

PHAPlans

5-YearPlanforFiscalYears 2002 -2006

AnnualPlanforFiscalYearBeginning October1,2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075) ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName : Housing Authority of the City of Columbia, Missouri

PHANumber: MO-007

PHAFiscalYearBeginning:(mm/yyyy) 10/2002

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
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2002 -2006
 [24CFRPart903.5]

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.
- The PHA's mission is:

The mission of the Housing Authority of the City of Columbia, Missouri, (CHA) is to provide safe and affordable housing opportunities to low -income individuals and families. In carrying out this mission, CHA will seek partnerships and collaborative efforts with local organizations and other governmental agencies that provide services to improve the quality of life for CHA's residents.

Appropriate training will be provided to CHA personnel to ensure a qualified workforce to carry out this mission with a high degree of respect for each other and the persons served.

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 EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHA scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
 Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other: (1) Partner with local agencies to promote home ownership opportunities for public housing residents including those with disabilities (HOYO

program);(2)Promotehomeownershipopportunitiesforpublichousingresidentsand Section8participants.

- PHAGoal:Improvethethequalityofassistedhousing
Objectives:
 - Improvepublichousingmanagement:(PHASscore)IncreasePHAS scoringinallareaswhereimprovementcanbeachieved.
 - Improvevouchermanagement:(SEMAPscore)IncreaseSEMAPscoring inallareaswhereimprovementcanbeachieved.
 - Increasecustomersatisfaction:Monitorresidentsurveyresponsesin PHASandotherlocalsurveyinformationtogaugecustomersatisfaction, andrespondasneeded.
 - Concentrateoneffortstoimprovespecificmanagementfunctions: (list;e.g.,publichousingfinance;voucherunitinspections)
 - Renovateormodernizepublic housingunits:CapitalFundswillbeusedto maintainandupgradepublichousingunitstoensuretheyarecomparable tootherlocalassistedhousingdevelopments.
 - Demolishordisposeofobsoletepublichousing:
 - Providereplacementpublichousingthroughthehomeownershipprogram.
 - Providereplacementvouchers:
 - Other:(listbelow)

- PHAGoal:Increaseassistedhousingchoices
Objectives:
 - Providevoucher mobilitycounseling:
 - Conductoutreacheffortstopotentialvoucherlandlords.(1)Non - participatinglandlordswillbeinvitedtotheannualSection8Landlord meetingstoencourageparticipationandexplainbasicsoftheprogram;(2) conductoutreachtooutlyingBooneCountyareathroughregional newspapersandorganizations.
 - Increasevoucherpaymentstandards
 - Implementvoucherhomeownershipprogram:TheSection8 HomeownershipprogrambeganOctober1,2001withpreliminaryletters ofinterestfromSection8participants,trainingforCHAstaffand developmentoffinalprogramprocedurestobeaccomplishedduringthe FY2002.
 - Implementpublichousingorotherhomeownershipprograms:CHAhas implementedahomeownershipprogramforpublichousingresidents utilizingreplacementhousingfunds.A5(h)homeownershipprogram willbeconsideredinfutureyears.
 - Implementpublichousing site -basedwaitinglists:
 - Convertpublichousingtovouchers:CHAwillexploretheconversionof publichousingunitsononeormorespecificsitetoprojectbased - vouchers.

- Other:(listbelow)(1)CHAwillconverttenant -basedvoucherstoproject -basedvouchersasallowedbyFederalguidelinesandasthelocalneed arises;(2)EnterintoacooperativeagreementwiththeBooneCounty CommissiontoadministertheSection8unit sinBooneCounty jurisdiction.

HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality

- PHAGoal:Provideanimprovedlivingenvironment
 - Objectives:
 - Implementmeasurestodeconcentratepovertybybringinghigherincome publichousinghouseholdsintolowerincomedesvelopments:
 - Implementmeasurestopromoteincomemixinginpublichousingby assuringaccessforlowerincomefamiliesintohigherincome developments:
 - Implementpublichousingsecurityimprovements:Developplansto promotesafetythroughenvironmentaldesignandtraining.
 - Designateddevelopmentsorbuildingsforparticularresidentgroups (elderly,personswithdisabilities)HUDapprovedCHA’sapplicationfor designatedhousinginApril2000.OakTowersisdesignated Elderly/Near-Elderly.PaquinTowerisdesignatedMixedPopulationsof elderly/near-elderly/personswithdisabilities.
 - Other:(1)Decreaseincidentsof violenceanddrug -relatedcrimesin publichousingneighborhoods;(2)Screenapplicantstoeliminate ineligibleandunsuitablepublichousingtenants;(3)Inaneffortoreduce incidentsrelatedtoimproperbehaviors,illegalactivitiesandpeace disturbanceincidentresultinginleasetermination,CHAwillconduct groupbriefingsessionsforpublichousingapplicantstoorientpotential residentstothetermsoftheleaseagreementandprovideguidancefor peacefullivinginpublichousingneighborhoods ;(4)Supportresidentsin operationoftheon -siteCHAFoodPantryforCHAresidents;(5)promote servicestotheelderlyanddisabledpopulationstoenableresidentstolive independentlyinaresidentialenvironmentratherthanhavingtorelocate tonursinghomesforpersonalcare.

HUDStrategicGoal:Promoteself -sufficiencyandassetdevelopmentoffamilies andindividuals

- PHAGoal:Promoteself -sufficiencyandassetdevelopmentofassisted households
 - Objectives:
 - Increasethenumberandpercentageofemployedpersonsinassisted families:
 - Provideorattractsupportiveservicestoimproveassistancerecipients’ employability:

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- 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: (1) CHA staff will actively participate in local agencies for networking purposes; (2) CHA will provide a speaker's bureau for local programs to agencies that work with diverse populations at which 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 for persons with all varieties of disabilities regardless of unit size required: CHA provides handicap-accessible units to applicants to meet special needs and to residents as their health needs require.
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

TheColumbiaHousingAuthority(CHA)isdesignatedaPHASHigh Performerforthe fiscalyearended9/30/01withafinalauditedscoreof93%.CHAownsandmanages 719publichousingunitsatsixdevelopmentswithintheCityofColumbia,Missouri.

CHAisdesignatedaSEMAPStandardPerformerfortheFYE9/30/01withascoringof 84%.CHA administers1062HousingChoiceVoucherunitsfortheColumbiaand BooneCountyjurisdictions.

The missionofCHAistoprovide safeandaffordablehousingopportunitiestolow incomeindividualsandfamilies.Incarringoutthismission,CHAwillseek partnershipsandcollaborativeeffortswithlocalorganizationsandothergovernmental agencies that provideservicestoimprovethequalityoflife forCHA'sresidents.

AppropriatetrainingwillbeprovidedtoCHApersonneltoensureaqualifiedwork force tocarryoutthismissionwithahighdegreeofrespectforeachotherandthosepersons served.

Majorinitiativesincludedinthe2002AnnualPlanare:

- 1. IncreasedhomeownershipopportunitiesforbothPublicHousingresidentsand Section8participants throughReplacementHousingfundingandnewSection8 homeownershipregulationsissuedbyHUD.Also,atax -creditprojectfunded throughMHDCwill,ifapproved,providelong -rangehomeownershipopportunities.**
- 2. Increasedrentalhousingassistancetop ersonswithdisabilitiesandveterans.**
- 3. Continuepartnershipsandcollaborationwithlocalagenciestoprovideon -going servicestolow -incomeindividualsandfamilies.**
- 4. SupporttheCHA FoodPantryoperation.**

5. Provide staff support to the Resident Advisory Board (RAB) and actively solicit input from RAB members on CHA operations.
6. Encourage resident leadership training for existing Resident Associations and support formal organization of family -site resident associations.
7. Encourage resident involvement in economic development initiatives under a proposed Resident Opportunities and Self Sufficiency Grant -RSDM for family sites.
8. Facilitate Fair Housing initiatives and diversity training for employees and resident associations.
9. Achieve public housing occupancy goals established by Board of Commissioners.
10. Achieve expanded housing opportunities by administering the Boone County Section 8 units.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(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 filename in parentheses in the space to the right of the title.

Attachments:

- CHA Organization Plan (mo007a01)
- Capital Fund Program CFP50102 (mo007b01)
- Replacement Housing Program RFP50102 – Annual Statement (mo007c01)
- Performance & Evaluation Statement at 3/31/02 CFP50101 (mo007d01)
- Performance & Evaluation Statement at 3/31/02 RHF50101 (mo007e01)
- Performance & Evaluation Statement at 3/31/02 CFP50100 (mo007f01)
- Performance & Evaluation Statement at 3/31/02 RHF50100 (mo007g01)
- CHA Consolidated Budget FYE9/30/03 (mo007h01)
- Resident Advisory Board members (mo007i01)
- Community Service Plan (mo007j01)
- Section 8 Homeownership Plan (mo007k01)
- Replacement Housing Plan (mo007l01)
- Pet Policy (mo007m01)
- Statement of Progress in Meeting FY2001 Mission and 5 -Year Goals (mo007n01)
- PHAS/RASS Plan (mo007o01)

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification 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 jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
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	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	support statement of housing needs in the jurisdiction	
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] - Revised March 2002	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan - Revised January 2002	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: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> 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
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	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	attachment (provided at PHA option)	
N/A	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
N/A	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
X	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
N/A	Approved or submitted public housing homeownership programs/plans – No Public Housing Units included in Replacement Housing Program	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" 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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	SAFETY SERVICES DEPARTMENT PROCEDURES	Annual Plan: Other
X	CONSOLIDATED BUDGET PLAN	Annual Plan: Financial Resources
X	HIGH-RISE EMERGENCY PLAN	Annual Plan: Other
X	MAINTENANCE OPERATIONS PLAN	Annual Plan: Other

1. Statement of Housing Needs

[24 CFR Part 903.79(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	5219	5	5	5	5	5	5
Income > 30% but ≤ 50% of AMI	3254	4	4	4	4	4	4
Income > 50% but < 80% of AMI	3825	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	2	2	2	2	2
Black	1769	4	4	4	5	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:
- 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

State the housing needs of the families on the PHA's waiting list/s **.Complete on table for each type of PHA -wide waiting list administered by the PHA.** PHAs may provide separate tables for site - based or sub - jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant -based assistance
 Public Housing
 Combined Section 8 and Public Housing
 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	346		170
Extremely low income <=30% AMI	327	95%	
Very low income (>30% but <=50% AMI)	19	5%	
Low income (>50% but <80% AMI)	0	0	
Families with children	237	68%	
Single H/H	36	10%	
Elderly families	8	3%	
Families with Disabilities	65	19%	
White	143	41%	
Black	200	58%	
Hispanic	0	0	
Asian	1	0.5%	
Native American	2	0.5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	110	32%	
2BR	132	38%	
3BR	87	25%	
4BR	17	5%	
5BR			
5+BR			

Housing Needs of Families on the Waiting List

Isthe waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 30

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families on the waiting list, even if generally closed? No Yes

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section8tenant -basedassistance			
<input checked="" type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamil ies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	173		302
Extremelylowincome <=30%AMI	160	93%	
Verylowincome (>30%but<=50%AMI)	13	7%	
Lowincome (>50%but<80%AMI)	0	0	
Familieswithchildren	69	40%	
SingleH/H	26	26%	
Elderlyfamilies	10	6%	
FamilieswithDisabilities	68	39%	
White	86	50%	
Black	82	47%	
Hispanic	1	1%	
Asian	4	2%	
NativeAmerican	0	0	
Characteristicsby BedroomSize (PublicHousing Only)			
0BR-Efficiency	40	23%	
1BR	64	37%	
2BR	49	28%	
3 BR	17	10%	
4BR	3	2%	
5BRN/A			
5+BRN/A			

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <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 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 vacant public housing units
- 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 financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates 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 -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates 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 strategy to reduce PH vacancies through unit turn-around crews with varying skill levels to address quick turnover of vacant units.
 - *Market public housing units in the Columbia community.

- *Monitor turnover timer related to occupancy function and resolve any identified problems in lease -up.
- *Continue effective communication between the Intake Coordinator, Site Managers and Renovation Supervisor to 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, and veterans.
 - *Convert tenant -based voucher to project -based vouchers for 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

- Continuedesignationofpublichousingfortheelderly
- Applyforspecial -purposevouchertargetedtotheelderly,shouldtheybecome available
- Other:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- Continuedesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucherstargetedtofamilieswithdisabilities, shouldtheybecomeavailableandifwaitinglistexceeds100
- Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)
 - *ContinuepartnershipwithBooneCountyGroupHomes&FamilySupportto provideproject -basedSection8HousingChoice Voucherstodevelopmentally disabledindividuals.
 - *Seekotherpartnershipsforproject -basedvouchers.
 - *ExpandShelterPlusCare Programtoincreasereferralagencies.

