit is 15-year term

Exceptions for elderly and disabled families.

ELIGIBLE HOMES FOR PURCHASE:

Existing homes, and homes under construction at the time family is deemed eligible to purchase the home.

INSPECTION REQUIREMENTS:

- 1) Initial inspection conducted by PHA to insure Housing Quality Standards.
- 2) Family is required to hire an independent professional home inspector to inspect for physical defects and to assess the condition of major building systems and components. A copy of report must be given to the PHA which, in turn, must determine if any prepurchase repairs are necessary.

Family must secure own financing and can not be steered by the PHA Assistance would be made directly to lender.

POLICY: CHA will develop a final Section 8 Homeownership Policy in accordance with final Federal regulations.

#### FAMILY REQUIREMENTS:

- 1) Must be first time homeowner.
- 2) Can make them be a FSS participant.
- 3) Minimum income requirement at initial qualification 2000 hours X minimum wage or \$10,300.00 for at least 1 year, full time is 30 hours in Sec. 982.627. Gross income must be 2 X voucher payment standard except for elderly or disabled. PHA may not count welfare to meet minimum requirement.
- 4) Any family, who defaults, bars the entire family from receiving future homeownership assistance under Section 8.
- 5) Must have pre-homeownership counseling.
- 6) Family must occupy unit. Other rule provisions allow switching from Section 8 homeownership to rental voucher and vice versa after a mortgage default.
- 7) Purchase don't have to be a house can be manufactured house and real estate it sits on.
- 8) 40% of monthly adjusted income doesn't apply.

#### SECTION 8 ASSISTANCE WILL EQUAL THE LOWER OF – {subject to pending Federal action}:

- 1) The payment standard minus the total tenant payment; 2) the monthly homeownership expenses less the total tenant payment. PHA must use the same utility allowance schedule and payment standard schedule used on the Section 8 voucher program.

PHA must complete annual reexamination of family income.

Annual HQS inspection not required. PHA must establish local policies and be included in the Agency Plan.

If home is sold by participating family, the PHA will recapture a percentage of homeownership assistance and any cash-out on refinancing the debt. A family may refinance to take advantage of lower interest rates or better mortgage terms. The amount of assistance is subject to recapture is automatically reduced over 10 year period in annual increments of 10 percent. PHA must have a reserve account for major repairs to homes.

#### ALLOCATION OF UNITS FOR HOMEOWNERSHIP:

Up to 15 units per year will be allocated for the Section 8 Homeownership Program beginning October 1, 2001.

**FY2001 REPLACEMENT HOUSING PROGRAM FOR  
PUBLIC HOUSING RESIDENTS**

A partnership will be developed between Columbia Community Development Corporation (CCDC) and the Housing Authority of the City of Columbia, Missouri, (CHA) to provide home purchase assistance for CHA residents to purchase homes built by CCDC.

**Background:**

Columbia Community Development Corporation was formed in 1994 by 7 local banks. CCDC was conceived as a vehicle by which local banks could pool resources to address community needs that were outside of normal banking activities. Board members of the Corporation are

Bo Fraser	President Boone County Bank
Steve Erdel	President Commerce Bank
Bret Burri	President First Star Bank
Tom Hoiem	President Bank of America
David Keller	President Union Planters Bank
Kevin Gibbens	First National Bank
---	United Missouri Bank
Ron Schepper	Farmers and Merchants Bank

Administrative functions for CCDC are provided by Enterprise Development Corporation, Michael Crist, Director.

The primary objective of CCDC is to improve the quality of housing in Columbia's most disadvantaged neighborhoods, while making new housing available to the residents of those neighborhoods. Since 1996 12 new homes and two renovations have been completed with 3 more new units under construction. Homes built by CCDC are 2 or 3 bedroom, roughly 1,100 square feet, two bath modern homes designed to fit the character of the neighborhood.

