

# PHAPlans

## 5-YearPlanforFiscalYears 2003 -2007

## AnnualPlanforFiscalYearBeginning October1,2003

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

**PHA Plan  
Agency Identification**

**PHAName : Housing Authority of the City of Columbia, Missouri**

**PHANumber: MO-007**

**PHAFiscalYearBeginning:(mm/yyyy) 10/2003**

**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 2003 -2007**  
[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 targetssuch as: numbers of families served or PHAS 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: Local TBRA program with City HOME funds.
  - Acquire or build units or developments

Other:(1)Partnerwithlocalagenciestopromotehomeownership opportunitiesforpublichousingresidentsincludingthosewithdisabilities(HOYO program);(2)Promotehomeownershipopportunitiesforpublichousingresidentsand Section8participants.

PHAGoal:Improvethqualityofassistedhousing

Objectives:

- Improvepublichousingmanagement:(PHASscore)IncreasePHAS scoringinallareaswhereimprovementcanbeachieved.
- Improvevouchermanagement:(SEMAPscore)IncreaseSEMAPscoring inallareaswhereimprovementcanbeachieved.
- Increasecustomersatisfaction:Monitorresidentsurveyresponsesin PHASandotherlocalsurveyinformationtogaugecustomersatisfaction, andrespondasneeded.
- Concentrateoneffortstoimprovespecificmanagementfunctions: (list;e.g.,publichousingfinance;voucherunitinspections)New computer softwaresysteminstalledtoimprovealldatasystems –PH,S8,Finance, Maintenance.
- Renovateormodernizepublichousingunits:CapitalFundswillbeusedto maintainandupgradepublichousingunitstoensuretheyarecomparable tootherlocalassistedhousingdevelopments.
- Demolishordisposeofobsoletepublichousing:
- Providereplacementpublichousingthroughthehomeownershipprogram.
- Providereplacementvouchers:
- Other:(listbelow)Improvetenantfileintegrityincoordinationwith RentalIntegrityManagementreview.

PHAGoal:Increaseassistedhousingchoices

Objectives:

- Providevoucher mobilitycounseling:
- Conductoutreacheffortstopotentialvoucherlandlords.(1)Non - participatinglandlordswillbeinvitedtotheannualSection8Landlord meetingstoencourageparticipationandexplainbasicsoftheprogram;(2) conductoutreachtooutlyingBooneCountyareathroughregional newspapersandorganizations.
- Increasevoucherpaymentstandards
- Implementvoucherhomeownershipprogram:TheSection8 HomeownershipprogrambeganOctober1,2001withpreliminaryletters ofinterestfromSection8participants,trainingforCHASTAFFand developmentoffinalprogramproceduresaccomplishedduringtheFiscal YearbeginningSeptember30,2002.FirstS8HomebuyercontractMarch 1,2003.

- Implement public housing or other homeownership programs: CHA has requested a waiver to utilize the first 5 -year increment of Replacement Housing Funds for a local homeownership program for public housing residents. A 5(h) homeownership program may be considered in future years.
- Implement public housing site -based waiting lists:
- Convert public housing to vouchers:
- Other: (list below ) (1) CHA will convert tenant -based vouchers to project -based vouchers as allowed by Federal guidelines and as the local need arises; (2) enter into a cooperative agreement with the Boone County Commission to administer the Section 8 units in Boone County jurisdiction; (3) implement local Tenant Based Rental Assistance Program funded by City HOME funds.

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

- PHA Goal: Provide an improved living environment
  - Objectives:
    - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
    - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
    - Implement public housing security improvements: Develop plans to promote safety through environmental design and training.
    - Designate developments or buildings for particular resident groups (elderly, persons with disabilities) HUD approved CHA' s application for designated housing in April 2000. Oak Towers is designated Elderly/Near-Elderly. Paquin Tower is designated Mixed Populations of elderly/near-elderly/persons with disabilities.
    - Other: (1) Decrease incidents of violence and drug -related crimes in public housing neighborhoods; (2) Screen applicants to eliminate ineligible and unsuitable public housing tenants; (3) In an effort to reduce incidents related to improper behaviors, illegal activities and peace disturbance incidents resulting in lease termination, CHA will conduct group briefing sessions for public housing applicants to orient potential residents to the terms of the lease agreement and provide guidance for peaceful living in public housing neighborhoods; (4) Support residents in operation of the on -site CHA Food Pantry for CHA residents; (5) promote services to the elderly and disabled population to enable residents to live independently in a residential environment rather than having to relocate to nursing homes for personal care; (6) promote activities in the family sites through grant applications for youth services and self -sufficiency program to replace PHDEP funding; (7) establish not -for-profit corporation to apply for grants to increase residents services.

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below) Promote various local homeownership programs for public housing and Section 8 households.

**HUD Strategic Goal 1: 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 to 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)**

**Establish not-for-profit corporation with 501(c)3 designation to provide services to low-income persons and families.**

# AnnualPHAPlan PHAFiscalYear2003

[24CFRPart903.7]

## i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

- StandardPlan  
StreamlinedPlan:  
 HighPerformingPHA  
 SmallAgency(<250PublicHousingUnits)  
 AdministeringSection8Only  
 TroubledAgencyPlan

## ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypoliciesthePHAhasincludedintheAnnualPlan.

**TheColumbiaHousingAuthority(CHA)isdesignatedaPHASHigh-Performerforthe fiscalyearended9/30/2002withafinalauditedscoreof93%,whichisthesamescoring receivedfor2001.CHAownsandmanages719publichousingunitsatsix developmentswithintheCityofColumbia,Missouri.Thetwoareasofdeficienciesare related –vacancyrateandunitturnaroundtime –althoughsignificantprogresshas beenmadeinreducingbothindicators.CHAattainedagoalof95%occupancyduring theFY2002andhasagoaltoachieve97%occupancyduringFY2003.Vacancy turnaroundtimewilllikewisebereducedasturnaroundcrewscatchupwithhistorically highnumbersofvacantunits.**

**CHAisdesignatedaSEMAPStandardPerformerforFY2001andFY2002with scoringof84%and83%respectively.CHAadministers1062HousingChoiceVoucher unitsfortheColumbiaandBooneCountyjurisdictions.**

**ThemissionofCHAistoprovideasafeandaffordablehousingopportunitiestolow incomeindividualsandfamilies.Incarryingoutthismission,CHAwillseek partnershipsandcollaborativeeffortswith localorganizationsandothergovernmental agencies that provideservicestoimprovethequalityoflifeforCHA’sresidents. Appropriate trainingwillbeprovidedtoCHApersonneltoensureaqualifiedworkforce tocarryoutthismissionwithahighdegreeofrespectforeachotherandthosepersons served.**

**ItisthemissionoftheCHAResidentAdvisoryBoardtofacilitatepositive communicationandunderstandingamongresidentsandadministratorsofCHAin ordertocreateopportunitiestocontinually improveaffordablehousingandthe environmentofthecommunity.AdoptedApril2,2003.**

**Majorinitiativesincludedinthe2003AnnualPlanare:**

- 1. IncreasedhomeownershipopportunitiesforbothPublicHousingresidentsand Section8participants throughlocalcollaborationswiththeColumbiaCommunity DevelopmentCorporationandnewSection8homeownershipregulations.**
- 2. Increasedrentalhousingassistancetopersonswithdisabilitiesandveterans.**

3. Continue partnerships and collaboration with local agencies to provide on-going services to low-income individuals and families.
4. Support the CHA Food Pantry operation.
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 the new family-site resident associations.
7. Facilitate Fair Housing initiatives and diversity training for employees and resident associations.
8. Achieve public housing occupancy goals established by Board of Commissioners.
9. Continue expanded housing opportunities by administering the Boone County Section 8 units.
10. Administer a new local Tenant Based Rental Assistance Program funded by City of Columbia HOME funds.
11. Continue planning and development opportunities through the deliberations of the CHA Housing Task Force in cooperation with local governmental entities and citizen input.