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

- Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionate housingneeds
- Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- Counsellsection8tenantsastolocationofunitsoutsideofareasofpovertyor minorityconcentrationandassistthemtolocatethoseunits
- Marketthesection8programtoownersoutsideofareasofpoverty/minority concentrations
- Other:(listbelow)
 - *ConductoutreachtoBooneCountyfortheSection8Programtoincrease participationoutsidetheCityofColumbiafortenantsandlandlords.**

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)

2. Statement of Financial Resources

[24CFR Part 903.79(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.

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
1. FederalGrants(FY2002grants)		
a) PublicHousingOperatingFund	1,284,759	
b) PublicHousingCapitalFund	1,283,182	
c) HOPEVIRevitalization		
d) HOPEVIDemolition		
e) AnnualContributionsforSection 8Tenant -BasedAssistance	4,562,601	
f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds)		
g) ResidentOpportunityandSelf - SufficiencyGrants	34,905	
h) CommunityDevelopmentBlock Grant		
i) HOME		
OtherFederalGrants(listbelow)		
2.PriorYearFederalGrants (unobligatedfundsonly)(list below)		
CFP50101	350,291	CapitalImprovements
PHDEP2001	61,948	DrugElimination -Youth Programs
ROSSRSDM2000	106,487	Elderly/Disabledprograms
ROSSRSDM2001	137,022	Elderly/Disabledprograms
3.PublicHousingDwellingRental Income		
Rent	944,927	PHOperations
ExcessUtilities	33,652	PHOperations
Non-dwellingrentals	35,400	PHOperations
4.Otherincome (listbelow)		
InvestmentInterest	28,000	PH/S8Operations
Laundryreceipts,vendingmachines, workorders,fraudrecovery	75,920	PH/S8Operations
4.Non -federalsources (listbelow)		
MissouriJuvenileJusticeGrant	33,170	Tutoring&Mentoring - youthprogram
Totalresources	8,972,264	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA 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) **Thirty (30) days of move -in.**
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping – if stated on the prior landlord reference.
- Other (describe) – Applicant or household not on sexual offender list; applicant does not owe funds to CHA or other housing agency for a prior tenancy.

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

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

e. 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)

- 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 plan 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. Incometargeting:

- Yes No: DoesthePHAplantoexceedthefederaltargetingrequirementsby targetingmorethan40%ofallnewadmissionstopublichousing tofamiliesatorbelow30%ofmedianareaincome?

b. Transferpolicies:

Inwhatcircumstanceswilltransferstakeprecedenceovernewadmissions?(list below)

- Emergencies
 Overhoused
 Underhoused
 Medicaljustification
 AdministrativereasonseterminedbythePHA(e.g.,topermitmodernization work)
 Residentchoice:(statecircumstancesbelow)
 Other:(listbelow)Duetoexcessvacancies,transfersarelimitedtoonepermonth persite,emergenciesexcluded.

c. Preferences

1. Yes No: HasthePHAestablishedpreferencesforadmissiontopublic housing(othertandateandtimeofapplication)?(If“no”is selected,skiptosubsection **(5)Occupancy**)
2. WhichofthefollowingadmissionpreferencesdoesthePHAplantoemployinthe comingyear?(selectallthatapplyfromeitherformerFederalpreferencesorother preferences)

FormerFederalpreferences:

- InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposition)
 Victimsofdomesticviolence
 Substandardhousing
 Homelessness
 Highrentburden(rentis>50percentofincome)

Otherpreferences:(selectbelow)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
 Veteransandveterans’families
 Residentsholiveand/orworkinthejurisdiction
 Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
 Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
 Householdsthatcontributetomeetingincomerequirements(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 points 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
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes 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
- Not applicable: the pool of applicant families ensure 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 seminars or 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
- Anytime family composition changes
- At family request for revision
- Other (list)

(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	39	Occupied units 39 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. REFERENCENOTICEPIH2001 -26: \$7141 IS BELOW 30% OF THE AREA MEDIAN INCOME OF \$57,000.	

OVERALL AVERAGE HOUSEHOLD INCOME = \$5,879 --range is 85% - \$4997 to 115% - \$6761
Average household income per development:

7-1StuartParker - \$5,515 7
7-3FrankColeman -\$7,141**high39occupiedunits7

-2JessieWrench -\$5,807
-5BearCreek -\$5,643

B. Section 8

Exemptions: PHA 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) **Boone County PHA waiting list for Boone County merged on April 1, 2001**

b. Where may interested persons apply for admission to section 8 tenant assistance? (select all that apply) -based

- 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 handicapped 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 admission 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
 Household that contribute to meeting income goals (broad range of incomes)

- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“1”in thespace thatrepresentsyourfirstpriority,a“2”intheboxrepresentingyour secondpriority,andsoon.Ifyougiveequalweighttooneormoreofthese choices(eitherthroughanabsolutehierarchyorthroughapointsystem),placethe samenumbertoeach.Thatmeansyoucanuse“1”morethanonce,“2”more thanonce,etc.

3 DateandTime

FormerFederalpreferences

- 2 InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposition)
- 2 Victimsofdomesticviolence
Substandardhousing
Homelessness
- 2 Highrentburden

Otherpreferences(selectallthatapply)

- 2 Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans’families
- 1 Residentstholiveand/orworkinyourjurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

4.Amongapplicantsonthewaitinglistwiththeequalpreferencestatus, howare applicantsselected?(selectone)

- Dateandtimeofapplication
- Drawing(lottery)orotherrandomchoicetechnique

5.IfthePHAplanstoemploypreferencesfor“residentstwholiveand/orworkinthe jurisdiction”(selectone)

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

6.Relationshipofpreferencesto incometargeting requirements:(selectone)

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

(5)Special Purpose Section 8 Assistance Programs

a.Inwhichdocumentsorotherreferencematerialsarethepoliciesgoverning eligibility,selection,andadmissionstoanyspecial -purpose section 8 program administeredbythePHAcontained?(selectallthatapply)

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

b. HowdoesthePHAannouncetheavailabilityofanyspecial -purpose section 8 programstothe public?

- Through published notices
- Other (list below) **Through the cooperating referral agency or organization for the Shelter Plus Care program and local Family Unification Program; brochures; speaker's bureau.**

4.PHARentDeterminationPolicies

[24CFRPar t903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component
4A.

(1)IncomeBasedRentPolicies

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---

- 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
 \$1-\$25
 \$26-\$50

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

3. If yes to question 2, list these policies below : **PHA Admissions & Continued Occupancy Policy adopted March 2002, 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. 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 for rent.**

d. Which of the discretionary (optional) deductions and/or exclusion 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) **ONLY STATUTORY AND REGULATORY DEDUCTIONS AND/OR EXCLUSIONS**

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)
- 95th 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 re-examinations, 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
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) **\$100 per month/\$1200 per year over that verified at the most recent annual recertification or move-in certification.**
- 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?

(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 **for 3BR and above.**
- Above 100% but at or below 110% of FMR **for 1 -BR and 2BR only.**
- 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
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below) **Section 8 Administrative Plan adopted January 2002, Section XI, B. Minimum Rent –hardship exemption.**

5. Operations and Management

[24CFR Part 903.79(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)

- An organization chart showing the PHA's management structure and organization is attached.
 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.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	719	302
Section 8 Vouchers	1145	170
Section 8 Certificates		
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	ROSS-SC –347	N/A

Programs(list individually)	ROSS-RSDM/elderly - 347	

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**
- Grievance Procedures**
- Allocation Plan for Designated Housing**
- High-Rise Emergency Action Plan**
- Asset Management Plan**
- Replacement Housing Homeownership Program**

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan**
- Personnel Policy**
- Grievance Procedures**
- Section 8 Homeownership Program**

6. PHA Grievance Procedures

[24CFR Part 903.79(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 No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list addition to federal requirements below:

2. Which PHA offices 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
- 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 addition to federal requirements below:

2. Which PHA offices 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 enacted.**

7. Capital Improvement Needs

[24 CFR Part 903.79(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: PHA 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 option, by completing and attaching a properly updated HUD -52837.

OR, at the PHA's

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment **mo007b01**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(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- 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. HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)

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

Yes No: a) Has the PHA received a HOPEVI 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 HOPEVI 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 Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes 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:
CHA is considering a HOPE VI program for oldest developments MO -007-1, 2 and 3. Planning process to assess local housing needs is underway.

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below: **Planning process on-going. No defined developments or activities. CHA is analyzing local affordable housing needs to determine gaps and programs available to address local needs**

Yes 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 is analyzing local affordable housing needs to determine gaps and programs available to address local needs. CHA will use FY 2000, 2001 and 2002 Replacement Housing Funds for homeownership opportunities for public housing residents in partnership with the local Columbia Community Development Corporation and other local agencies. This will ensure that CHA funds will be augmented by local CCDC down payment assistance funds from HOME and a local banking consortium that are administered by the CCDC.**

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

1. Yes 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",

skiptocomponent9;if“yes”,completeoneactivitydescription
foreachdevelopment.)

2.ActivityDescription

Yes No: HasthePHAprovidedtheactivitiesdescriptioninformationin
the **optional** PublicHousingAssetManagementTable?(If
“yes”,skiptocomponent9.If“No”,completetheActivity
Descriptiontablebelow.)

Demolition/DispositionActivityDescription	
1a.Developmentname:	
1b.Development(project)number:	
2.Activitytype:Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3.Applicationstatus(selectone)	
Approved <input type="checkbox"/>	
Submitted,pendingapproval <input type="checkbox"/>	
Plannedapplication <input type="checkbox"/>	
4.Dateapplicationapproved,submitted,orplannedfor submission: (DD/MM/YY)	
5.Numberofunitsaffected:	
6.Coverageofaction(selectone)	
<input type="checkbox"/> Partofthedevelopment	
<input type="checkbox"/> Totaldevelopment	
7.Timelineforactivity:	
a.Actualorprojectedstartdateofactivity:	
b.Projectendeddateofactivity:	

**9. DesignationofPublicHousingforOccupancybyElderlyFamilies
orFamilieswithDisabilitiesorElderlyFamiliesandFamilieswith
Disabilities**

[24CFRPart903.79(i)]

ExemptionsfromComponent9;Section8onlyPHAsarenotrequiredtocompletethissection.

1. Yes No: HasthePHAdesignatedorappliedforapprovaltodesignateor
doesthePHAplantoapplytodesignateanypublichousingfor
occupancyonlybytheelderlyfamiliesoronlybyfamilieswith
disabilities,orbyelderlyfamiliesandfamilieswithdisabilities
orwillapplyfordesignationforoccupancybyonlyelderly
familiesoronlyfamilieswithdisabilities,orbyelderlyfamilies
andfamilies withdisabilitiesasprovidedbysection7ofthe
U.S.HousingActof1937(42U.S.C.1437e)intheupcoming

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 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.

Designation of Public Housing Activity Description	
1a. Development name: Oak Towers	
1b. Development (project) number: MO -007-4	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 04/21/2000	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> 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	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Paquin Tower	
1b. Development (project) number: MO -007-7	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input checked="" type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan	<input checked="" type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 04/21/2000	

<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously -approved Designation Plan?</p>
<p>6. Number of units affected: 200</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant -Based Assistance

[24 CFR Part 903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes 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 FY1996 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/Not Applicable
 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.

Conversion of Public Housing Activity Description
<p>1a. Development name:</p> <p>1b. Development (project) number:</p>
<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p>
<p>3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current</p>

status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plans submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe 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

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 1A.

1. Yes 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.)

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 12. If "No", complete the Activity Description tab below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. 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

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
- 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:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

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 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 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) **CHA will list Resident Advisory Board members and Resident Association to develop an economic self-sufficiency initiative for residents in the operation of laundry facilities under construction.**

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any program 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.)

Services and Programs

ProgramName&Description (includinglocation,if appropriate)	Estimated Size	Allocation Method (waitinglist/random selection/specific criteria/other)	Access (developmentoffice/ PHAMainoffice/ otherprovidername)	Eligibility (publichousingor section8 participantsor both)
<i>VoluntaryFamilySelf -Sufficiency Program –PublicHousing</i>	5	<i>Application</i>	<i>PHAMainOffice</i>	<i>PublicHousing</i>
<i>QualityChildCareNetwork</i>	<i>N/A</i>	<i>Application</i>	<i>1304ElletaBoulevard</i>	<i>Both</i>
<i>ROSS –ServiceCoordinator</i>	347	<i>Allresident s - highrises</i>	<i>1201Paquin 700NorthGarth</i>	<i>PublicHousing</i>
<i>ROSS –ResidentServiceDelivery Model/elderly</i>	347	<i>Allresidents -high- rises</i>	<i>1201Paquin 700NorthGarth</i>	<i>PublicHousing</i>
<i>ROSS-RSDM/family-pending</i>	372	<i>Familysiteresidents</i>	<i>201Switzler</i>	<i>PublicHousing</i>

(2)FamilySelfSufficiencyprogram/s

a. Participation Description

FamilySelfSufficiency(FSS)Participation		
Program	RequiredNumberofParticipants (startofFY2000Estimate)	ActualNumberofParticipants (Asof:05/01/2002)
PublicHousing	VoluntaryProgram –0-	5
Section8	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 plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:
This is a voluntary FSS program.