In seeking the maximum impact from this effort, CCDC whenever possible purchases deteriorated, empty housing that is dangerous or detracting to the neighborhoods, demolish them, and replace them with new units. The corporation's focus is to improve the image and condition of the neighborhoods without driving out the people who live there now.

At full cost the homes being built by CCDC would be priced at \$85,000 to \$95,000, much too high for the low to moderate income families who currently live in these neighborhoods. To keep the home priced in a range that these families can afford CCDC has used a number of partnerships and contributions toward this effort:

1. City of Columbia. The City of Columbia provides between \$9,000 and \$19,000 as a "soft second" mortgage to low and moderate income families. These loans are forgiven 20% a year over five years, at the end of which the loan is totally forgiven. This helps to lower the final cost into the range that low-mod families can afford.

2. Columbia Public School Building Trades Class. Two homes a year are being built by the Building Trades Class as part of their vocational training programs. Savings are roughly \$10,000 a year for those homes.
3. Discounts from material suppliers
4. Enterprise Development Corporation donates administrative services to CCDC with an annual value of approximately \$20,000
5. When ever possible CCDC home buyers utilize the Missouri Housing Development Commissions First Time Home Buyer program to lower their interest expense.
6. CCDC has provided substantial financial support to Columbia Enterlight Ministries to make available to potential

**The Problem:**

It is key to this project that the homes being built be affordable to the low and moderate income families who currently occupy these neighborhoods. This requires that the monthly cost of the home to the buyer not exceed what they would pay for rent, or roughly \$550 a month in the current environment. Depending on the loan interest rate this translates into a maximum loan amount of approximately \$60,000.

Rising costs of lots, increase in materials costs, and mortgage interest rates bouncing up and down all make it difficult to meet this final cost to the buyer requirement. CCDC is continually seeking additional ways to lower the final costs to the home buyer and make these homes affordable to our target population, low and moderate income families.

**The solution:**

CHA will provide opportunities for CHA residents to purchase CCDC new homes. CHA will provide up to \$10,000 as additional “soft second” funds per home to lower the purchase price and eventual end mortgage for CHA residents who qualify for homeownership under CCDC criteria. This subsidy would be in addition to other support provided by the City of Columbia and others, and would make these homes more affordable to low and moderate income families.

The transaction would be structured as a “soft second mortgage” which would be forgiven 20% a year over five years. If the homeowner sells the home in that time to a non-income eligible buyer, the portion not yet forgiven would be required to be paid back and returned to CHA for reallocation to another resident. Funds would all be applied directly to the purchase price of the home.

# **HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

## **ANIMAL AND PET OWNERSHIP POLICY**

**Citations:** This policy is being adopted to govern pet ownership in Public Housing. As applicable, Section 526 of the Quality Housing and Work Responsibility Act of 1998 (Public Law 105-276, 112 Statutes 2451, 2568 (the Public Housing Reform Act of 1998) added new section 31 (captioned "Pet Ownership in Public Housing") to the United States Housing Act of 1937. Section 31 establishes pet ownership requirements for tenants of public housing other than federally assisted rental housing for the elderly or persons with disabilities. Section 227 of the Housing-Rural Recovery Act of 1983 (12 U.S.C. 1701r-1) (the 1983 Act) covers pet ownership requirements for the elderly or persons with disabilities. This rule does not alter or affect these regulations in any way, nor would the regulation in Section 227 of the 1983 Act apply in any way to Section 31 of the 1937 Act. Section 31 of the 1937 Act is being implemented by adding a new subpart G to 24 CFR Part 960.

**Section I. Pet Policies.** The following policies cover pet ownership by residents in properties owned by the Housing Authority of the City of Columbia, Missouri (CHA).