**iii. Annual Plan Table of Contents**

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

**Table of Contents**

	<u>Page#</u>
<b>Annual Plan</b>	
i. Executive Summary.....	1
ii. Table of Contents.....	2
1. Housing Needs.....	6
2. Financial Resources.....	14
3. Policies on Eligibility, Selection and Admissions.....	15
4. Rent Determination Policies.....	24
5. Operations and Management Policies.....	28
6. Grievance Procedures.....	29
7. Capital Improvement Needs.....	30
8. Demolition and Disposition.....	32
9. Designation of Housing.....	33
10. Conversions of Public Housing.....	35
11. Homeownership.....	36
12. Community Service Programs.....	38
13. Crime and Safety.....	41
14. Pets.....	43
15. Civil Rights Certifications (included with PHA Plan Certifications)	43
16. Audit.....	43
17. Asset Management.....	44
18. Other Information.....	44

**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 CFP50103 Annual Statement & 5 -Year Plan (mo007b01)
- Performance & Evaluation Statement at 3/31/03 CFP5 0102 (mo007c01)
- Performance & Evaluation Statement at 3/31/03 RHF50102 (mo007d01)
- Performance & Evaluation Statement at 3/31/03 CFP50101 (mo007e01)
- Performance & Evaluation Statement at 3/31/03 RHP50101 (mo007f01)
- Performance & Evaluation Statement at 3/31/03 RHF50100 (mo007g01)
- CHA Consolidated Budget FYE 9/30/04 (mo007h01)
- Resident Advisory Board members (mo007i01)
- Community Service Plan (mo007j01)
- Section 8 Homeownership Plan (mo007k01)
- Replacement Housing Fund Plan -Initial 5 -year increment (mo007l01)
- Pet Policy (mo007m01)
- Statement of Progress in Meeting FY2002 Mission and 5 -Year Goals (mo007n01)
- PHAS/RASS Plan (mo007o01)
- HOME/TBR Rental assistance program (mo007p01)
- Voluntary Conversion Initial Assessment (mo007q01)

**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/in which the PHA is	Annual Plan:

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] - 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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
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 home ownership 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 – FINAL SUBMISSION
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	REPLACEMENT HOUSING FUND PLAN	5-Year & Annual Plan
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-ability	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 Need 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 one table for each type of PHA - wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Need of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site - Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	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			

**Housing Needs of Families on the Waiting List**

5+BR

Isthe waiting list closed (select one)?     No     Yes

If yes:

How long has it been closed (# of months)?    Closed September 2002

Does the PHA expect to open 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

<b>HousingNeedsofFamiliesontheWaitingList</b>			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section8tenant -basedassistance			
<input checked="" type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> Publ icHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%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%	
3BR	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)?     No     Yes

If yes:

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

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?     No     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 timerelatedtooccupancyfunctionand resolveany identifiedproblemsinlease -up.
- \*ContinueeffectivecommunicationbetweentheIntakeCoordinator,Site ManagersandRenovationSupervisortocoordinatemoove -outsandmove -insto reduceturnaroundtime.

**Strategy2:Increasethenumberofaffordablehousingunitsby:**

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthec ommunitythroughthecreation ofmixed -financehousing
- PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- Other:(listbelow)
  - \*Pursuepartnershipsforalternativehousingprogramsforspecialsub - populations,i.e.,personswithamentalillness,personswithdisabilities,and veterans.
  - \*Converttenant -basedvoucherstoproject -basedvouchersfordevelopmentally disabledindividuals.

**Need:SpecificFamilyTypes:Familiesato rbelow30%ofmedian**

**Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI**

Selectallthatapply

- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIinpublichousing
- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIintenant -basedsection8assistance
- Employadmissionspreferencesaimedatfamilieswitheconomichardships
- Adoptrentpoliciestosupportan dencouragework
- Other:(listbelow)

**Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian**

**Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI**

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

**Need:SpecificFamilyTypes:TheElderly**

**Strategy1: Targetavailableassistancetotheelderly:**

Select all that apply

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

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

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

Select all that apply

- Continued designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available and if waiting list exceeds 100
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)
  - \*Continue partnership with Boone County Group Homes & Family Support to provide project -based Section 8 Housing Choice Voucher to developmentally disabled individuals.
  - \*Seek other partnerships for project -based vouchers.
  - \*Monitor the Shelter Plus Care Program and increase referral agencies as needed.

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

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

Select if applicable

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

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

Select all that apply

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

**\*Conduct outreach to Boone County for the Section 8 Program to increase participation outside the City of Columbia for tenants and landlords.**

**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) Local strategies developed through the CHA Housing Task Force.

**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 support services, Section 8 tenant-based assistance, Section 8 support services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 grants)</b>		
a) Public Housing Operating Fund	1,320,354	
b) Public Housing Capital Fund	1,283,182	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance	4,598,196	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self - Sufficiency Grants	36,290	
h) Community Development Block Grant		
i) HOME	150,000	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP50101	184,103	Capital Improvements
ROSSRSDM2000	168,913	Elderly/Disabled programs
ROSSRSDM2001	199,735	Elderly/Disabled programs
<b>3. Public Housing Dwelling Rental Income</b>		
Rent	1,018,974	PH Operations
Excess Utilities	37,399	PH Operations
Non-dwelling rentals	9,800	PH Operations
<b>4. Other income (list below)</b>		
Investment Interest	8,500	PH/S8 Operations
Laundry receipts, vending machines, work orders, fraud recovery	88,079	PH/S8 Operations
<b>4. Non -federal sources (list below)</b>		
Missouri Juvenile Justice Grant	??	Tutoring & Mentoring - youth program
<b>Total resources</b>	??	

### 3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

#### **A.PublicHousing**

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent 3A.

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

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectall thatapply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(state number)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime) **Thirty(30)daysofmove -in.**
- Other:(describe)

b. Whichnon -income(screening)factorsdothePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity
- Rentalhistory
- Housekeeping -ifstate donthepriorlandlordreference.
- Other(describe) -Applicantorhouseholdnotonsexualoffenderlist;applicant doesnotowefundstoCHAorotherhousingagencyforapriortenancy.

c.  Yes  No:DoesthePHArequestcriminalrecordsfromlocallaw enforcementagenciesforscreeningpurposes?

d.  Yes  No:DoesthePHArequestcriminalrecordsfromStatelaw enforcementagenciesforscreeningpurposes?

e.  Yes  No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screeningpurposes?(eitherdirectlyorthroughanNCIC - authorizedsource)

##### **(2)WaitingListOrganization**

a. WhichmethodsdoesthePHAplantouseitoorganizeit'spublichousingwaitinglist (selectallthatapply)

- Community-widelist
- Sub-jurisdictionallists
- Site-basedwaitinglists
- Other(describe)

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously 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: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

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

- Emergencies  
 Overhoused  
 Underhoused  
 Medical justification  
 Administrative reasons determined by the PHA (e.g., to permit modernization work)  
 Resident choice: (state circumstances below)  
 Other: (list below) Due to excess vacancies, transfers are limited to one per month per site, emergencies excluded.