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)

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

SEE COMMUNITY SERVICE PLAN – ATTACHMENT mo007j01

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(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 area 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 level 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

- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/anti drugprograms
- Other(describewhat) **CHASafetyServicesDivisionReports.**

3.Whichdevelopmentsaremostaffected?(listbelow)
MO-7-1,2,3,4,5,7ALLSITES

B.CrimeandDrugPreventionactivitiesthePHAhasundertakenorplansto undertakeinthenextPHAfiscalyear

1.ListthecrimepreventionactivitiesthePHAhas undertakenorplanstoundertake: (selectallthatapply)

- Contractingwithoutsideand/orresidentorganizationsforthe provisionof crime-and/or drug -preventionactivities
- CrimePreventionThroughEnvironmentalDesign
- Activitiestargetedtoat -riskyouth,adults,orseniors
- VolunteerResidentPatrol/BlockWatchersProgram
- Other(describewhat) **SecuritystaffCHA -wide; LockedentrydoorsatOak/PaquinTowerswithkeycardentryby residents; Policesub -stationslocatedontwofamilysitesMO -7-2and5; Lawenforcementofficialsresidinginpublichousingunits -4units -MO -7-1,2and5; CHASecurityOfficersauthorizedtocarryCPDpoliceradiosfor immediatecommunicationbetweenCHAandCPDofficerswhenneeded.**

2.Whichdevelopmentsaremostaffected?(listbelow)
ALLSITES

C.CoordinationbetweenPHAandthepolice

1.DescribethecoordinationbetweenthePHAandtheappropriatepoliceprecinctsfor carryingoutcrimepreventionmeasuresandactivities:(selectallthatapply)

- Policeinvolvementindevelopment,implementation,and/orongoing evaluationofdrug -eliminationplan
- Policeprovidecrimedatatohousingauthoritystaffforanalysisandaction
- Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g., communitypolicingoffice,officerinresidence)
- Policeregularlytestifyinandotherwiseparticipateinprosecutioncases
- PoliceregularlymeetwiththePHAmangementandresidents

- 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 rent -free; Police sub-stations on two sites.**

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

ALL SITES.

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment File name: _____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

ATTACHMENT mo007m01

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42US.C.1437c(h))?
(If no, skip to component 17.)
2. 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?
If not, when are they due (state below)?

17.PHA Asset Management

[24CFR Part 903.79(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 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)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
Annual inventory of non-dwelling equipment and materials

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. 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 (Filename)
 - Provided below:
 - *Interested in the 5-year New Development activities (K. Curry)
 - *Resident Commissioner appointments should be by representative from the residents and voted upon by the residents (L. Hauser)
 - *Information should be distributed on a wider basis (D. Foley)
 - *Bulletin boards should be updated more frequently (D. Foley)

*CHA in partnership with the Resident Associations should conduct group forums for problem resolution, better communication, and diversity training (D. Foley)

*Should be more business/corporate involvement in resident activities (D. Foley)

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.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below) **–E xpained that the Missouri Housing Authorities Law provides the method of resident commissioner selection.**

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

1. Yes 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 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

Other: (describe) **CHA provided information and distributed application forms to RAB members for application to the Mayor for appointment to the CHA Board of Commissioners.**

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list) **Eligible under 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)

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 sprinklers system for Paquin Tower.
2000 CDBG funding provided in the amount of \$100,000 for installation of the sprinklers system.

5. Other Information Required by HUD

- 1. Definition of Substantial Deviation and Significant Amendment or Modification:**
 - a. Change to rent or admissions policies or organization of the waiting list.**
 - b. Addition of non-emergency work items or change in use of replacement reserve funds under the Capital Fund**
 - c. 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 or effect changes in HUD regulatory requirements. Such changes will not be considered significant amendments by HUD.

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

Attachments

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

CHA Organization Plan (mo007a01)
Capital Fund Program CFP50102 (mo007b01)
Replacement Housing Program RFP50102 – Annual Statement (mo007c01)
Performance & Evaluation Statement at 3/31/02 CFP50101 (mo007d01)
Performance & Evaluation Statement at 3/31/02 RHF50101 (mo007e01)
Performance & Evaluation Statement at 3/31/02 CFP50100 (mo007f01)
Performance & Evaluation Statement at 3/31/02 RHF50100 (mo007g01)
CHA Consolidated Budget FYE 9/30/03 (mo007h01)
Resident Advisory Board members (mo007i01)
Community Service Plan (mo007j01)
Section 8 Homeownership Plan (mo007k01)
Replacement Housing Plan (mo007l01)
Pet Policy (mo007m01)
Statement of Progress in Meeting FY2001 Mission and 5 -Year Goals (mo007n01)
PHAS/RASS Plan (mo007o01)

**PHAPlan
TableLibrary**

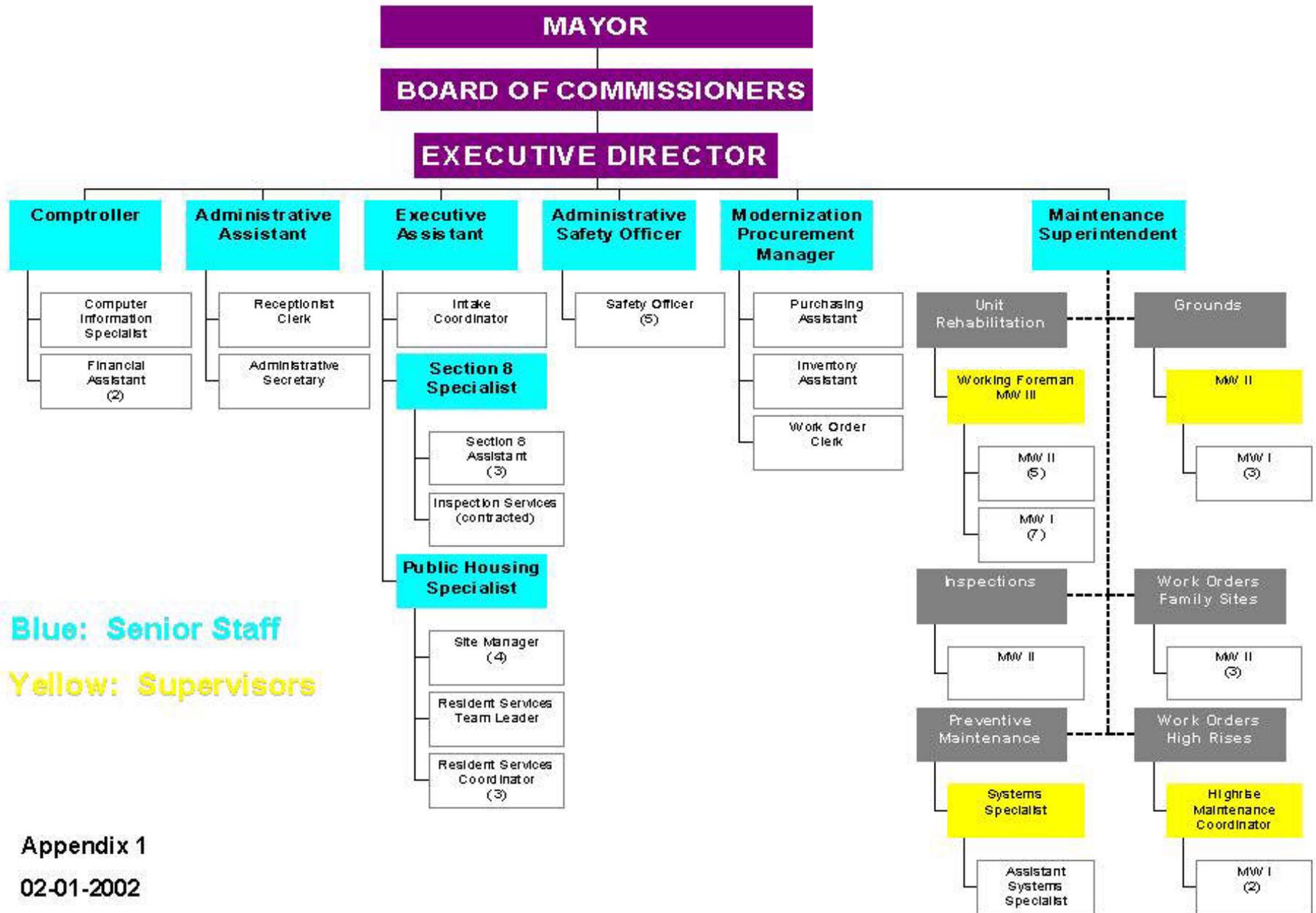
**Component7
CapitalFundProgramAnnualStatement
PartsI,II,andII**

**AnnualStatement
CapitalFundProgram(CFP)PartI:Summary**

CapitalFundGrantNumber MO36P00750102FFYofGrantApproval:2002

OriginalAnnualStatement **ATTACHMENTmo007b01**

Housing Authority of the City of Columbia, Missouri



Blue: Senior Staff

Yellow: Supervisors

Appendix 1

02-01-2002

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					
PHAName: Housing Authority of the City of Columbia, Missouri		Grant Type and Number Capital Fund Program Grant No: MO36P00750102 Replacement Housing Factor Grant No:		Federal FY of Grant: <u>2002</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: _____				23-Jun-02	
		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	\$245,000.00			
3	1408 Management Improvements	\$248,000.00			
4	1410 Administration	\$96,000.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$15,000.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$65,000.00			
10	1460 Dwelling Structures	\$188,800.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00			
12	1470 Non-dwelling Structures	\$353,021.00			
13	1475 Non-dwelling Equipment	\$30,000.00			
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 Collateralization or Debt Service	\$0.00			
20	1502 Contingency	\$0.00			
21	Amount of Annual Grant: (sum of lines 2–20)	\$1,240,821.00			
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	\$168,000.00			
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

PHAName:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of the City of Columbia, Missouri		Capital Fund Program Grant No: MO36P00750102 Replacement Housing Factor Grant No:				2002		
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		\$245,000.00				
		total for line item 1406:		\$245,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Staff Training	140802		\$15,000.00				
HA-Wide	Security Officer	140806	5	\$168,000.00				
HA-Wide	Security System	140807		\$10,000.00				
HA-Wide	Computer Software	140810		\$55,000.00				
		total for line item 1408:		\$248,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Modernization Coordinator	141001	1	\$60,000.00				
HA-Wide	Modernization Inspector	141003	1	\$35,000.00				
HA-Wide	Advertising Expenses	141004		\$1,000.00				
		total for line item 1410:		\$96,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	A&E Consultant	143000		\$15,000.00				
		total for line item 1430:		\$15,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Landscaping-Drainage	145001		\$10,000.00				
HA-Wide	Perimeter Fence	145002		\$15,000.00				
HA-Wide	Landscaping-Beautification	145003		\$10,000.00				
HA-Wide	Concrete Work	145016		\$30,000.00				
		total for line item 1450:		\$65,000.00	\$0.00	\$0.00	\$0.00	
MO7-1,2a	Floor Tile	146007	42 units	\$12,600.00				
MO7-4,7	Boiler Enhancements	146014		\$5,000.00				
MO7-4,7	Elevator Enhancements	146015		\$5,000.00				
All Family Sites	Floor Slabs & Foundation Repairs	146003	15	\$15,000.00				
MO7-1,2a	Central A/C - Family Sites	146049	86	\$146,200.00				
MO7-7	Mailboxes	146066	200	\$5,000.00				
		total for line item 1460:		\$188,800.00	\$0.00	\$0.00	\$0.00	

Development NumberName/ HA-Wide Activities				TotalEstimatedCost		TotalActualCost		onlyfor P&EReport
	GeneralDescriptionof MajorWorkCategories	Development AcctNumber	Quantity	Original	Revised	FundsObligated	FundsExpended	StatusofWork
MO7-1,2,5	LaundryFacilities	147012	3(54%)	\$353,021.00				
		totalforlineitem1470:		\$353,021.00	\$0.00	\$0.00	\$0.00	
HA-Wide	OfficeEquipment	147504	10	\$20,000.00				
HA-Wide	MaintTools&Equipment	147507		\$10,000.00				
		totalforlineitem1475:		\$30,000.00	\$0.00	\$0.00	\$0.00	
GRANDTOTAL:				\$1,240,821.00	\$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**