A. Pet ownership: A tenant may have one or more common household pets present in the dwelling unit of such tenant, subject to the following conditions:

1. Each Head of Household may own up to two pets. A separate fee and deposit is required for each pet (except fish). If one of the pets is a dog or cat (or other four-legged animal) the second pet must be a hamster, gerbil, turtle or other pet normally contained in a small cage or an aquarium for fish. Each bird or other animal, other than fish, shall be counted as one pet.
2. If the pet is a dog or cat, it must be neutered/spayed, and cats must be declawed. Evidence of neutering/spaying can be provided by a statement/bill from veterinarian and/or staff of the humane society. The Tenant must provide waterproof and leakproof litter boxes for cat waste that must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The Tenant shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary.
3. If the pet is a bird, it shall be housed in a birdcage and cannot be let out of the cage at any time.
4. If the pet is a cat, the weight of the cat cannot exceed 20 pounds (fully grown).
5. If the pet is a dog, it shall not weigh more than 20 pounds (fully grown) or must not be more than 18" in height.

6. An aquarium for fish must be twenty gallons or less, and the container must be placed in a safe location in the unit. The Tenant is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and nonhazardous manner.
  7. If the pet is a cat or dog, it must have received rabies, distemper inoculations and Parvo inoculations or boosters, as applicable. Evidence of inoculations must be provided annually, and can be provided by a statement/bill from veterinarian or staff of the Humane Society.
  8. All pets must be housed within the leased unit and no facilities can be constructed outside of the leased unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside of the leased unit, it must be on a leash or carried. All pets must be kept off other Tenant's lawns when they are outside.
  9. All authorized pets must be under the control of an adult. An unleashed pet, or one tied to a fixed object, is not under the control of an adult. Pets that are unleashed, or unattended, on CHA property will be impounded and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet and at the expense of the Tenant. Also, if a member of the CHA staff has to take a pet to the Humane Society more than one time, the Tenant will be charged \$50 for the second and each subsequent occurrence.
  10. Pets may not be left unattended for more than sixteen (16) consecutive hours. If it is reported to CHA staff that a pet has been left unattended for more than a sixteen (16) consecutive hour period, CHA staff may enter the leased unit and remove the pet and transfer the pet to the Humane Society. Any expense to remove and reclaim the pet from any facility will be the responsibility of the Tenant. Also, if a member of the CHA staff has to take a pet to the Humane Society more than one time, the Tenant will be charged \$50 to cover CHA staff time and expense of taking the pet away.
  11. A veterinarian, the Humane Society, or other reliable source must weigh and measure pet(s), as applicable. Tenant must provide appropriate documentation to the Site Manager of the date weighed and the weight and height of the animal, along with a photograph of the animal. Any animal that is not fully-grown will be weighed annually. Any pet that exceeds the weight or height limit at any time during occupancy will not be an eligible pet and must be removed from CHA property. Exceptions due to extenuating circumstances may be approved by the Executive Director.
- B. Responsible Pet Ownership: Each pet must be maintained responsibly and in accordance with this pet ownership policy (that is incorporated into the Lease Agreement by reference), and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations

governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of to avoid any unpleasant and unsanitary odor from being in and around the leased unit.

- C. Prohibited Animals: Animals that are prohibited by City of Columbia Ordinance or that are considered vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, all species of monkeys, rottweiler, doberman pinscher, pit bulldog, and/or any animal that displays vicious behavior. This determination will be made by a CHA representative prior to the approval of the animal.
- D. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other tenants as determined by CHA. The terms, "disturb, interfere or diminish" shall include but not be limited to excessive barking, howling, chirping, biting, scratching and other like activities. The Site Manager will terminate approval of the pet if valid complaints are received, as determined by CHA, that the pet disturbs other tenants under this section of this policy. The Tenant will be given one week to make other arrangements for the care of the pet and to remove it from the premises upon written notice from CHA to remove the pet.
- E. If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other Tenants or CHA employees or CHA contractors, or if the animal creates a problem in the area of cleanliness and sanitation, the Site Manager will notify the Tenant, in writing, that the animal must be removed from CHA's property. The written notice shall contain the date by which the pet must be removed. This date will be immediate if the pet may be a danger or threat to the safety and security of other Tenants or CHA employees. The Tenant may request a hearing that will be handled according to CHA's established Grievance Procedures. However, the pet must be immediately removed from the leased premises upon notice during the hearing process if the cause is due to safety and security concerns.
- F. The Tenant is solely responsible for cleaning up the waste of the pet within the leased unit, within the building, and on the grounds of the public housing development. If the pet is taken outside, it must be on a leash at all times. If there is any visible waste by the pet, it must be disposed of in a plastic bag, securely tied and placed in an appropriate trash receptacle. If the CHA staff is required to clean any waste left by a pet, the Tenant will be charged \$25 for the removal of the waste to be paid within thirty (30) days.
- G. The Tenant shall have pets restrained so that maintenance can be performed in the apartment. The Tenant shall advise CHA's work order clerk whenever a call for service is made that a pet is in the residence. If a pet is present, CHA will subsequently advise the resident of the date and a range of time when the work order for maintenance is scheduled to be completed. The resident must either be at home to restrain the animal or shall have all animals restrained or caged on the date