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

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 below)

- Working families and those unable to work because of age or disability  
 Veterans and veterans' families  
 Residents who live and/or work in the jurisdiction  
 Those enrolled currently in educational, training, or upward mobility programs  
 Households that contribute to meeting income goals (broad range of incomes)  
 Households that contribute to meeting income requirements (targeting)  
 Those previously enrolled in educational, training, or upward mobility programs

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a 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
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship preference to income targeting requirements:

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

## **(5) Occupancy**

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

- ThePHA -residentlease
- ThePHA'sAdmissionsand(Continued)Occupancypolicy
- PHAbriefingseminarsorwrittenmaterials
- Othersource(list) **GrievanceProcedures**

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. <b>REFERENCENOTICEPIH2001 -26: \$7141 IS BELOW 30% OF THE AREA MEDIAN INCOME OF \$57,000 [30% = \$17,100].</b>	

OVERALL AVERAGE HOUSEHOLD INCOME = \$5,879 --range is 85% -\$4997 to 115% -\$6761  
 Average household income per development:  
 7-1 Stuart Parker - \$5,515 7 -2 Jessie Wrench -\$5,807  
 7-3 Frank Coleman -\$7,141\*\*high 39 occupied units 7 -5 Bear Creek -\$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)

- PHA main administrative office  
 Other (list below)

### (3) Search Time

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

If yes, state circumstances below: **If voucher holder documents an active search and inability to locate a unit, or medical emergency, or search for handicap accessible unit.**

### (4) Admissions Preferences

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new 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 Residentsthatliveand/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 ensures that the PHA will meet income targeting requirements

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

a.Inwhichdocuments or other referencematerials are the policies governing eligibility,selection,andadmissionstoanyspecial -purpose section 8 program administered by the PHA contained?(select all that apply)

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

b. How does the PHA announce the availability of any special -purpose section 8 programsto the 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

[24CFRPart903.79(d)]

### **A.PublicHousing**

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredtocompletesub -component  
4A.

#### (1)IncomeBasedRentPolicies

DescribethethePHA'sincomebasedrentsettingpolicy/iesforpublichousingusing,including discretionary(thatis, notrequiredbystatuteorregulation)incomedisregardsandexclusions,inthe appropriatespacesbelow.

a.Useofdiscretionarypolicies:(selectone)

- ThePHAwillnotemployanydiscretionaryrent -settingpoliciesforincome basedrentinpublichousing.Income -basedrentsaresetatthehigherof30% ofadjustedmonthlyincome,10%ofunadjustedmonthlyincome,thewelfare rent,orminimumrent(lessHUDmandatorydeductionsandexclusions).(If selected,skiptosub -component(2) )

---or---

- ThePHAemploysdiscretionarypoliciesfordeterminingincomebasedrent(If selected,continuetoquestionb.)

b.MinimumRent

1.WhatamountbestreflectsthePHA'sminimumrent?(selectone)

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

2.  Yes  No:HassthePHAadoptedanydiscretionaryminimumrenthardship exemptionpolicies?

3.Ifyesstoquestion2,listthesepoliciesbelow :**PHAdmissions&Continued OccupancyPolicyadoptedMarch2002,SectionVII,DeterminationofTotal TenantPayment&TenantRent,D.MinimumRent,1.FinancialHardship Exemption.**

c. Rentssetatlessthan30%thanadjustedincome

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)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rentre -determinations:

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

- Never
- At family option
- 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)

- A 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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	719	302
Section 8 Vouchers	1062	170
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	S+Care –55	12
Other Federal Programs (list individually)	ROSS-SC –347 ROSS-RSDM/elderly - 347	N/A


**C. Management and Maintenance Policies**

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

1. Public Housing Maintenance and Management: (list below)

- Accident Prevention Manual**
- Safety Services Manual includes Trespass Procedures**
- 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**

(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 additions 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 24CFR 982?

If yes, list additions 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**

[24CFR 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, I I, 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 Plant template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

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 need 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 need 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**

[24 CFR 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", skip to component 9; if "yes", complete one activity description for each development.)

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	Part of MO -7-1,2,3 under consideration
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	( ) 06/01/2004
5. Number of units affected:	Unknown
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Unknown b. Projected end date of activity: Unknown

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

[24 CFR Part 903.79(i)]

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

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

completing streamlined submissions may skip to component 10.)

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Oak Towers 1b. Development (project) number: MO -007-4
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

<b>Designation of Public Housing Activity Description</b>
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
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: 200

7. Coverage of action (select one)

Part of the development

Total development

## **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 as 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.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
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.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan 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) <ul style="list-style-type: none"> <li><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)</li> <li><input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____)</li> <li><input type="checkbox"/> Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved: _____)</li> <li><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</li> <li><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</li> <li><input type="checkbox"/> Other: (describe below)</li> </ul>

**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 11A.

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 table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
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**

[24 CFR 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 programsto 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.**

- PartnertoadministeraHUDWelfare -to-Workvoucherprogram
- Jointadministrationofotherdemonstrationprogram
- Other(describe) .

**B. Servicesandprogramsofferedtoresidentsandparticipants**

**(1)General**

a. Self -SufficiencyPolicies

Which,ifanyofthefollowingdiscretionarypolicieswillthePHAemployto enhance theeconomicandsocialself -sufficiencyofassistedfamiliesinthe followingareas?(selectallthatapply)

- Publichousingrentdeterminationpolicies
- Publichousingadmissionspolicies
- Section8admissionspolicies
- Preferenceinadmissiontosection8forcertainpublichousingfamilies
- Preferencesforfamiliesworkingorengagingintrainingoreducation programsfornon -housingprogramsoperatedorcoordinatedbythe PHA
- Preference/eligibilityforpublichousinghomeownershipoption participation
- Preference/eligibilityforsection8homeownershipoptionparticipation
- Other policies(listbelow) **CHAwillenlistResidentAdvisoryBoard membersandResidentAssociationstodevelopaneconomicself - sufficiencyinitiativeforresidentsintheoperationoflaundry facilitiesunderconstruction.**

b. EconomicandSocialself -sufficiencyprograms

- Yes  No: DoesthePHAcoordinate,promoteorprovideany programstoenhancetheeconomicandsocialself - sufficiencyofresidents?(If“yes”,completethefollowing table;if“no”skiptosub -component2,FamilySelf SufficiencyPrograms.Thepositionofthetablemaybe alteredtofacilitateitsuse.)

ServicesandPrograms				
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>ROSS –ServiceCoordinator</i>	347	<i>Allresidents - highrises</i>	<i>1201Paquin 700NorthGarth</i>	<i>PublicHousing</i>
<i>ROSS –ResidentServiceDelivery Model/elderly</i>	347	<i>Allresidents -highrises</i>	<i>1201Paquin 700NorthGarth</i>	<i>PublicHousing</i>
<i>ROSS-RSDM/family-pending</i>	372	<i>Familysiteresidents</i>	<i>201Switzler</i>	<i>PublicHousing</i>
<i>Dept.ofPublicSafety –JJD</i>	150	<i>Allyouth</i>	<i>BBCC&amp;BCRC</i>	<i>PublicHousing</i>
<i>HOMERentalAssistance Program</i>	20	<i>Application</i>	<i>PHAMainOffice</i>	<i>HOME/Section8</i>

**(2)FamilySelfSuffici encyprogram/s**

**a.ParticipationDescription**

<b>FamilySelfSufficiency(FSS)Participation</b>		
<b>Program</b>	<b>RequiredNumberofParticipants (startofFY2000Estimate)</b>	<b>ActualNumberofParticipants (Asof:05/01/2003)</b>
PublicHousing	VoluntaryProgram –0-	5
Section8	None	