PHAName: Housing Authority of the City of Columbia, Missouri	Federal FY of Grant: <u>2002</u>	Grant Type and Number Capital Fund Program Grant No: MO36P00750102 Replacement Housing Factor Grant No:
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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-04			30-Sep-05			
MO7-2A	31-Mar-04			30-Sep-05			
MO7-2B	31-Mar-04			30-Sep-05			
MO7-2D	31-Mar-04			30-Sep-05			
MO7-2E	31-Mar-04			30-Sep-05			
MO7-3	31-Mar-04			30-Sep-05			
MO7-4	31-Mar-04			30-Sep-05			
MO7-5	31-Mar-04			30-Sep-05			
MO7-7	31-Mar-04			30-Sep-05			
HA-Wide	31-Mar-04			30-Sep-05			

CapitalFundProgramFive-YearActionPlan					PartI:Summary	
PHAName: HousingAuthorityoftheCityofColumbia, Missouri			X Original5-YearPlan(or) RevisionNo: ___			
DevelopmentNumberName/ HA-WideActivities/ LineItemAccounts		FFYGrant:2003 PHAFY:2004	FFYGrant:2004 PHAFY:2005	FFYGrant:2005 PHAFY:2006	FFYGrant:2006 PHAFY:2007	
	Year1	WorkStatementforYear2	WorkStatementforYear3	WorkStatementforYear4	WorkStatementforYear5	
MO7-1StewartParker		\$0.00	\$81,600.00	\$0.00	\$0.00	
MO7-2AJessieWrench	See	\$0.00	\$19,200.00	\$0.00	\$0.00	
MO7-2BBlindBoone		\$55,200.00	\$34,879.46	\$115,200.00	\$0.00	
MO7-2DBlindBoone	Annual	\$17,250.00	\$11,626.49	\$36,000.00	\$0.00	
MO7-2EJessieWrench		\$68,000.00	\$24,150.00	\$21,000.00	\$152,100.00	
MO7-3FrankColeman	Statement	\$74,800.00	\$24,150.00	\$21,000.00	\$104,100.00	
MO7-4OakTower		\$140,000.00	\$52,232.00	\$69,522.48	\$64,552.53	
MO7-5BearCreek		\$93,600.00	\$132,600.00	\$64,850.00	\$0.00	
MO7-7PaquinTower		\$126,971.00	\$195,383.05	\$194,045.48	\$61,552.53	
HA-Wide		\$63,000.00	\$72,768.00	\$99,963.04	\$240,515.94	
HA-WideContingency		\$0.00	\$0.00	\$0.00	\$0.00	
PhysicalImprovements(SubtotalsofAbove):		\$638,821.00	\$648,589.00	\$621,581.00	\$622,821.00	
1406Operations		\$245,000.00	\$245,000.00	\$245,000.00	\$245,000.00	
1408ManagementImprovements	See	\$204,000.00	\$204,000.00	\$204,000.00	\$210,000.00	
1410Administration		\$96,000.00	\$96,000.00	\$96,000.00	\$96,000.00	
1411Audit	Annual	\$0.00	\$0.00	\$0.00	\$0.00	
1415LiquidatedDamages		\$0.00	\$0.00	\$0.00	\$0.00	
1430FeesandCosts	Statement	\$15,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
1440SiteAcquisition		\$0.00	\$0.00	\$34,240.00	\$0.00	
1470NondwellingStructures		\$22,000.00	\$22,232.00	\$5,000.00	\$12,000.00	
1475NondwellingEquipment		\$20,000.00	\$20,000.00	\$30,000.00	\$45,000.00	
1485Demolition		\$0.00	\$0.00	\$0.00	\$0.00	
1490ReplacementReserve		\$0.00	\$0.00	\$0.00	\$0.00	
1492MovingtoWorkDemonstration		\$0.00	\$0.00	\$0.00	\$0.00	
1495.1RelocationCosts		\$0.00	\$0.00	\$0.00	\$5,000.00	
1499DevelopmentActivities		\$0.00	\$0.00	\$0.00	\$0.00	
1501CollateralizationorDebtService		\$0.00	\$0.00	\$0.00	\$0.00	
TotalCFPFundsfor5-yearPlan:		\$1,240,821.00	\$1,240,821.00	\$1,240,821.00	\$1,240,821.00	
TotalNon-CFPFundsIn5-yearPlan		\$0.00	\$0.00	\$0.00	\$0.00	
ReplacementHousingFactorFunds:		\$42,361.00	\$42,361.00	\$42,361.00	\$42,361.00	

CapitalFundProgramFive-YearActionPlan

PartII:SupportingPages-WorkActivities(years2and3)

PHAName: HousingAuthorityoftheCityofColumbia, Missouri				X Original5-YearPlan(or) RevisionNo: __		
Activitiesfor Year 1	ActivitiesforYear: 2 FFYGrant: 2003 PHAFY: 2004			ActivitiesforYear: 3 FFYGrant: 2004 PHAFY: 2005		
	DevelopmentNumber Name/HA-WideActivities	MajorWorkCategories	EstimatedCost	DevelopmentNumber Name/HA-WideActivities	MajorWorkCategories	EstimatedCost
	HA-Wide	Operations	\$245,000.00	HA-Wide	Operations	\$245,000.00
See						
Annual	HA-Wide	StaffTraining	\$15,000.00	HA-Wide	StaffTraining	\$15,000.00
Statement	HA-Wide	SecurityOfficer	\$168,000.00	HA-Wide	SecurityOfficer	\$168,000.00
		ResidentServicesPersonnel	\$0.00	HA-Wide	ResidentServicesPersonnel	\$0.00
	HA-Wide	SecuritySystem	\$10,000.00	HA-Wide	SecuritySystem	\$10,000.00
	HA-Wide	ComputerSoftware	\$10,000.00	HA-Wide	ComputerSoftware	\$10,000.00
		2-WayRadios-Communications	\$0.00		2-WayRadios-Communications	\$0.00
	HA-Wide	UtilityAllowance&EnergyAudit	\$1,000.00	HA-Wide	UtilityAllowance&EnergyAudit	\$1,000.00
	HA-Wide	ModernizationCoordinator	\$60,000.00	HA-Wide	ModernizationCoordinator	\$60,000.00
	HA-Wide	ModernizationInspector	\$35,000.00	HA-Wide	ModernizationInspector	\$35,000.00
	HA-Wide	AdvertisingExpenses	\$1,000.00	HA-Wide	AdvertisingExpenses	\$1,000.00
	HA-Wide	A&EConsultant	\$5,000.00	HA-Wide	A&EConsultant	\$5,000.00
		SiteAcquisition	\$0.00		SiteAcquisition	\$0.00
	HA-Wide	Landscaping-Drainage	\$10,000.00	HA-Wide	Landscaping-Drainage	\$10,000.00
	HA-Wide	PerimeterFence	\$15,000.00	HA-Wide	PerimeterFence	\$15,000.00
	HA-Wide	Landscaping-Beautification	\$10,000.00	HA-Wide	Landscaping-Beautification	\$10,000.00
		ParkingLotsPaving	\$0.00	MO7-4,7	ParkingLotsPaving	\$50,000.00
		YardHydrants	\$0.00		YardHydrants	\$0.00
		Handrails&Railing	\$0.00		Handrails&Railing	\$0.00
		DumpsterEnclosures	\$0.00		DumpsterEnclosures	\$0.00
		ParkingFacilities	\$0.00	MO7-2f,7	ParkingFacilities	\$79,474.05
	HA-Wide	ConcreteWork	\$30,000.00	HA-Wide	ConcreteWork	\$30,000.00
		ExteriorLighting	\$0.00		ExteriorLighting	\$0.00
		PlaygroundEquipment	\$0.00		PlaygroundEquipment	\$0.00
		AsbestosAbatement	\$0.00		AsbestosAbatement	\$0.00
		ScreenDoors	\$0.00	MO7-2b,2d	ScreenDoors	\$46,505.95
	HA-Wide	FloorTile	\$15,000.00	HA-Wide	FloorTile	\$15,000.00
		InteriorDoors	\$0.00		InteriorDoors	\$0.00
	MO7-4,7	BoilerEnhancements	\$5,000.00	MO7-4,7	BoilerEnhancements	\$5,000.00
	MO7-4,7	ElevatorEnhancements	\$5,000.00	MO7-4,7	ElevatorEnhancements	\$5,000.00
		ExhaustFans	\$0.00		ExhaustFans	\$0.00
		ExteriorPorches	\$0.00		ExteriorPorches	\$0.00
		TrashChuteReplacement	\$0.00		TrashChuteReplacement	\$0.00
See		BathCab&Fixtures	\$0.00		BathCab&Fixtures	\$0.00

Activities for Year 1	Activities for Year: 2_FFYGrant: 2003_PHAFY: 2004			Activities for Year: 3_FFYGrant: 2004_PHAFY: 2005		
	Development Number Name/HA-Wide Activities	Major Work Categories	Estimated Cost	Development Number Name/HA-Wide Activities	Major Work Categories	Estimated Cost
		Unit Rehab-H/C Access	\$0.00		Unit Rehab-H/C Access	\$0.00
Annual	MO7-4	Deadlocks & Locksets	\$20,000.00		Deadlocks & Locksets	\$0.00
	MO7-4,7	Interior Lighting	\$20,000.00		Interior Lighting	\$0.00
Statement	MO7-1,2,3,5	Floor Slabs & Foundation Repairs	\$15,000.00	MO7-1,2,3,5	Floor Slabs & Foundation Repairs	\$15,000.00
		Kitchen Cab & Fixtures	\$0.00		Kitchen Cab & Fixtures	\$0.00
		Electrical Upgrades	\$0.00		Electrical Upgrades	\$0.00
		Window A/C Units	\$0.00		Window A/C Units	\$0.00
		Vacant Unit Restoration	\$0.00		Vacant Unit Restoration	\$0.00
		504 Enhancements - All Sites	\$0.00		504 Enhancements - All Sites	\$0.00
		Canopy - Entryway	\$0.00		Canopy - Entryway	\$0.00
		Windows	\$0.00		Windows	\$0.00
		Closet Doors - Bi-fold	\$0.00	MO7-7	Closet Doors - Bi-fold	\$15,909.00
	MO7-2e,3	Central A/C - Family Sites	\$142,800.00	MO7-5	Central A/C - Family Sites	\$132,600.00
	MO7-4	Hallway Doors - Towers	\$45,000.00	MO7-7	Hallway Doors - Towers	\$70,000.00
		Sub Floor Replacements	\$0.00		Sub Floor Replacements	\$0.00
		Plumbing Enhancements	\$0.00		Plumbing Enhancements	\$0.00
	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/Brick Siding	\$0.00		Vinyl/Brick Siding	\$0.00
	MO7-4,7	Sump Pumps - Towers	\$20,000.00		Sump Pumps - Towers	\$0.00
		Pressurized Stairwells	\$0.00		Pressurized Stairwells	\$0.00
		Range Exhaust Hoods	\$0.00		Range Exhaust Hoods	\$0.00
		Mailboxes	\$0.00		Mailboxes	\$0.00
	MO7-7	Balcony Repairs	\$29,971.00		Balcony Repairs	\$0.00
	MO7-4,7	Painting - Exterior	\$100,000.00		Painting - Exterior	\$0.00
	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
		Laundry Equipment - Towers	\$0.00		Laundry Equipment - Towers	\$0.00
		Maintenance Garage	\$0.00		Maintenance Garage	\$0.00
		Roofing - Non-Dwelling	\$0.00		Roofing - Non-Dwelling	\$0.00
		Rehab - Non-Dwelling	\$0.00		Rehab - Non-Dwelling	\$0.00
		Gazebo	\$0.00		Gazebo	\$0.00
		Laundry Facilities - Non-Dwelling	\$0.00		Laundry Facilities - Non-Dwelling	\$0.00
	MO7-7	Upgrade Public Bathrooms	\$22,000.00	MO7-4	Upgrade Public Bathrooms	\$22,232.00
		Community Space Dividers	\$0.00		Community Space Dividers	\$0.00
		Laundry Equipment - Non-Dwell	\$0.00		Laundry Equipment - Non-Dwell	\$0.00
		Community Space Furn/Equip	\$0.00		Community Space Furn/Equip	\$0.00
See		Office Furniture	\$0.00		Office Furniture	\$0.00
	HA-Wide	Office Equipment	\$10,000.00	HA-Wide	Office Equipment	\$10,000.00
Annual		Riding Tractor	\$0.00		Riding Tractor	\$0.00