and times notified that the work will be completed. CHA staff will make every effort to complete the work order as scheduled. If a maintenance person or contractor enters an apartment where an animal is not restrained after a call for service is made, and the resident has been advised of the date and time when the maintenance service will be performed, then the maintenance will not be performed, and the Tenant will be charged a fee of \$25 to be paid within thirty (30) days. If this same situation occurs a second time, the pet shall be removed from the premises. Pets that are not caged or properly restrained will be impounded and taken to the local Humane Society. CHA shall not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the landlord per the lease. These same provisions apply for routine and annual inspections when the Tenant is notified of the date and range of times the inspection will occur.

**Section II. Fee and Deposit Schedule**

A fee and deposit is required for each pet.

<u>Type of Pet</u>	<u>Fee</u>	<u>Deposit</u>
Dog	\$5	\$100
Cat	\$5	\$100
Fish Aquarium	\$5	-0-
Fish Bowl (requires no power and no larger than Two (2) gallons)	\$5	-0-
Caged Pets	\$5	\$100

The entire fee and deposit (subject to the exception listed below) must be paid prior to bringing the pet onto CHA property. No pet shall be allowed in the leased unit prior to the completion of the terms of this Policy. It shall be a serious violation of the Lease Agreement for any tenant to have a pet without proper approval and without having complied with the terms of this Animal and Pet Ownership Policy.

The fee and deposit may be paid in installment payments. However, the pet may not be brought onto CHA premises until the fee and deposit are paid in full and until all documentation is received by CHA as required, including required City license and tags. The fee shall not be refunded, and the deposit will be used to cover damages caused by the pet. Any balance from the deposit after deduction for damages will be refunded to the tenant.

**Section III. Exclusions**

This Policy does not apply to animals that are used to assist persons with disabilities. CHA must grant this exclusion if the following is provided:

- The tenant or prospective tenant certifies in writing that the tenant or a member of his or her family is a person with a disability;
- The animal has been trained to assist persons with that specific disability; and
- The animal actually assists the person with a disability.

**Adopted 06/27/2000**

**RESIDENT ACKNOWLEDGMENT**

After reading and/or having read to me the above Animal and Pet Ownership Policy, I \_\_\_\_\_ agree to the following:

\_\_\_\_\_ (print name)

I agree to abide by the requirements outlined in this Animal and Pet Ownership Policy, and agree to keep the pet(s) in accordance with the said Policy.

I agree and understand that I am liable for any damage or injury whatsoever caused by my pet(s) and shall pay the landlord or applicable party for any damages or injury caused by the pet. I understand that CHA recommends that I obtain liability insurance for pet ownership and that paying for the insurance is my responsibility. I agree to accept full responsibility and will not hold CHA liable and herewith indemnify CHA for any claims by or injuries to third parties or their property caused by my pet(s).

I agree to pay a non-refundable fee of \$\_\_\_\_\_ to CHA to cover some of the additional operating costs incurred by CHA. I also understand that this fee is due and payable prior to my bringing any pet onto CHA premises.