- b.  Yes  No: IfthePHAisnotmaintainingtheminimumprograms size requiredbyHUD,doesthemostrecentFSSActionPlanaddress thestepsthePHAplanstotaketoachieveatleasttheminimum programs ize?  
Ifno,liststepsthePHAwilltakebelow:  
**ThisisavoluntaryFSSprogram.**

**C.WelfareBenefitReductions**

1.ThePHAiscomplyingwiththestatutoryrequirements ofsection12(d)oftheU.S. HousingActof1937(relatingtothetreatmentofincomechangesresultingfrom welfareprogramrequirements)by:(selectallthatapply)

- AdoptingappropriatechangestothePHA’spublichousingrentdetermination policiesandtrainstafftocarryoutthosepolicies
- Informingresidentsofnewpolicyonadmissionandreexamination
- Activelynotifyingresidentsofnewpolicyattimesinadditiontoadmissionand reexamination.
- EstablishingorpursuingacooperativeagreementwithallappropriateTANF agenciesregardingtheexchangeofinformationandcoordinationofservices
- EstablishingaprotocolforexchangeofinformationwithallappropriateTANF agencies

Other:(listbelow)

**D.ReservedforCommunityServiceRequirement pursuant to section 12(c) of the U.S.Housing Act of 1937**

**SEE COMMUNITY SERVICE PLAN – ATTACHMENT mo007j01**

**13.PHASafetyandCrimePreventionMeasures**

[24CFR 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.Needformeasures 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 levels of violent and/or drug -related crime
- Other (describe below)

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

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

3. Which developments are most affected? (list below)  
**MO-7-1,2,3,4,5,7 ALL SITES**

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

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

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)  
**Security staff CHA -wide;  
Locked entry doors at Oak/Paquin Towers with key card entry by residents;  
Police sub -stations located on two family sites MO -7-2 and 5;  
Law enforcement officials residing in public housing units -4 units -MO -7-1,2 and 5;  
CHA Security Officers authorized to carry CPD police radios for immediate communication between CHA and CPD officers when needed.**

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

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

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

- Other activities (list below) **Cooperative agreement between CHA and CPD; CHA offers public housing units for law enforcement officers 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 FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

NOT APPLICABLE

- 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 FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_\_)

### **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 (42 U.S.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? 1
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?  
September 18, 2003

## **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
- Privatemanagement
- 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:
- \*Concern expressed that Section 8 Program might be block granted to the States. \*More volunteers needed for the CHA Food Pantry.
  - \*Residents support plans by Intersection for grocery store near Oak Towers and are collaborating to assist with neighborhood programs.
  - \*Resident Associations would like to receive copy of Trespass List.

\*Resident Associations need to have more leadership development opportunities.

\*Concern that elimination of PHDEP funds will adversely affect children's programs.

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) -.  
Described proposal for block granting Section 8 funding to States.  
Suggested that resident associations subsidize funds be used for leadership development opportunities and discussed several options available.

Advised Resident Association Officers that CHA's Legal Counsel has determined that the Trespass List is an internal CHA working document and it would be a breach of confidentiality to release the Trespass List.

Advised RAB member that CHA will apply for grants to provide youth programming.

### **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 there a 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 sprinkler system for Paquin Tower.**

**2000 CDBG funding provided in the amount of \$100,000 for installation of the sprinkler system.**

**2003 HOME Investment Partnership Program funding of \$150,000 for acquisition of suitable properties for home ownership program, and \$150,000 for 2-year tenant based rental assistance program.**

### 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 reflect 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 CFP50103 Annual Statement & 5 -Year Plan (mo007b01)  
Performance & Evaluation Statement at 3/31/03 CFP50102 (mo007c01)  
Performance & Evaluation Statement at 3/31/03 RHF50102 (mo007d01)  
Performance & Evaluation Statement at 3/31/03 CFP50101 (mo007e01)  
Performance & Evaluation Statement at 3/31/03 RHP50101 (mo007f01)  
Performance & Evaluation Statement at 3/31/03 RHF50100 (mo007g01)  
CHA Consolidated Budget FY 9/30/04 (mo007h01)  
Resident Advisory Board members (mo007i01)  
Community Service Plan (mo007j01)  
Section 8 Homeownership Plan (mo007k01)  
Replacement Housing Fund Plan - Initial 5 -year increment (mo007l01)  
Pet Policy (mo007m01)  
Statement of Progress in Meeting FY 2002 Mission and 5 -Year Goals (mo007n01)  
PHAS/RASS Plan ( mo007o01)  
HOME/TBR Rental assistance program ( mo007p01)  
Voluntary Conversion Initial Assessment (mo007q01)