Activitiesfor Year 1	ActivitiesforYear: <u>2</u> _FFYGrant: <u>2003</u> _PHAFY: <u>2004</u>			ActivitiesforYear: <u>3</u> _FFYGrant: <u>2004</u> _PHAFY: <u>2005</u>		
	DevelopmentNumber Name/HA-WideActivities	MajorWorkCategories	EstimatedCost	DevelopmentNumber Name/HA-WideActivities	MajorWorkCategories	EstimatedCost
		LawnMowers&Equipment	\$0.00		LawnMowers&Equipment	\$0.00
Statement	HA-Wide	MaintTools&Equipment	\$10,000.00	HA-Wide	MaintTools&Equipment	\$10,000.00
		Vehicles-Maintenance	\$0.00		Vehicles-Maintenance	\$0.00
		Vehicles-Management	\$0.00		Vehicles-Management	\$0.00
		RelocationExpense	\$0.00		RelocationExpense	\$0.00
	CFPEstimatedCostforYear2(totalofabove):		\$1,240,821.00	CFPEstimatedCostforYear3(totalofabove):		\$1,240,821.00

CapitalFundProgramFive-YearActionPlan

PartII:SupportingPages-WorkActivities(years4and5)

PHAName: HousingAuthorityoftheCityofColumbia,Missouri

Original5-YearPlan(or) RevisionNo:___

ActivitiesforYear: 4 FFYGrant: 2005 PHAFY: 2006

ActivitiesforYear: 5 FFYGrant: 2006 PHAFY: 2007

DevelopmentNumber Name/HA-WideActivities	MajorWorkCategories	EstimatedCost	DevelopmentNumber Name/HA-WideActivities	MajorWorkCategories	EstimatedCost
HA-Wide	Operations	\$245,000.00	HA-Wide	Operations	\$245,000.00
HA-Wide	StaffTraining	\$15,000.00	HA-Wide	StaffTraining	\$15,000.00
HA-Wide	SecurityOfficer	\$168,000.00	HA-Wide	SecurityOfficer	\$168,000.00
	ResidentServicesPersonnel	\$0.00	HA-Wide	ResidentServicesPersonnel	\$3,000.00
HA-Wide	SecuritySystem	\$10,000.00	HA-Wide	SecuritySystem	\$10,000.00
HA-Wide	ComputerSoftware	\$10,000.00	HA-Wide	ComputerSoftware	\$10,000.00
	2-WayRadios-Communications	\$0.00	HA-Wide	2-WayRadios-Communications	\$3,000.00
HA-Wide	UtilityAllowance&EnergyAudit	\$1,000.00	HA-Wide	UtilityAllowance&EnergyAudit	\$1,000.00
HA-Wide	ModernizationCoordinator	\$60,000.00	HA-Wide	ModernizationCoordinator	\$60,000.00
HA-Wide	ModernizationInspector	\$35,000.00	HA-Wide	ModernizationInspector	\$35,000.00
HA-Wide	AdvertisingExpenses	\$1,000.00	HA-Wide	AdvertisingExpenses	\$1,000.00
HA-Wide	A&EConsultant	\$5,000.00	HA-Wide	A&EConsultant	\$5,000.00
HA-Wide	SiteAcquisition	\$34,240.00		SiteAcquisition	\$0.00
HA-Wide	Landscaping-Drainage	\$10,000.00	HA-Wide	Landscaping-Drainage	\$10,000.00
HA-Wide	PerimeterFence	\$15,000.00	HA-Wide	PerimeterFence	\$15,000.00
HA-Wide	Landscaping-Beautification	\$10,000.00	HA-Wide	Landscaping-Beautification	\$10,000.00
MO7-5	ParkingLotsPaving	\$20,000.00	MO7-1,2,3	ParkingLotsPaving	\$20,000.00
	YardHydrants	\$0.00	HA-Wide	YardHydrants	\$3,000.00
	Handrails&Railing	\$0.00	HA-Wide	Handrails&Railing	\$3,000.00
	DumpsterEnclosures	\$0.00	HA-Wide	DumpsterEnclosures	\$3,000.00
	ParkingFacilities	\$0.00		ParkingFacilities	\$0.00
HA-Wide	ConcreteWork	\$30,000.00	HA-Wide	ConcreteWork	\$30,000.00
	ExteriorLighting	\$0.00	HA-Wide	ExteriorLighting	\$3,000.00
	PlaygroundEquipment	\$0.00	HA-Wide	PlaygroundEquipment	\$3,000.00
	AsbestosAbatement	\$0.00	HA-Wide	AsbestosAbatement	\$3,000.00
MO7-2e,3	ScreenDoors	\$42,000.00		ScreenDoors	\$0.00
HA-Wide	FloorTile	\$15,000.00	HA-Wide	FloorTile	\$15,000.00
	InteriorDoors	\$0.00	HA-Wide	InteriorDoors	\$3,000.00
MO7-4,7	BoilerEnhancements	\$5,000.00	MO7-4,7	BoilerEnhancements	\$5,000.00
MO7-4,7	ElevatorEnhancements	\$5,000.00	MO7-4,7	ElevatorEnhancements	\$5,000.00
	ExhaustFans	\$0.00	HA-Wide	ExhaustFans	\$3,000.00
	ExteriorPorches	\$0.00	MO7-1,2,3,5	ExteriorPorches	\$3,000.00
	TrashChuteReplacement	\$0.00	MO7-4,7	TrashChuteReplacement	\$3,000.00
	BathCab&Fixtures	\$0.00	HA-Wide	BathCab&Fixtures	\$3,000.00

ActivitiesforYear: 4_FFYGrant: 2005_PHAFY: 2006			ActivitiesforYear: 5_FFYGrant: 2006_PHAFY: 2007		
DevelopmentNumber Name/HA-WideActivities	MajorWorkCategories	EstimatedCost	DevelopmentNumber Name/HA-WideActivities	MajorWorkCategories	EstimatedCost
	UnitRehab-H/CAccess	\$0.00	HA-Wide	UnitRehab-H/CAccess	\$3,000.00
	Deadlocks&Locksets	\$0.00	HA-Wide	Deadlocks&Locksets	\$3,000.00
	InteriorLighting	\$0.00	HA-Wide	InteriorLighting	\$3,000.00
MO7-1,2,3,5	FloorSlabs&FoundationRepairs	\$15,000.00	MO7-1,2,3,5	FloorSlabs&FoundationRepairs	\$15,000.00
	KitchenCab&Fixtures	\$0.00	HA-Wide	KitchenCab&Fixtures	\$3,000.00
	ElectricalUpgrades	\$0.00	HA-Wide	ElectricalUpgrades	\$3,000.00
MO7-4,7	WindowA/CUnits	\$129,044.95	MO7-4,7	WindowA/CUnits	\$27,105.05
	VacantUnitRestoration	\$0.00	HA-Wide	VacantUnitRestoration	\$3,000.00
	504Enhancements-AllSites	\$0.00	HA-Wide	504Enhancements-AllSites	\$3,000.00
	Canopy-Entryway	\$0.00	MO7-2	Canopy-Entryway	\$3,000.00
MO7-7	Windows	\$119,523.00	HA-Wide	Windows	\$3,000.00
	ClosetDoors-Bi-fold	\$0.00	HA-Wide	ClosetDoors-Bi-fold	\$3,000.00
	CentralA/C-FamilySites	\$0.00		CentralA/C-FamilySites	\$0.00
	HallwayDoors-Towers	\$0.00		HallwayDoors-Towers	\$0.00
	SubFloorReplacements	\$0.00	HA-Wide	SubFloorReplacements	\$3,000.00
	PlumbingEnhancements	\$0.00	HA-Wide	PlumbingEnhancements	\$3,000.00
MO7-2b,2d	Roofing/ShingleReplacements	\$126,000.00	MO7-2e,3,4,7	Roofing/ShingleReplacements	\$134,000.00
MO7-2b,2d	Gutters&Downspouts	\$25,200.00	MO7-2e,3	Gutters&Downspouts	\$16,800.00
MO7-1,2,3,5	Vinyl/BrickSiding	\$9,963.05	MO7-1,2,3,5	Vinyl/BrickSiding	\$7,715.95
	SumpPumps-Towers	\$0.00		SumpPumps-Towers	\$0.00
	PressurizedStairwells	\$0.00	MO7-4,7	PressurizedStairwells	\$3,000.00
	RangeExhaustHoods	\$0.00	HA-Wide	RangeExhaustHoods	\$3,000.00
	Mailboxes	\$0.00	HA-Wide	Mailboxes	\$3,000.00
	BalconyRepairs	\$0.00		BalconyRepairs	\$0.00
	Painting-Exterior	\$0.00		Painting-Exterior	\$0.00
MO7-5	Ranges	\$17,550.00	MO7-2e,3	Ranges	\$86,750.00
MO7-5	Refrigerators	\$27,300.00	MO7-2e,3	Refrigerators	\$121,450.00
	LaundryEquipment-Towers	\$0.00	MO7-4,7	LaundryEquipment-Towers	\$30,000.00
	MaintenanceGarage	\$0.00	HA-Wide	MaintenanceGarage	\$3,000.00
	Roofing-Non-Dwelling	\$0.00	MO7-1,2,3,5	Roofing-Non-Dwelling	\$3,000.00
	Rehab-Non-Dwelling	\$0.00	HA-Wide	Rehab-Non-Dwelling	\$3,000.00
	Gazebo	\$0.00	MO7-4	Gazebo	\$3,000.00
	LaundryFacilities-Non-Dwelling	\$0.00		LaundryFacilities-Non-Dwelling	\$0.00
	UpgradePublicBathrooms	\$0.00		UpgradePublicBathrooms	\$0.00
MO7-7	CommunitySpaceDividers	\$5,000.00		CommunitySpaceDividers	\$0.00
	LaundyEquipment-Non-Dwell	\$0.00	MO7-1,2,3,5	LaundyEquipment-Non-Dwell	\$3,000.00
	CommunitySpaceFurn/Equip	\$0.00	HA-Wide	CommunitySpaceFurn/Equip	\$3,000.00
	OfficeFurniture	\$0.00	HA-Wide	OfficeFurniture	\$3,000.00
HA-Wide	OfficeEquipment	\$10,000.00	HA-Wide	OfficeEquipment	\$10,000.00
	RidingTractor	\$0.00	HA-Wide	RidingTractor	\$4,000.00

ActivitiesforYear: <u>4</u> _FFYGrant: <u>2005</u> _ PHAFY: <u>2006</u>			ActivitiesforYear: <u>5</u> _FFYGrant: <u>2006</u> _ PHAFY: <u>2007</u>		
DevelopmentNumber Name/HA-WideActivities	MajorWorkCategories	EstimatedCost	DevelopmentNumber Name/HA-WideActivities	MajorWorkCategories	EstimatedCost
HA-Wide	LawnMowers&Equipment	\$10,000.00		LawnMowers&Equipment	\$0.00
HA-Wide	MaintTools&Equipment	\$10,000.00	HA-Wide	MaintTools&Equipment	\$10,000.00
	Vehicles-Maintenance	\$0.00	HA-Wide	Vehicles-Maintenance	\$4,000.00
	Vehicles-Management	\$0.00	HA-Wide	Vehicles-Management	\$4,000.00
	RelocationExpense	\$0.00	HA-Wide	RelocationExpense	\$5,000.00
CFPEstimatedCostforYear4(totalofabove):		\$1,240,821.00	CFPEstimatedCostforYear5(totalofabove):		\$1,240,821.00

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					
PHAName: Housing Authority of the City of Columbia, Missouri		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MO36R00750102		Federal FY of Grant: <u>2002</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: _____				13-Jun-02	
		Total Estimated Cost		Total Actual Cost	
Line	Summary by Development Account	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	\$42,361.00			
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling 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 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2–20)	\$42,361.00			
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			

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					
PHAName: 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>	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <u>2</u>)				updated:	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>March 31, 2002</u> Final Performance and Evaluation Report				13-Aug-02	
		Total Estimated Cost		Total Actual Cost	
Line	Summary by Development Account	Original	Revised (4/3/02)	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00		
2	1406 Operations	\$200,000.00	\$200,000.00	\$150,000.00	\$150,000.00
3	1408 Management Improvements	\$127,840.00	\$127,840.00	\$105,585.79	\$23,960.64
4	1410 Administration	\$86,000.00	\$86,000.00	\$85,000.00	\$10,655.02
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	\$50,000.00	\$70,000.00	\$4,770.95	\$4,770.95
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$137,869.00	\$119,442.00	\$21,347.53	\$21,347.53
10	1460 Dwelling Structures	\$106,500.00	\$101,500.00	\$31,587.50	\$19,587.50
11	1465.1 Dwelling Equipment—Nonexpendable	\$147,799.00	\$48,300.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$252,074.00	\$310,000.00	\$1,808.01	\$1,808.01
13	1475 Nondwelling Equipment	\$120,000.00	\$165,000.00	\$91,041.38	\$11,041.38
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2–20)	\$1,228,082.00	\$1,228,082.00	\$491,141.16	\$243,171.03
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security—Soft Costs	\$55,000.00	\$55,000.00	\$55,000.00	\$16,760.05
25	Amount of Line 21 Related to Security—Hard Costs	\$10,000.00	\$10,000.00	\$495.80	\$495.80
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$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 II: Supporting Pages**