I agree to pay a refundable pet deposit of \$\_\_\_\_\_ to CHA. I understand that I may pay the deposit in four (4) installment payments. I agree that the Deposit is to be paid in full prior to my bringing any pet onto CHA premises.

I agree that the pet deposit may be used by CHA at the termination of the lease or upon removal of the pet, toward payment of any pet-related damaged.

I agree and understand that violations of this Animal and Pet Ownership Policy will result in the removal of the pet(s) from the property of CHA.

I further state that I have made arrangements for proper care of my pet in an emergency when I am unable to do so. My emergency pet caretaker is \_\_\_\_\_ Address: \_\_\_\_\_, telephone \_\_\_\_\_. I understand if this person is not available to care for my pet in my absence that CHA may have the pet removed from the premises.

\_\_\_\_\_ Date: \_\_\_\_\_  
Tenant Signature

\_\_\_\_\_ Date: \_\_\_\_\_  
CHA Representative



# **HOUSING AUTHORITY**

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

201 Switzler Street  
Columbia, MO 65203

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TDD: (573) 875-5161  
Fax Line: (573) 443-0051

### **COMMISSIONERS**

*Marvin Kinney, Chairman*  
*Genie Rogers, Vice-Chair*  
*Mary Anne Mc Collum*  
*Fred J. Parry*  
*Mary Ann Holmstrom*

### **EXECUTIVE DIRECTOR**

*Doris M. Chiles*

## **Statement of Progress in Meeting 5-Year Plan Mission and Goals** **Contained in FY2000 PHA Plans**

1. Mission Statement: CHA's mission to provide safe and affordable housing opportunities to low-income individuals and families was met during the fiscal year ended September 30, 2001. In furtherance of its statement that in carrying out this mission CHA will seek to develop partnerships and collaborative efforts to improve the quality of life for its residents, CHA's Annual Report identifies 22 different local organizations and governmental agencies with whom it has on-going partnerships.
2. CHA has expanded the supply of assisted housing by: (a) reducing public housing vacancies 25% from 63 vacant at 9/30/00 to 47 vacant at 9/30/01; (b) promoting homeownership opportunities for persons with disabilities by serving on the local Home of Your Own (HOYO) Board and helping to facilitate the purchase of two homes by persons with disabilities; (c) working with the local Resident Advisory Board to develop CHA homeownership programs for public housing residents and Section 8 participants as contained in the FY2001 PHA Plans.
3. CHA has improved the quality of assisted housing by increasing customer satisfaction as demonstrated by the Resident Assessment Sub-System (RASS) scorings, and by using modernization funds to upgrade units and facilities.
4. CHA has increased assisted housing choices by facilitating the development of local homeownership programs including CHA's public housing and Section 8 programs. In addition CHA assumed the administration of the Boone County Section 8 program effective April 2001 and is developing an outreach program to Boone County residents and potential landlords.
5. CHA has provided improved living environments through the implementation of the PHDEP programs to provide a living environment where residents feel safe and secure in their homes. Incidents of violent crimes have decreased. In addition, the living environment at Oak Towers is significantly enhanced as an elderly-only building and the ROSS-RSDM grant is providing funding for services to this population.
6. CHA has promoted self-sufficiency and asset development of its residents and Section 8 participants through development of homeownership programs and collaborations with local agencies that promote homeownership opportunities. In addition, CHA works closely with the Boone County Division of Family Services, the Community Partnership, Caring Communities and others to promote self-sufficiency opportunities for residents. The ROSS-RSDM grant, the Section 8 Shelter-Plus-Care Program, the ROSS-ESC staff, PHDEP FSS assistant – all these promote self-sufficiency and asset development for low income families.

7. CHA actively supports EnterLight Ministries CDC in its Fair Housing Grant efforts to educate Columbia and Boone County to ensure equal opportunity in housing for all people. CHA advocates fair housing when invited to speak to local groups and in local networking opportunities.