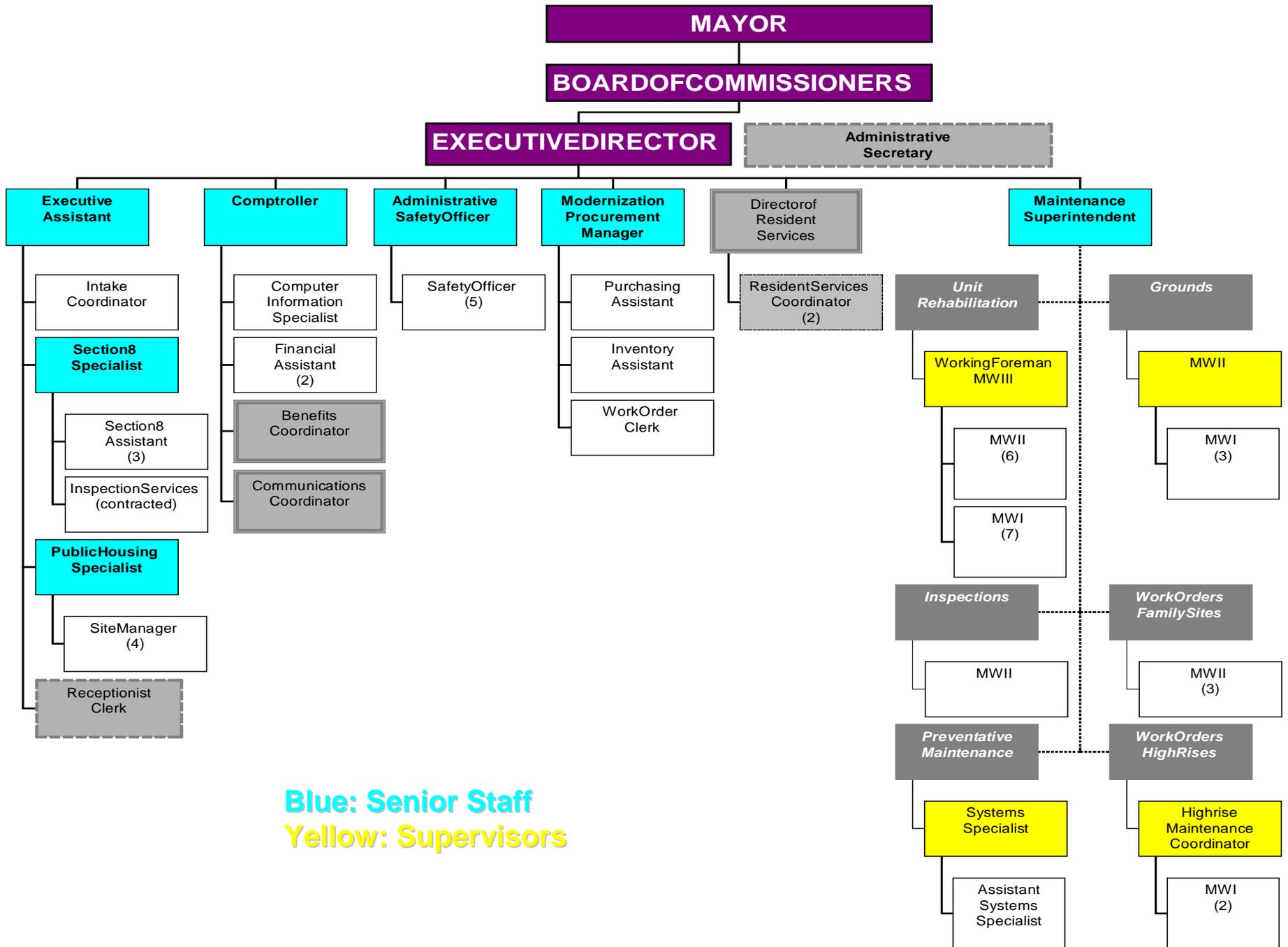
**PHAPlan  
TableLibrary**

**Component7  
CapitalFundProgramAnnualStatement  
PartsI,II,andII**

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

CapitalFundGrantNumber MO36P00750103FFYofGrantApproval:2003

OriginalAnnualStatement **ATTACHMENTmo007b01**



**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: MO36P00750103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ___) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____                    Final Performance and Evaluation Report				updated: 01-Jul-03	
		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	\$189,000.00			
4	1410 Administration	\$96,000.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$10,000.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$100,000.00			
10	1460 Dwelling Structures	\$362,500.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00			
12	1470 Non-dwelling Structures	\$143,321.00			
13	1475 Non-dwelling Equipment	\$95,000.00			
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	\$20,000.00			
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: MO36P00750103 Replacement Housing Factor Grant No:				2003		
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	1406.000		\$245,000.00				
		total for line item 1406:		\$245,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Staff Training	1408.020	30 sessions	\$15,000.00				
HA-Wide	Protective Services-Salaries	1408.060	5	\$126,000.00				
HA-Wide	Protective Services-Benefits	1408.065	5	\$42,000.00				
HA-Wide	Computer Software	1408.200	10 progs	\$5,000.00				
HA-Wide	Consultant Fees (M/I)	1408.600	1 update	\$1,000.00				
		total for line item 1408:		\$189,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Technical Salaries	1410.020	1.5	\$71,250.00				
HA-Wide	Technical Benefits	1410.025	1.5	\$23,750.00				
HA-Wide	Advertising Expenses	1410.04	5 bids	\$1,000.00				
		total for line item 1410:		\$96,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	A&E Fees	1430.010	150 A/Cs	\$10,000.00				
		total for line item 1430:		\$10,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Fencing	1450.160	750ft	\$15,000.00				
MO7-3,5	Handrails, Exterior	1450.240	100ft	\$10,000.00				
HA-Wide	Landscaping, Beautification	1450.360	10 sites	\$15,000.00				
MO7-1, HA-Wide	Landscaping, Erosion	1450.400	60 ext.	\$30,000.00				
HA-Wide	Concrete Work	1450.560	5,000sf	\$30,000.00				
		total for line item 1450:		\$100,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Floor Tile	1460.250	15 units	\$15,000.00				
Family Sites	Floor Slabs/Foundations	1460.270	10 units	\$15,000.00				
MO7-7	Mailboxes	1460.400	200	\$5,000.00				
MO7-2d	Siding, Exterior	1460.440	10 units	\$10,000.00				
MO7-5	Porches/Balconies	1460.460	3 units	\$30,000.00				

Development NumberName/ HA-Wide Activities				TotalEstimatedCost		TotalActualCost		onlyfor P&EReport
	GeneralDescriptionof MajorWorkCategories	Development AcctNumber	Quantity	Original	Revised	FundsObligated	FundsExpended	StatusofWork
MO7-4	InteriorLighting	1460.510	Stairwells	\$10,000.00				
FamilySites	RangeHoods	1460.560	10	\$10,000.00				
MO7-4	PlumbingEnhancements	1460.580	20bathtubs	\$10,000.00				
MO7-4,7	BoilerEnhancements	1460.640	6systems	\$50,000.00				
MO7-4,7	ElevatorEnhancements	1460.670	5ea	\$5,000.00				
MO7-2e,3,5	A/C,Central,FamilySites	1460.700	162units	\$202,500.00				
		totalforlineitem1460:		\$362,500.00	\$0.00	\$0.00	\$0.00	
MO7-7	PublicBathrooms	1470.120	2ea	\$20,000.00				
MO7-1,2,5	LaundryFacilities	1470.460	3ea(14%)	\$88,321.00				
MO7-5	MaintenanceShops	1470.700	1ea	\$35,000.00				
		totalforlineitem1470:		\$143,321.00	\$0.00	\$0.00	\$0.00	
HA-Wide	OfficeFurniture	1475.011	5sets	\$5,000.00				
HA-Wide	OfficeEquipment	1475.014	10+Intrfc	\$15,000.00				
Maintenance	MaintenanceTools&Equip	1475.021	1newshop	\$10,000.00				
HA-Wide	CommunitySpaceFurniture	1475.035	5sets	\$5,000.00				
HA-Wide	SecuritySystems,Non-Dwelling	1475.050	3digrecs	\$20,000.00				
FamilySites	Park/PlaygroundEquipment	1475.055	4sets	\$20,000.00				
Safety	Vehicles,Management	1475.085	1sedan	\$20,000.00				
		totalforlineitem1475:		\$95,000.00	\$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**

<b>PHAName:</b> Housing Authority of the City of Columbia, Missouri	Federal FY of Grant: <u>2003</u>	<b>Grant Type and Number</b> Capital Fund Program Grant No: MO36P00750103 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	30-Sep-05			30-Sep-07			
MO7-2A	30-Sep-05			30-Sep-07			
MO7-2B	30-Sep-05			30-Sep-07			
MO7-2D	30-Sep-05			30-Sep-07			
MO7-2E	30-Sep-05			30-Sep-07			
MO7-3	30-Sep-05			30-Sep-07			
MO7-4	30-Sep-05			30-Sep-07			
MO7-5	30-Sep-05			30-Sep-07			
MO7-7	30-Sep-05			30-Sep-07			
HA-Wide	30-Sep-05			30-Sep-07			