PHAName:		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				Total Estimated Cost		Total Actual Cost		only for P&E Report
	General Description of Major Work Categories	Development Acct Number	Quantity	Original	Revised (4/3/02)	Funds Obligated	Funds Expended	Status of Work
HA-Wide	Operations	140600		\$200,000.00	\$200,000.00	\$150,000.00	\$150,000.00	n/a
		totals for line item 1406:		\$200,000.00	\$200,000.00	\$150,000.00	\$150,000.00	
HA-Wide	Staff Training	140802		\$25,000.00	\$25,000.00	\$25,000.00	\$3,437.24	n/a
HA-Wide	Security Officer	140806	2	\$55,000.00	\$55,000.00	\$55,000.00	\$16,760.05	n/a
HA-Wide	Resident Services Personnel	140818	1	\$25,000.00	\$25,000.00	\$25,000.00	\$3,177.56	n/a
HA-Wide	Security System	140807		\$10,000.00	\$10,000.00	\$495.80	\$495.80	n/a
HA-Wide	Computer Software	140810		\$10,000.00	\$10,000.00	\$89.99	\$89.99	As Needed
HA-Wide	Two Way Radios	140814	4	\$1,840.00	\$1,840.00	\$0.00	\$0.00	n/a
HA-Wide	Utility Allowance & Energy Audit	140819		\$1,000.00	\$1,000.00	\$0.00	\$0.00	n/a
		totals for line item 1408:		\$127,840.00	\$127,840.00	\$105,585.79	\$23,960.64	
HA-Wide	Modernization Coordinator	141001	1	\$55,000.00	\$55,000.00	\$55,000.00	\$10,655.02	n/a
HA-Wide	Modernization Inspector	141003	1	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	n/a
HA-Wide	Advertising Expenses	141004		\$1,000.00	\$1,000.00	\$0.00	\$0.00	n/a
		totals for line item 1410:		\$86,000.00	\$86,000.00	\$85,000.00	\$10,655.02	
HA-Wide	A&E Consultant	143000		\$50,000.00	\$70,000.00	\$4,770.95	\$4,770.95	RFP Issued
		totals for line item 1430:		\$50,000.00	\$70,000.00	\$4,770.95	\$4,770.95	
HA-Wide	Landscaping-Drainage	145001		\$25,869.00	\$25,869.00	\$0.00	\$0.00	Bidding in July
HA-Wide	Perimeter Fence	145002		\$15,000.00	\$15,000.00	\$3,475.00	\$3,475.00	Bidding in June
HA-Wide	Landscaping-Beautification	145003		\$10,000.00	\$10,000.00	\$298.53	\$298.53	As Needed
MO7-4,7	Parking Lots Paving	145005	0	\$30,000.00	\$0.00	\$0.00	\$0.00	(moved)
HA-Wide	Yard Hydrants	145006	12	\$12,000.00	\$12,000.00	\$0.00	\$0.00	Bidding in Sept.
MO7-1,2,3	Handrails & Railing	145008		\$10,000.00	\$10,000.00	\$0.00	\$0.00	Bidding in Aug.
HA-Wide	Dumpster Enclosures	145009	5	\$5,000.00	\$6,573.00	\$0.00	\$0.00	Bidding in June
HA-Wide	Concrete Work	145016		\$30,000.00	\$40,000.00	\$17,574.00	\$17,574.00	As Needed
		totals for line item 1450:		\$137,869.00	\$119,442.00	\$21,347.53	\$21,347.53	

Development NumberName/ HA-Wide Activities				TotalEstimatedCost		TotalActualCost		onlyfor P&EReport
	GeneralDescriptionof MajorWorkCategories	Development AcctNumber	Quantity	Original	Revised(4/3/02)	FundsObligated	FundsExpended	StatusofWork
MO7-1,2a	ScreenDoors	146006	0	\$42,000.00	\$0.00	\$0.00	\$0.00	(moved)
MO7-1,2a	FloorTile	146007	84units	\$9,500.00	\$9,500.00	\$3,687.50	\$3,687.50	OnGoing
MO7-4,7	BoilerEnhancements	146014		\$5,000.00	\$5,000.00	\$0.00	\$0.00	AsNeeded
MO7-4,7	ElevatorEnhancements	146015		\$5,000.00	\$5,000.00	\$0.00	\$0.00	AsNeeded
AllFamilySites	FloorSlabs&FoundationRepairs	146033	20units	\$20,000.00	\$20,000.00	\$0.00	\$0.00	AsNeeded
MO7-1,2a	CentralA/C-FamilySites	146049	6	\$27,000.00	\$12,000.00	\$12,000.00	\$0.00	Complete
MO7-5	Roofing/ShingleReplacements	146055	26-plexes	\$20,000.00	\$20,000.00	\$15,900.00	\$15,900.00	Complete
HA-Wide	Gutters&Downspouts	146056	75units	\$15,000.00	\$15,000.00	\$0.00	\$0.00	BiddinginJuly
MO7-4,7	SumpPumps	146062	0	\$20,000.00	\$0.00	\$0.00	\$0.00	(moved)
HA-Wide	RangeExhaustHoods	146064	16	\$10,000.00	\$10,000.00	\$0.00	\$0.00	BiddinginNov.
MO7-7	Mailboxes	146066	0	\$5,000.00	\$0.00	\$0.00	\$0.00	(moved)
MO7-7	BalconyRepairs	146067	1	\$30,000.00	\$5,000.00	\$0.00	\$0.00	BiddinginOct.
		totalsforlineitem1460:		\$208,500.00	\$101,500.00	\$31,587.50	\$19,587.50	
MO7-1,2a	Ranges	146501	84	\$18,900.00	\$18,900.00	\$0.00	\$0.00	BiddinginApril
MO7-1,2a	Refrigerators	146502	84	\$29,400.00	\$29,400.00	\$0.00	\$0.00	BiddinginApril
		totalsforlineitem1465:		\$48,300.00	\$48,300.00	\$0.00	\$0.00	
MO7-4,5	MaintenanceGarage	147004		\$60,000.00	\$10,000.00	\$1,808.01	\$1,808.01	OnGoing
D/TDaycareCtr.	Roofing-Non-Dwelling	147007	1	\$30,000.00	\$0.00	\$0.00	\$0.00	(moved)
MO7-2c	BlindBooneCenterRehab	147009		\$5,000.00	\$0.00	\$0.00	\$0.00	(moved)
MO7-2,5	LaundryFacilities	147012	3	\$100,000.00	\$300,000.00	\$0.00	\$0.00	BiddinginSept.
MO7-7	UpgradePublicBathrooms	147015	0	\$22,074.00	\$0.00	\$0.00	\$0.00	(moved)
		totalsforlineitem1470:		\$217,074.00	\$310,000.00	\$1,808.01	\$1,808.01	
MO7-1,2,5	Washers&Dryers	147501		\$32,499.00	\$50,000.00	\$0.00	\$0.00	BiddinginSept.
HA-Wide	CommunitySpaceFurniture	147502		\$5,000.00	\$5,000.00	\$3,105.40	\$3,105.40	AsNeeded
HA-Wide	OfficeFurniture	147503		\$5,000.00	\$5,000.00	\$2,300.30	\$2,300.30	AsNeeded
HA-Wide	OfficeEquipment	147504	10	\$10,000.00	\$10,000.00	\$1,318.93	\$1,318.93	AsNeeded
HA-Wide	MaintTools&Equipment	147507		\$20,000.00	\$15,000.00	\$4,316.75	\$4,316.75	AsNeeded
HA-Wide	Vehicles-Maintenance	147510	3	\$60,000.00	\$60,000.00	\$60,000.00	\$0.00	Complete
HA-Wide	Vehicles-Management	147511	1	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	Complete

Development NumberName/ HA-Wide Activities				TotalEstimatedCost		TotalActualCost		onlyfor P&EReport
	GeneralDescriptionof MajorWorkCategories	Development AcctNumber	Quantity	Original	Revised(4/3/02)	FundsObligated	FundsExpended	StatusofWork
		totalsforlineitem1475:		\$152,499.00	\$165,000.00	\$91,041.38	\$11,041.38	
		GRANDTOTALS:		\$1,228,082.00	\$1,228,082.00	\$491,141.16	\$243,171.03	

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

PHAName: Housing Authority of the City of Columbia, Missouri			Federal FY of Grant: 2001	Grant Type and Number 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 TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: 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 type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ___) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>March 31, 2002</u> <input type="checkbox"/> Final Performance and Evaluation Report				updated: 13-Aug-02	
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		\$0.00	\$0.00
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling 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 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2–20)	\$43,291.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00		\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00		\$0.00	\$0.00
24	Amount of line 21 Related to Security—Soft Costs	\$0.00		\$0.00	\$0.00
25	Amount of Line 21 Related to Security—Hard Costs	\$0.00		\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00		\$0.00	\$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/IH Name Housing Authority of the City of Columbia, Missouri	Capital Fund Program Grant Number MO36P00750100	FFY of Grant Approval FFY2000
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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 3/31/2002
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (4/3/02)	Obligated	Expended
1	Total Non-CGPF Funds				
2	1406 Operations	\$147,499.00	\$147,499.00	\$147,499.00	\$147,499.00
3	1408 Management Improvements	\$128,932.94	\$132,631.16	\$132,631.16	\$132,631.16
4	1410 Administration	\$21,500.00	\$18,255.02	\$18,255.02	\$18,255.02
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	\$4,757.81	\$4,757.81	\$4,757.81
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$54,408.44	\$48,971.60	\$48,971.60	\$48,971.60
10	1460 Dwelling Structures	\$434,706.56	\$425,716.79	\$425,716.79	\$344,968.75
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$339,561.09	\$351,399.31	\$351,399.31	\$308,156.92
13	1475 Nondwelling Equipment	\$76,730.97	\$79,108.31	\$79,108.31	\$79,108.31
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	Amount of Annual Grant (Sum of lines 2-17)	\$1,208,339.00	\$1,208,339.00	\$1,208,339.00	\$1,084,348.57
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	\$61,000.00	\$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

**AnnualStatement/
PerformanceandEvaluationReport**
PartII: SupportingPages
ComprehensiveGrantProgram(CGP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo2577-0157(Exp.7/31/95)

Development Number/ Name HA-Wide Activities	GeneralDescription ofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWorkProposed(2)
				Original	Revised(4/3/02)	Funds Obligated(2)	Funds Expended(2)	
	ADMINISTRATION	1406		\$147,499.00	\$147,499.00	\$147,499.00	\$147,499.00	n/a
HA-Wide Mgmt.	STAFFTRAINING	1408		\$21,022.94	\$20,055.37	\$20,055.37	\$20,055.37	n/a
	SALARYFORSAFETYOFFICERS	1408	2	\$61,000.00	\$63,720.51	\$63,720.51	\$63,720.51	n/a
	COMPUTERSOFTWARE	1408		\$22,000.00	\$20,077.84	\$20,077.84	\$20,077.84	n/a
	RESIDENTSERVICES	1408	1	\$17,700.00	\$21,567.44	\$21,567.44	\$21,567.44	n/a
	ENERGYAUDIT/UTILALLOWANCES	1408	1	\$7,210.00	\$7,210.00	\$7,210.00	\$7,210.00	n/a
			Total1408	\$128,932.94	\$132,631.16	\$132,631.16	\$132,631.16	
HA-Wide Mgmt.	ModernizationCoordinator	1410	1	\$21,000.00	\$18,053.93	\$18,053.93	\$18,053.93	n/a
	ModernizationAssistant	1410	0	\$0.00	\$0.00	n/a	n/a	Didnotutilizeanassistant
	AdvertisingExpense	1410		\$500.00	\$201.09	\$201.09	\$201.09	n/a
			Total1410	\$21,500.00	\$18,255.02	\$18,255.02	\$18,255.02	
MO7-2,5	A&E	1430		\$5,000.00	\$4,757.81	\$4,757.81	\$4,757.81	Complete
			Total1430	\$5,000.00	\$4,757.81	\$4,757.81	\$4,757.81	
MO7-1,5	Drainage	1450		\$0.00	\$0.00	n/a	n/a	FundsshiftedtoCFP501-01toaccommodatechangeofpriorities.
MO7-1,2,3	PerimeterFence	1450		\$25,718.94	\$19,052.67	\$19,052.67	\$19,052.67	Complete
HAWIDE	Landscaping	1450		\$5,149.65	\$5,448.18	\$5,448.18	\$5,448.18	Complete
MO7-1,2,3,5	YardHydrants	1450	44units	\$2,428.26	\$2,895.75	\$2,895.75	\$2,895.75	Complete
MO7-3,5	HandRailing	1450		\$0.00	\$0.00	n/a	n/a	FundsshiftedtoCFP501-01toaccommodatechangeofpriorities.
MO7-1,2,4,5	Sidewalks/Patios	1450		\$21,111.59	\$21,575.00	\$21,575.00	\$21,575.00	Complete
			Total1450	\$54,408.44	\$48,971.60	\$48,971.60	\$48,971.60	
MO7-7	ElevatorUpgrade(re-roping)	1460	2	\$7,755.35	\$7,755.35	\$7,755.35	\$7,755.35	Complete
MO7-2,3	ExteriorPorches	1460		\$0.00	\$0.00	n/a	n/a	Fundsshiftedtooutoaccommodatechangeofpriorities.
MO7-5	UnitRehab-HandicapAccessible	1460		\$0.00	\$0.00	n/a	n/a	Fundsshiftedtooutoaccommodatechangeofpriorities.
MO7-1,2,3,5	FloorSlabs	1460	30units	\$37,390.99	\$37,390.99	\$37,390.99	\$37,390.99	Complete
MO7-4,7	ACSystemsatOakandPaquin	1460	100%	\$195,160.22	\$199,647.55	\$199,647.55	\$197,928.75	Complete
MO7-1,2	CentralAirConditioning	1460	97units	\$194,400.00	\$180,922.90	\$180,922.90	\$101,893.66	InProgress-ProjectshouldbedonebyApril30.
			Total1460	\$434,706.56	\$425,716.79	\$425,716.79	\$344,968.75	
MO7-4,7	504Enhancement(TTYPhoneSystems)	1470	2	\$1,648.12	\$1,648.12	\$1,648.12	\$1,648.12	Complete
MO7-2	Roofing,Non-Dwelling(DayCareFacility)	1470	1	\$0.00	\$30,392.25	\$30,392.25	\$9,492.25	InProgress-ProjectshouldbedonebyApril30.
MO7-2	MaintenanceGarage(rearofDTLaundry)	1470	0	\$0.00	\$0.00	n/a	n/a	FundsshiftedtoCFP501-01toaccommodatechangeofpriorities.
MO7-23	BlindBooneComm.CenterRenovation	1470	100%	\$93,738.64	\$97,238.64	\$97,238.64	\$75,419.93	InProgress-ProjectshouldbedonebyApril30.
MO7-2,5	LaundryFacilities(DTandBearCreek)	1470		\$39,183.05	\$0.00	n/a	n/a	FundsshiftedtoCFP501-01toaccommodatechangeofpriorities.
MO7-4,7	SprinklerSystem	1470	30%	\$204,991.28	\$222,120.30	\$222,120.30	\$187,675.11	InProgress-ProjectshouldbedonebyApril30.
			Total1470	\$339,561.09	\$351,399.31	\$351,399.31	\$308,156.92	
MO7-2,5	WasherandDryers(non-dwelling)	1465		\$0.00	\$0.00	n/a	n/a	FundsshiftedtoCFP501-01toaccommodatechangeofpriorities.
HAWIDE	CommunitySpaceFurniture	1475		\$9,150.40	\$8,657.83	\$8,657.83	\$8,657.83	Complete
HAWIDE	OfficeEquipment	1475	19systems	\$21,000.00	\$19,048.45	\$19,048.45	\$19,048.45	Complete
HAWIDE	MaintenanceToolsandEquip	1475		\$13,336.57	\$18,158.03	\$18,158.03	\$18,158.03	Complete
HAWIDE	Vehicles(H/CAccessibleVan)	1475	1	\$33,244.00	\$33,244.00	\$33,244.00	\$33,244.00	Complete
			Total1475	\$76,730.97	\$79,108.31	\$79,108.31	\$79,108.31	
HAWIDE	Relocation	1495	0	\$0.00	\$0.00	n/a	n/a	n/a
	GRANDTOTAL			\$1,208,339.00	\$1,208,339.00	\$1,208,339.00	\$1,084,348.57	

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement

(2)TobecompletedforthePerformanceandEvaluationReport

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministrator

**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 (Exp. 7/31/95)

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)	
MANAGEMENT IMPROVEMENT	03/31/2002		03/29/02	09/30/2003			
MO7-1 Stewart Parker	03/31/2002		03/29/02	09/30/2003			
MO7-2 Jessie Wrench	03/31/2002		03/29/02	09/30/2003			
MO7-3 Frank Coleman	03/31/2002		03/29/02	09/30/2003			
MO7-4 Oak Towers	03/31/2002		03/29/02	09/30/2003			
MO7-5 Bear Creek	03/31/2002		03/29/02	09/30/2003			
MO7-7 Paquin Towers	03/31/2002		03/29/02	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/IH Name Housing Authority of the City of Columbia, Missouri	Comprehensive Grant Number MO36R00750100	FFY of Grant Approval FFY2000
---------------------------------------------------------------------------	----------------------------------------------------	-----------------------------------------

Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision Number ____
 Performance and Evaluation Report for Program Year Ending 03/31/02
 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-CGPF 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	\$37,718.00	\$30,000.00
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	Amount of Annual Grant (Sum of lines 2-17)	\$37,718.00	\$0.00	\$37,718.00	\$30,000.00
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

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		\$37,718.00	\$30,000.00

(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 Affairs
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OMBApprovalNo2577-0157(Exp.7/31/95)

StatusofProposedWork(2)

Complete-Finalpaymentinprocess.

Report

AmericanProgramsAdministrator

Form HUD-52837 (12/20/94)
ref Handbook 7485.3

		PUBLICHOUSING				ROSS2000	ROSS2001	ROSS	REPLACEMENTHOUSING					
		P.U.M.	LIPH	SECTION8	PHDEP2001	RSDM	RSDM	ESC2002	2001	2002	CFP2001	CFP2002	MOTUTOR	TOTAL
EXPENSES		0.00												
ADMINISTRATIVE		0.00												
4110	ADMINISTRATIVESALARIES	49.57	391,989	303,677		11,848	24,164					52,015	29,058	812,751 732783
4130	LEGAL	1.15	9,100	2,000										11,100
4140	STAFFTRAINING	0.25	1,995	4,800		500						10,000		17,295
4150	TRAVEL	0.49	3,905	2,370		1,500						10,000		17,775
4151	COMMISSIONERTRAVEL	0.32	2,500									2,500		5,000
4152	EXECUTIVEDIRECTORTRAVEL	0.32	2,500									2,500		5,000 45,070
4160	MANAGEMENTIMPROVEMENTS	0.00												0
4190.4	SECTION8CONTRACTCOSTS	0.00		58,040										58,040
4170	ACCOUNTING	0.00												0
4171	AUDIT	1.05	8,300	8,300										16,600
4190	SUNDRY	1.47	11,600	6,252					43,291	43,291				104,434
4190.1	OFFICESUPPLIES	1.11	8,750	6,543										15,293
4190.2	TELEPHONE/COMMUNICATIONS	2.24	17,700	2,880										20,580
4190.4	COMPUTERSUPPLIES	1.05	8,330	3,556										11,886
4190.42	COMPUTERSOFTWAREMAINTENANCE	2.19	17,300	1,200										18,500
419045	OFFICERENT	0.00		30,000										30,000
4190.55	PRINTING	0.47	3,700	1,087										4,787
4190.6	COPIER&OFFICEEQUIPMENTMAINTENANCE	1.66	13,150	6,155										19,305
4190.7	ADVERTISING	0.24	1,900											1,900
4190.9	COLLECTION&COURTCOST	0.25	1,960	140										2,100
4190.92	PAYROLLSERVICE	0.29	2,300											2,300
4190.93	CRIMINALBACKGROUND	0.24	1,900	1,890										3,790
4190.8	POSTAGE	1.58	12,500	5,400										17,900
TOTALADMINISTRATIVE		65.93	521,379	444,290	0	13,848	24,164	0	43,291	43,291	0	77,015	29,058	1,196,336 1,196,336
		0.00												0
TENANTSERVICES		0.00												0
4210	SALARIES	0.00	0		50,470		0	25,235						75,705 75705
4220	RECREATION,PUBLICATIONS,OTHER	0.00	0			12,886								12,886
4230	CONTRACTCOSTS	0.00				49,540	50,328							99,868
423100	FUNDINGFORRESIDENTPARTICIPATION	2.08	16,475											16,475
4233101	TENANTSVCS-OTHER	0.00												0
TOTALTENANTSERVICES		2.08	16,475	0	50,470	62,426	50,328	25,235	0	0	0	0	0	204,934 204,934
		0.00												0
UTILITIES		0.00												0
4310	WATER	13.91	110,000											110,000
4320	ELECTRICITY	22.76	180,000											180,000
4330	NATURALGAS	22.89	181,000											181,000
4390	SEWERANDOTHER	0.00												0
TOTALUTILITIES		59.56	471,000	0	0	0	0	0	0	0	0	0	0	471,000 471,000
		0.00												0
ORDINARYMAINTENANCEANDOPERATIONS		0.00												0
4410	LABOR	76.10	601,778									18,025		619,803 614395
4420	MATERIALS	18.08	143,000											143,000
4430	CONTRACTCOSTS	26.18	207,000											207,000
4431	REFUSECOLLECTION	7.40	58,500											58,500
TOTALORDINARYMAINTENANCEANDOPERATION		127.75	1,010,278	0	0	0	0	0	0	0	0	18,025	0	1,028,303 1,028,303
		0.00												0

		PUBLICHOUSING				ROSS2000	ROSS2001	ROSS	REPLACEMENTHOUSING						
		P.U.M.	LIPH	SECTION8	PHDEP2001	RSDM	RSDM	ESC2002	2001	2002	CFP2001	CFP2002	MOTUTOR	TOTAL	
PROTECTIVESERVICES		0.00												0	
4460	PROTECTIVESERVICES	4.69	37,080								0	124,003		161,083	
4470	MATERIALS	0.00	0											0	
4480	CONTRACTCOSTS	0.00												0	
TOTALPROTECTIVESERVICES		4.69	37,080	0	0	0	0	0	0	0	0	124,003	0	161,083	161,083
		0.00												0	
GENERALEXPENSE:		0.00												0	
4510	INSURANCE	15.81	125,000	11,695										136,695	
4520	PAYMENTSINLIEUOFTAXES	6.42	50,758											50,758	
4530	TERMINALLEAVEPAYMENTS-SEVERANCEPAY	0.13	1,000											1,000	
4540	EMPLOYEEBENEFITCONTRIBUTIONS	45.87	362,703	96,286	11,478	1,676	7,756	9,670			0	68,820	4,112	562,501	284124
4570	COLLECTIONLOSSES	1.23	9,700											9,700	
4590	OTHERGENERALEXPENSES	0.00		3,600										3,600	
TOTALGENERALEXPENSES		69.44	549,161	111,581	11,478	1,676	7,756	9,670	0	0	0	68,820	4,112	764,254	764,254
		0.00												0	
OTHEREXPENSES		0.00												0	
CAPITALIMPROVEMENTS		0.00									307,000	695,219		1,002,219	
GRANTSCARRIEDFORWARDTONEXTYEAR		0.00				28,537	54,774							83,311	
4590	OTHERGENERALEXPENSE	0.00												0	
4610	EXTRAORDINARYMAINTENANCE	0.78	6,200											6,200	
4715	HOUSINGASSISTANCEPAYMENTS	0.00		4,014,542										4,014,542	
4800	DEPRECIATIONEXPENSE	0.00												0	
4900	INTERESTEXPENSEONNOTESANDBONDS	0.00												0	
6010	PRIORYEARADJUSTMENTS	0.00												0	
TOTALOTHEREXPENSES		0.78	6,200	4,014,542	0	28,537	54,774	0	0	0	307,000	695,219	0	5,106,272	5,106,272
		0.00												0	
GRANDTOTALEXPENSES		330.24	2,611,573	4,570,413	61,948	106,487	137,022	34,905	43,291	43,291	307,000	983,082	33,170	8,932,182	8,932,182
EXCESSOFREVENUESOVEREXPENSES		2.10	16,585	11,688	0	0	0	0	0	0	0	0	0	28,273	28,273
GROSSNUMBEROFUNITS			699	1062										1,761	
NUMBEROFUNITMONTHSLEASED			8388	12744										21,132	

	PUBLICHOUSING				ROSS2000	ROSS2001	ROSS	REPLACEMENTHOUSING					
	P.U.M.	LIPH	SECTION8	PHDEP2001	RSDM	RSDM	ESC2002	2001	2002	CFP2001	CFP2002	MOTUTOR	TOTAL