CapitalFundProgramFive-YearActionPlan					PartI:Summary	
PHAName: HousingAuthorityoftheCityofColumbia, Missouri			<input checked="" type="checkbox"/> Original5-YearPlan(or) <input type="checkbox"/> RevisionNo: ___			
DevelopmentNumberName/ HA-WideActivities/ LineItemAccounts		FFYGrant:2004 PHAFY:2005	FFYGrant:2005 PHAFY:2006	FFYGrant:2006 PHAFY:2007	FFYGrant:2007 PHAFY:2008	
	Year1	WorkStatementforYear2	WorkStatementforYear3	WorkStatementforYear4	WorkStatementforYear5	
MO7-1StewartParker		\$0.00	\$81,600.00	\$0.00	\$16,666.67	
MO7-2AJessieWrench	See	\$0.00	\$19,200.00	\$0.00	\$16,666.67	
MO7-2BBlindBoone		\$55,200.00	\$0.00	\$115,200.00	\$16,666.67	
MO7-2DBlindBoone	Annual	\$17,250.00	\$0.00	\$36,000.00	\$16,666.67	
MO7-2EJessieWrench		\$22,200.00	\$0.00	\$0.00	\$64,666.67	
MO7-3FrankColeman	Statement	\$24,420.00	\$0.00	\$0.00	\$69,466.67	
MO7-4OakTower		\$173,235.50	\$58,016.23	\$143,833.00	\$91,863.00	
MO7-5BearCreek		\$93,600.00	\$44,850.00	\$0.00	\$0.00	
MO7-7PaquinTower		\$78,235.50	\$207,154.77	\$185,878.00	\$107,137.00	
HA-Wide		\$111,680.00	\$180,000.00	\$85,670.00	\$187,020.98	
HA-WideContingency		\$0.00	\$0.00	\$0.00	\$0.00	
PhysicalImprovements(SubtotalsofAbove):		\$575,821.00	\$590,821.00	\$566,581.00	\$586,821.00	
1406Operations		\$245,000.00	\$245,000.00	\$245,000.00	\$245,000.00	
1408ManagementImprovements	See	\$189,000.00	\$189,000.00	\$189,000.00	\$191,000.00	
1410Administration		\$96,000.00	\$96,000.00	\$96,000.00	\$98,000.00	
1411Audit	Annual	\$0.00	\$0.00	\$0.00	\$0.00	
1415LiquidatedDamages		\$0.00	\$0.00	\$0.00	\$0.00	
1430FeesandCosts	Statement	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
1440SiteAcquisition		\$0.00	\$0.00	\$34,240.00	\$0.00	
1470NondwellingStructures		\$10,000.00	\$10,000.00	\$0.00	\$23,000.00	
1475NondwellingEquipment		\$120,000.00	\$105,000.00	\$105,000.00	\$90,000.00	
1485Demolition		\$0.00	\$0.00	\$0.00	\$1,000.00	
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	\$1,000.00	
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:		\$0.00	\$0.00	\$0.00	\$0.00	

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities(years2and3)**

PHAName: HousingAuthorityoftheCityofColumbia,Missouri				X Original5-YearPlan(or) RevisionNo: __		
Activitiesfor Year 1	ActivitiesforYear: 2_FFYGrant: 2004_PHAFY: 2005			ActivitiesforYear: 3_FFYGrant: 2005_PHAFY: 2006		
	DevelopmentNumberName /HA-WideActivities	MajorWorkCategories	EstimatedCost	DevelopmentNumberName /HA-WideActivities	MajorWorkCategories	EstimatedCost
	HA-Wide	Operations	\$245,000.00	HA-Wide	Operations	\$245,000.00
See						
	HA-Wide	StaffTraining	\$15,000.00	HA-Wide	StaffTraining	\$15,000.00
Annual	HA-Wide	ProtectiveServices-Salaries	\$126,000.00	HA-Wide	ProtectiveServices-Salaries	\$126,000.00
	HA-Wide	ProtectiveServices-Benefits	\$42,000.00	HA-Wide	ProtectiveServices-Benefits	\$42,000.00
Statement		ResidentServices-Salaries	\$0.00		ResidentServices-Salaries	\$0.00
		ResidentServices-Benefits	\$0.00		ResidentServices-Benefits	\$0.00
	HA-Wide	ComputerSoftware	\$5,000.00	HA-Wide	ComputerSoftware	\$5,000.00
	HA-Wide	ConsultantFees(M/I)	\$1,000.00	HA-Wide	ConsultantFees(M/I)	\$1,000.00
		Non-TechnicalSalaries	\$0.00		Non-TechnicalSalaries	\$0.00
		Non-TechnicalBenefits	\$0.00		Non-TechnicalBenefits	\$0.00
	HA-Wide	TechnicalSalaries	\$71,250.00	HA-Wide	TechnicalSalaries	\$71,250.00
	HA-Wide	TechnicalBenefits	\$23,750.00	HA-Wide	TechnicalBenefits	\$23,750.00
	HA-Wide	Sundry(ModCosts)	\$1,000.00	HA-Wide	Sundry(ModCosts)	\$1,000.00
	HA-Wide	A&EFees	\$5,000.00	HA-Wide	A&EFees	\$5,000.00
	HA-Wide	SiteAcquisitions	\$0.00	HA-Wide	SiteAcquisitions	\$0.00
		Lighting,Exterior	\$0.00		Lighting,Exterior	\$0.00
	HA-Wide	Fencing	\$15,000.00	HA-Wide	Fencing	\$15,000.00
		DumpsterEnclosures	\$0.00		DumpsterEnclosures	\$0.00
		Handrails,Exterior	\$0.00		Handrails,Exterior	\$0.00
		ClothesLines	\$0.00		ClothesLines	\$0.00
		TreeWork	\$0.00		TreeWork	\$0.00
	HA-Wide	Landscaping,Beautification	\$10,000.00	HA-Wide	Landscaping,Beautification	\$10,000.00
	HA-Wide	Landscaping,ErosionControl	\$10,000.00	HA-Wide	Landscaping,ErosionControl	\$10,000.00
		WaterSupply,Outside	\$0.00		WaterSupply,Outside	\$0.00
		RetainingWalls	\$0.00		RetainingWalls	\$0.00
	HA-Wide	ConcreteWork	\$30,000.00	HA-Wide	ConcreteWork	\$30,000.00
	MO7-4,7	ParkingLots	\$126,471.00	MO7-4,7	ParkingLots	\$20,000.00
		FuelStorageTanks	\$0.00		FuelStorageTanks	\$0.00
		SecuritySystems,Apartments	\$0.00		SecuritySystems,Apartments	\$0.00
		AsbestosAbatement	\$0.00		AsbestosAbatement	\$0.00
		PressurizedStairwells,Towers	\$0.00		PressurizedStairwells,Towers	\$0.00
		504Enhancements,Dwellings	\$0.00		504Enhancements,Dwellings	\$0.00
		Painting,Interior	\$0.00		Painting,Interior	\$0.00
		Painting,Exterior	\$0.00		Painting,Exterior	\$0.00
		CeilingTile	\$0.00		CeilingTile	\$0.00