PHDEP2000-2001

COLUMBIAHOUSINGAUTHORITY				
DRUGELIMINATIONGRANT-2000				
FYSEPTEMBER30,2002				
Revenue		PHDEP2000	PHDEP2001	
GrantBalance@10//1/2001		70,000		
GrantFunding(approxDec2001)			176,161	
TotalRevenue		70,000		176,161
Expenses				
Safety-LinItem9120				
Salaries				
Subtotal-Salaries	61,004	21,351		26,392
EmployeeBenefits@30%		6,405		3,950
Travel&Training		2,000		
Sundry&Supplies		2,000		2,612
SubtotalforSafety		31,757		32,954
Prevention-LinItem9160				
Salaries				
Subtotal-Salaries	36,946	12,931		26,914
EmployeeBenefits@30%		3,879		0
OperatingExpenses-BlindBoone (@\$325/month)-BearCreek		3,900		
Sundries		0		0
SummerCampScholarships		0		5,000
ComputerLab		0		2,000
BigBrothers/BigSisters		0		30,000
SubtotalforPrevention		24,610		63,914
OtherProgramCosts-LinItem9190				
Salaries				
Subtotal-Salaries	25,000	8,750		5,044
EmployeeBenefits@30%		2,625		428
Sundries		1,258		12,112
Travel&Training		1,000		
SubtotalforOtherProgramCosts		13,633		17,584
TotalExpenses		70,000		114,452
Surplus(Deficit)inGrant			0	61,709
GrantAmounttobeCarriedForward			0	61,709

ROSS-ESC-RSDM

COLUMBIAHOUSINGAUTHORITY																		
ROSSESC/RSDM																		
FYESEPTEMBER30,2002																		
Revenue	G/LAccount	ROSSRSDM2000						EXPIRES02/02/04		ROSSRSDM2001				EXPIRES09/24/2004				
		ROSSESC2000	ROSSESC2001	FISCALYEAR2001	FISCALYEAR2002	FISCALYEAR2003	FISCALYEAR2004	FISCALYEAR2002	FISCALYEAR2003	FISCALYEAR2004	FISCALYEAR2005							
GrantBalance@10//1/2001		3,000		200000	168,913	106,487	44,061	199735	137,022	61,059	10,846							
GrantFunding(approxDec2001)			24,970															
TotalRevenue		3,000	24,970	200,000	168,913	106,487		199,735	137,022	61,059								
Expenses-ROSSESC																		
Salaries-LinItem9840																		
GusSaxon		24,000																
Subtotal-Salaries		24,000	2,400	21,600														
EmployeeBenefits@30%			720	6,480														
Benefitsmovedto2001			-120															
Travel&Training																		
Sundry&Supplies																		
SubtotalforSafety		3,000	28,080	0				0										
Expenses-ROSSRSDM																		
Salaries&Benefits-LinItem2005																		
MikeHeimos								23000	0	25750	0							
Equipment																		
ComputerLab@Paquin	419043				5000	5000				0	0							
ExerciseRoomatOakTowers	419065				1200	1200				0	0							
OtherEquipment																		
SubtotalforEquipment				0	6200	6200		23000	25750	0								
Supplies																		
Art&Craftssupplies	422007/6				3420	3420												
SuppliesforBilliardsRoom(Oak)	422007				420	420												
SuppliesforComputerLab	422006				846	846												
SuppliesforProgramManager	422006			100	2000	2000		0										
OtherSupplies	422000																	
SubtotalforSupplies				100	6686	6686		0	0	0								
Contracts																		
UniversityNurses	422004			21613	32400	32400												
SmartTransportation	422020				15840	15840												
GardenCoalition	423000			1300	1300	1300												
CMAAAMeals								31500	42000	42000								
Lifeline								8,213	8213	8213								
OtherContracts																		
SubtotalforContracts				22913	49540	49540		39,713	50213	50213								
AdjustmentforActualExpenses				8074														
TotalExpenses		3,000	28,080	31,087	62,426	62,426		62,713	75,963	50,213								
Surplus(Deficit)inGrant		0	-3,110	168,913	106,487	44,061		137,022	61,059	10,846								
GrantAmounttoBeCarriedForward		0	-3,110	168,913	106,487	44,061		137,022	61,059	10,846								

2002 RESIDENT ADVISORY BOARD

WILMA BRADSHAW
1021 ELLETTS BOULEVARD
COLUMBIA MO 65202

MARY BRADFORD
209 LINCOLN DRIVE
COLUMBIA MO 65203

BRENDA CAMPBELL
1000 ELLETTS BOULEVARD
COLUMBIA MO 65202

CORTES M LEWIS
303 TRINITY PLACE
COLUMBIA MO 65203

DAVID FOLEY
1201 PAQUINIST, APT 413
COLUMBIA MO 65201

RUTH HOOK
1201 PAQUINIST, APT 801
COLUMBIA MO 65201

PAUL COURTNEY
1201 PAQUINIST, APT 1309
COLUMBIA MO 65201

MARGARET BRUEGGEN
1201 PAQUINIST, APT 810
COLUMBIA MO 65201

LORETTA HAUSER
1201 PAQUINIST, APT 209
COLUMBIA MO 65201

MICHAEL SMITH
5502 ARROWWOOD
COLUMBIA MO 65202

NANCY KIEVIT
633 PEARTREE CIRCLE
COLUMBIA MO 65203

KAREN B CURRY
700 NGARTHAVE, APT 201
COLUMBIA MO 65203

FLOYD STRADER
700 NGARTHAVE, APT 702
COLUMBIA MO 65203

ISABELLE KW SOWMU
700 NGARTHAVE, APT 616
COLUMBIA MO 65203

LYNN LAMB
700 NGARTHAVE, APT 602
COLUMBIA MO 65203

ARMINDA BUYS
700 NGARTHAVE, APT 807
COLUMBIA MO 65203

YUSUF LAT
702 NORTH FOURTH STREET
COLUMBIA MO 65201

CHADNELL HICKMAN
310 PARK AVENUE
COLUMBIA MO 65201

EARTHA BROWN
1010 ELLETTS BOULEVARD
COLUMBIA MO 65202

WANDACASON
206 N PROVIDENCEROA
COLUMBIA MO 65203

T.L. PRATT
1201 PAQUINIST, APT 1402
COLUMBIA MO 65201

BERNADINE LILE
305 FISHER WALKWAY
COLUMBIA MO 65203

RUTH VICKERY
1201 PAQUINIST, APT 602
COLUMBIA MO 65201

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 leased 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 their 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 non-compliance 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 PHAs 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 pre-purchase repairs are necessary.

Family must secure own financing and cannot 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 2X voucher payment standard except for elderly or disabled. PHA may not count welfare to meet minimum requirement.
- 4) Any family, whose default, 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) Purchased on't have to be a house can be a manufactured house and real estate it sits on.
- 8) 40% of monthly adjusted income does not apply.

SECTION 8 ASSISTANCE WILL BE 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 allowances schedule and payment standards 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.

FY2002 REPLACEMENT HOUSING PROGRAM FOR PUBLIC HOUSING RESIDENTS

A partnership has been 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.

In addition, Public Housing residents in good standing may obtain mortgage financing through other agencies and financial institutions for participation in this homeownership program. Second mortgage requirements as described below will apply to all homeownership closings under this program. Homeowner counseling is highly recommended for Public Housing residents.

Background:

Columbia Community Development Corporation was formed in 1994 by 71 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.

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. 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, demolishes them, and replaces 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 price 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 materials suppliers
4. Enterprise Development Corporation donates administrative services to CCDC with an annual value of approximately \$20,000

5. Whenever possible CCDChomebuyersutilizetheMissouriHousingDevelopment CommissionsFirstTimeHomeBuyerprogramtolowertheirinterestexpense.

6. CCDChasprovidedsubstantialfinancialsupporttoColumbiaEnterlightMinistriesto makeavailabletopotential

TheProblem:

Itiskeytothisprojectthatthehomes beingbuiltbeaffordabletothelowandmoderate incomefamilieswhocurrentlyoccupytheseneighborhoods.Thisrequiresthatthemonthly costofthehometothebuyernotexceedwhattheywouldpayforrent,orroughly\$550a monthinthecurrentenvironment.Dependingontheloaninterestratethistranslatesintoa maximumloanamountofapproximately\$60,000.

Risingcostsofplots,increaseinmaterialscosts,andmortgageinterestratesbouncingupand downallmakeitdifficulttomeetthisfinal costtothebuyerrequirement.CCDCis continuallyseekingadditionalwaystolowerthefinalcoststothehomebuyerandmakethese homesaffordabletoourtargetpopulation,lowandmoderateincomefamilies.

TheSolution:

CHAwillprovideopportunitiesforCHAresidentstopurchaseCCDCnewhomes.CHA willprovideupto\$10,000asadditional“softsecond”fundstolowerthepurchase priceandeventualendmortgageforCHAresidentsthatqualifyforhomeownershipunder CCDCCriteria.This subsidywouldbeinadditiontoothersupportprovidedbytheCityof Columbiaandothers,andwouldmakethesehomesmoreaffordabletolowandmoderate incomefamilies.

The transactionwouldbestructuredasa“softsecondmortgage”whichwouldbeforgiven 20%ayearoverfiveyears.Ifthehomeownerssellsthehomeinthat timetoanon -income eligiblebuyer,theportionnotyetforgivenwouldberequiredtobepaidbackandreturnedto CHAforreallocationtoanotherresident.Fundswouldallbeapplied directlytothepurchase priceofthehome.

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 anyway, nor would the regulation in Section 227 of the 1983 Act apply in anyway 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. 98

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 a veterinarian and/or staff of the humane society. The Tenant must provide water proof and leak proof 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 or to become unsightly or unsanitary.
3. If the pet is a bird, it shall be housed in a bird cage 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 non-hazardous 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 a 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 an 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 held 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 time 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. se

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



HOUSING AUTHORITY

of the City of Columbia, Missouri

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Genie Rogers, Vice -Chair
Mary Anne McCollum
Fred J. Parry
Karen B. Curry

EXECUTIVE DIRECTOR
Doris M. Chiles

Statement of Progress in Meeting 5 -Year Plan Mission and Goals Contained in FY2001 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 49% from 63 vacant at 9/30/00 to 47 vacant at 9/30/01 to 32 vacant at 6/30/02 - a 32% reduction from 9/30/01 to date; (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. Four (4) public housing residents will have purchased homes under the replacement housing capital fund program through July 2002.
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. CHA's PHAS score increased to 93% audited score for the FYE 9/30/01 and CHA has been designated a High Performer.
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. CHA converted HCV to project-based vouchers in two 8-unit buildings in a partnership with the Boone County Group Homes & Family Support agency.
5. CHA has provided improved living environments through the implementation of the PHDEP program 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. CHA's mandatory applicant briefing sessions continue with emphasis on drug-free public housing developments and lease enforcement issues.

6. CHA has promoted self-sufficiency and asset development for residents and Section 8 participants through development of homeownership programs and collaborations with local agencies that promote homeownership opportunities. CHA works closely with the Boone County Division of Family Services, the Community Partnership, Caring Communities, Boone Works 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. CHA developed a partnership with the Central Missouri Food Bank and established a CHA Food Pantry that is staffed by residents and located in the heart of the downtown family development. CHA is working with residents to establish resident associations in the downtown and Bear Creek areas.

7. CHA actively supports Enter Light Ministries CDC in its Fair Housing Grant effort 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.



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PHAS/RASSPLAN

FY2002

Communication

CHA scored 72% compared to the national average of 75%. All sites surveyed scored below the national average for the Communication section of the survey. The lowest score was received for the question "Do you think management is responsive to your questions and concerns" -64.6% with the national average.

CHA will provide guidance to Public Housing Management, Maintenance, and Resident Services staff to ensure that all staff are made aware of the low scoring on this question and to provide guidance to more effective communication with residents in response to questions and concerns, as well as the other areas covered by the questions in this section.

Safety

CHA scored above the national average on this section -74% compared to 73% national average. CHA scored low -66.3% --to the question "Do you think any of the following contribute to crime in your development -Resident screening." CHA has repeatedly advised residents of its strict screening process, however, with close to 40% turnover, it is difficult to inform all new residents of this information, particularly those that do not participate in resident associations or the Resident Advisory Board (RAB). These questions will be shared with RAB for input and actions to better inform residents. The lowest score -61.6% --was "Are you aware of any crime prevention programs available to residents?" CHA schedules fire prevention and law enforcement officials to speak to residents at least once yearly at each high-rise resident association meeting. CHA Safety and Management staff actively participate in the annual National Night Out parade held locally.

Neighborhood Appearance

CHA scored 63% compared to the national average of 75%. The high-rise buildings scored higher than the family sites. The lowest scoring questions were related to upkeep of parking areas -57.2% and noise problems in the development -57.3%. CHA made significant improvements to the concrete parking areas during the past fiscal year at the high-rise buildings and in the Bear Creek development. Responses will be shared with staff and with RAB for input and actions for improvements.