Activitiesfor Year 1	ActivitiesforYear: 2_FFYGrant: 2004_PHAFY: 2005			ActivitiesforYear: 3_FFYGrant: 2005_PHAFY: 2006		
	DevelopmentNumberName /HA-WideActivities	MajorWorkCategories	EstimatedCost	DevelopmentNumberName /HA-WideActivities	MajorWorkCategories	EstimatedCost
		KitchenCabinets/Fixtures	\$0.00		KitchenCabinets/Fixtures	\$0.00
	MO7-4(toilets)	BathCabinets/Fixtures	\$30,000.00		BathCabinets/Fixtures	\$0.00
See		Handrails,Interior	\$0.00		Handrails,Interior	\$0.00
	HA-Wide	FloorTile	\$15,000.00	HA-Wide	FloorTile	\$15,000.00
Annual		SubFloors	\$0.00		SubFloors	\$0.00
	FamilySites	FloorSlabs/Foundations	\$15,000.00	FamilySites	FloorSlabs/Foundations	\$15,000.00
Statement		WindowScreens	\$0.00		WindowScreens	\$0.00
		Windows	\$0.00	MO7-7	Windows	\$119,523.00
	MO7-4	DoorHardware	\$20,000.00		DoorHardware	\$0.00
		InteriorDoors	\$0.00	MO7-7(bifolds)	InteriorDoors	\$15,909.00
	MO7-4	HallwayDoors,Towers	\$45,000.00	MO7-7	HallwayDoors,Towers	\$70,000.00
		ScreenDoors	\$0.00		ScreenDoors	\$0.00
		EntryDoors	\$0.00		EntryDoors	\$0.00
		RoomDividers	\$0.00		RoomDividers	\$0.00
		Mailboxes	\$0.00		Mailboxes	\$0.00
	MO7-5	Gutters/Downspouts	\$15,600.00	MO7-1,2a	Gutters/Downspouts	\$16,800.00
	FamilySites	Siding,Exterior	\$10,000.00	FamilySites	Siding,Exterior	\$10,000.00
	MO7-5	Roofing	\$78,000.00	MO7-1,2a	Roofing	\$84,000.00
	MO7-7	Porches/Balconies	\$10,000.00		Porches/Balconies	\$0.00
		ElectricalUpgrades	\$0.00		ElectricalUpgrades	\$0.00
		SmokeDetectors	\$0.00		SmokeDetectors	\$0.00
		InteriorLighting	\$0.00		InteriorLighting	\$0.00
		HallwayLighting	\$0.00		HallwayLighting	\$0.00
		EmergencyLighting	\$0.00		EmergencyLighting	\$0.00
		ExhaustFans	\$0.00		ExhaustFans	\$0.00
	HA-Wide	RangeExhaustHoods	\$10,000.00	HA-Wide	RangeExhaustHoods	\$10,000.00
	HA-Wide	PlumbingEnhancements	\$5,000.00	HA-Wide	PlumbingEnhancements	\$5,000.00
		WaterHeaters	\$0.00		WaterHeaters	\$0.00
		FireSprinklerSystem,Dwelling	\$0.00		FireSprinklerSystem,Dwelling	\$0.00
		ColdWaterPumps,Towers	\$0.00		ColdWaterPumps,Towers	\$0.00
		DomesticWater,Towers	\$0.00		DomesticWater,Towers	\$0.00
		SumpPumps,Towers	\$0.00		SumpPumps,Towers	\$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
		GasLines	\$0.00		GasLines	\$0.00
		Furnaces	\$0.00		Furnaces	\$0.00
		A/C,Central,FamilySites	\$0.00		A/C,Central,FamilySites	\$0.00
		A/C,Windows,Towers	\$0.00	MO7-4,7	A/C,Windows,Towers	\$89,739.00
		A/CSystems	\$0.00		A/CSystems	\$0.00
		TrashChutes,Towers	\$0.00		TrashChutes,Towers	\$0.00
		PestControl	\$0.00		PestControl	\$0.00
		UnitRestoration	\$0.00		UnitRestoration	\$0.00
	MO7-2b,d,e,3	Refrigerators	\$73,500.00	MO7-5	Refrigerators	\$27,300.00

Activitiesfor Year 1	ActivitiesforYear: 2_FFYGrant: 2004_PHAFY: 2005			ActivitiesforYear: 3_FFYGrant: 2005_PHAFY: 2006		
	DevelopmentNumberName /HA-WideActivities	MajorWorkCategories	EstimatedCost	DevelopmentNumberName /HA-WideActivities	MajorWorkCategories	EstimatedCost
	MO7-2b,d,e,3	Ranges	\$47,250.00	MO7-5	Ranges	\$17,550.00
		LaundryEquipment,Towers	\$0.00		LaundryEquipment,Towers	\$0.00
See		504Enhancements,Non-Dwelling	\$0.00		504Enhancements,Non-Dwelling	\$0.00
		Painting,Interior,Non-Dwelling	\$0.00		Painting,Interior,Non-Dwelling	\$0.00
Annual		Painting,Exterior,Non-Dwelling	\$0.00		Painting,Exterior,Non-Dwelling	\$0.00
	MO7-4	PublicBathrooms	\$10,000.00		PublicBathrooms	\$0.00
Statement		WindowScreens,Non-Dwelling	\$0.00		WindowScreens,Non-Dwelling	\$0.00
		Windows,Non-Dwelling	\$0.00		Windows,Non-Dwelling	\$0.00
		DoorHardware,Non-Dwelling	\$0.00		DoorHardware,Non-Dwelling	\$0.00
		Doors,Interior,Non-Dwelling	\$0.00		Doors,Interior,Non-Dwelling	\$0.00
		Doors,Exterior,Non-Dwelling	\$0.00		Doors,Exterior,Non-Dwelling	\$0.00
		CommunitySpaceDividers	\$0.00	MO7-7(diningroom)	CommunitySpaceDividers	\$5,000.00
		Roofing,Non-Dwelling	\$0.00		Roofing,Non-Dwelling	\$0.00
		Gazebo	\$0.00	MO7-4	Gazebo	\$5,000.00
		LaundryFacilities,FamilySites	\$0.00		LaundryFacilities,FamilySites	\$0.00
		MaintenanceShops	\$0.00		MaintenanceShops	\$0.00
		Warehousing	\$0.00		Warehousing	\$0.00
		Restoration,Non-Dwelling	\$0.00		Restoration,Non-Dwelling	\$0.00
	HA-Wide	OfficeFurniture	\$5,000.00	HA-Wide	OfficeFurniture	\$5,000.00
	HA-Wide	OfficeEquipment	\$30,000.00	HA-Wide	OfficeEquipment	\$15,000.00
		CommunicationEquipment	\$0.00	Safety/MaintRadios	CommunicationEquipment	\$20,000.00
		MaintenanceTools&Equip	\$10,000.00		MaintenanceTools&Equip	\$10,000.00
		GroundsTools&Equipment	\$0.00	Mowers&Equip	GroundsTools&Equipment	\$10,000.00
	HA-Wide	CommunitySpaceFurniture	\$5,000.00	HA-Wide	CommunitySpaceFurniture	\$5,000.00
		CommunitySpaceEquipment	\$0.00		CommunitySpaceEquipment	\$0.00
		LaundryEquipment,Non-Dwell	\$0.00		LaundryEquipment,Non-Dwell	\$0.00
	HA-Wide	SecuritySystems,Non-Dwelling	\$20,000.00	HA-Wide	SecuritySystems,Non-Dwelling	\$10,000.00
	FamilySites	Park/PlaygroundEquipment	\$10,000.00	FamilySites	Park/PlaygroundEquipment	\$10,000.00
	Maintenance(2)	Vehicles,Maintenance	\$40,000.00		Vehicles,Maintenance	\$0.00
		VehicleAccessories,Maint	\$0.00		VehicleAccessories,Maint	\$0.00
		Vehicles,Management	\$0.00	Management(1)	Vehicles,Management	\$20,000.00
		VehicleAccessories,Mgmnt	\$0.00		VehicleAccessories,Mgmnt	\$0.00
		DemolitionCost	\$0.00		DemolitionCost	\$0.00
		RelocationExpense	\$0.00		RelocationExpense	\$0.00
	<b>CFPEstimatedCostforYear2(totalofabove):</b>		<b>\$1,240,821.00</b>	<b>CFPEstimatedCostforYear3(totalofabove):</b>		<b>\$1,240,821.00</b>

**CapitalFundProgramFive-YearActionPlan**

**PartII:SupportingPages-WorkActivities(years4and5)**

PHAName: HousingAuthorityoftheCityofColumbia,Missouri			X Original5-YearPlan(or) RevisionNo: __		
ActivitiesforYear: 4 FFYGrant: 2006 PHAFY: 2007			ActivitiesforYear: 5 FFYGrant: 2007 PHAFY: 2008		
DevelopmentNumberName /HA-WideActivities	MajorWorkCategories	EstimatedCost	DevelopmentNumberName /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	ProtectiveServices-Salaries	\$126,000.00	HA-Wide	ProtectiveServices-Salaries	\$126,000.00
HA-Wide	ProtectiveServices-Benefits	\$42,000.00	HA-Wide	ProtectiveServices-Benefits	\$42,000.00
	ResidentServices-Salaries	\$0.00	HA-Wide	ResidentServices-Salaries	\$1,000.00
	ResidentServices-Benefits	\$0.00	HA-Wide	ResidentServices-Benefits	\$1,000.00
HA-Wide	ComputerSoftware	\$5,000.00	HA-Wide	ComputerSoftware	\$5,000.00
HA-Wide	ConsultantFees(M/I)	\$1,000.00	HA-Wide	ConsultantFees(M/I)	\$1,000.00
	Non-TechnicalSalaries	\$0.00	HA-Wide	Non-TechnicalSalaries	\$1,000.00
	Non-TechnicalBenefits	\$0.00	HA-Wide	Non-TechnicalBenefits	\$1,000.00
HA-Wide	TechnicalSalaries	\$71,250.00	HA-Wide	TechnicalSalaries	\$71,250.00
HA-Wide	TechnicalBenefits	\$23,750.00	HA-Wide	TechnicalBenefits	\$23,750.00
HA-Wide	Sundry(ModCosts)	\$1,000.00	HA-Wide	Sundry(ModCosts)	\$1,000.00
HA-Wide	A&EFees	\$5,000.00	HA-Wide	A&EFees	\$5,000.00
HA-Wide	SiteAcquisitions	\$0.00	HA-Wide	SiteAcquisitions	\$1,000.00
	Lighting,Exterior	\$0.00	HA-Wide	Lighting,Exterior	\$1,000.00
HA-Wide	Fencing	\$15,000.00	HA-Wide	Fencing	\$15,000.00
	DumpsterEnclosures	\$0.00	HA-Wide	DumpsterEnclosures	\$1,000.00
	Handrails,Exterior	\$0.00	HA-Wide	Handrails,Exterior	\$1,000.00
	ClothesLines	\$0.00	FamilySites	ClothesLines	\$1,000.00
	TreeWork	\$0.00	HA-Wide	TreeWork	\$1,000.00
HA-Wide	Landscaping,Beautification	\$10,000.00	HA-Wide	Landscaping,Beautification	\$10,000.00
HA-Wide	Landscaping,ErosionControl	\$10,000.00	HA-Wide	Landscaping,ErosionControl	\$10,000.00
	WaterSupply,Outside	\$0.00	HA-Wide	WaterSupply,Outside	\$1,000.00
	RetainingWalls	\$0.00	HA-Wide	RetainingWalls	\$1,000.00
HA-Wide	ConcreteWork	\$30,000.00	HA-Wide	ConcreteWork	\$30,000.00
	ParkingLots	\$0.00	MO7-1,2a,b,d,e,3	ParkingLots	\$100,000.00
	FuelStorageTanks	\$0.00	HA-Wide	FuelStorageTanks	\$1,000.00
	SecuritySystems,Apartments	\$0.00	HA-Wide	SecuritySystems,Apartments	\$1,000.00
	AsbestosAbatement	\$0.00	HA-Wide	AsbestosAbatement	\$1,000.00
	PressurizedStairwells,Towers	\$0.00	MO7-4,7	PressurizedStairwells,Towers	\$1,000.00
	504Enhancements,Dwellings	\$0.00	HA-Wide	504Enhancements,Dwellings	\$1,000.00
	Painting,Interior	\$0.00	HA-Wide	Painting,Interior	\$1,000.00
	Painting,Exterior	\$0.00	MO7-4,7	Painting,Exterior	\$100,000.00
	CeilingTile	\$0.00		CeilingTile	\$1,000.00

ActivitiesforYear: 4_FFYGrant: 2006_PHAFY: 2007			ActivitiesforYear: 5_FFYGrant: 2007_PHAFY: 2008		
DevelopmentNumberName /HA-WideActivities	MajorWorkCategories	EstimatedCost	DevelopmentNumberName /HA-WideActivities	MajorWorkCategories	EstimatedCost
	KitchenCabinets/Fixtures	\$0.00	HA-Wide	KitchenCabinets/Fixtures	\$13,021.00
	BathCabinets/Fixtures	\$0.00	HA-Wide	BathCabinets/Fixtures	\$15,000.00
	Handrails,Interior	\$0.00	HA-Wide	Handrails,Interior	\$1,000.00
HA-Wide	FloorTile	\$15,000.00	HA-Wide	FloorTile	\$15,000.00
	SubFloors	\$0.00	HA-Wide	SubFloors	\$1,000.00
FamilySites	FloorSlabs/Foundations	\$15,000.00	FamilySites	FloorSlabs/Foundations	\$15,000.00
	WindowScreens	\$0.00	HA-Wide	WindowScreens	\$1,000.00
	Windows	\$0.00	HA-Wide	Windows	\$1,000.00
	DoorHardware	\$0.00	HA-Wide	DoorHardware	\$1,000.00
	InteriorDoors	\$0.00	HA-Wide	InteriorDoors	\$1,000.00
	HallwayDoors,Towers	\$0.00	HA-Wide	HallwayDoors,Towers	\$0.00
	ScreenDoors	\$0.00	HA-Wide	ScreenDoors	\$1,000.00
	EntryDoors	\$0.00	HA-Wide	EntryDoors	\$1,000.00
	RoomDividers	\$0.00	HA-Wide	RoomDividers	\$1,000.00
	Mailboxes	\$0.00	HA-Wide	Mailboxes	\$1,000.00
MO7-2b,d	Gutters/Downspouts	\$25,200.00	MO7-2e,3	Gutters/Downspouts	\$16,800.00
FamilySites	Siding,Exterior	\$10,000.00	FamilySites	Siding,Exterior	\$10,000.00
MO7-2b,d	Roofing	\$126,000.00	MO7-4,7	Roofing	\$134,000.00
	Porches/Balconies	\$0.00	HA-Wide	Porches/Balconies	\$1,000.00
	ElectricalUpgrades	\$0.00	HA-Wide	ElectricalUpgrades	\$1,000.00
	SmokeDetectors	\$0.00	HA-Wide	SmokeDetectors	\$1,000.00
MO7-4,7	InteriorLighting	\$20,000.00	HA-Wide	InteriorLighting	\$1,000.00
	HallwayLighting	\$0.00	HA-Wide	HallwayLighting	\$1,000.00
	EmergencyLighting	\$0.00	HA-Wide	EmergencyLighting	\$1,000.00
	ExhaustFans	\$0.00	HA-Wide	ExhaustFans	\$1,000.00
HA-Wide	RangeExhaustHoods	\$10,000.00	HA-Wide	RangeExhaustHoods	\$10,000.00
HA-Wide	PlumbingEnhancements	\$5,000.00	HA-Wide	PlumbingEnhancements	\$5,000.00
	WaterHeaters	\$0.00	HA-Wide	WaterHeaters	\$1,000.00
	FireSprinklerSystem,Dwelling	\$0.00	HA-Wide	FireSprinklerSystem,Dwelling	\$1,000.00
	ColdWaterPumps,Towers	\$0.00	MO7-4,7	ColdWaterPumps,Towers	\$1,000.00
	DomesticWater,Towers	\$0.00	MO7-4,7	DomesticWater,Towers	\$1,000.00
MO7-4,7	SumpPumps,Towers	\$20,000.00		SumpPumps,Towers	\$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
	GasLines	\$0.00	HA-Wide	GasLines	\$1,000.00
	Furnaces	\$0.00	HA-Wide	Furnaces	\$1,000.00
	A/C,Central,FamilySites	\$0.00	FamilySites	A/C,Central,FamilySites	\$1,000.00
MO7-4,7	A/C,Windows,Towers	\$66,411.00		A/C,Windows,Towers	\$0.00
	A/CSystems	\$0.00	HA-Wide	A/CSystems	\$1,000.00
	TrashChutes,Towers	\$0.00	MO7-4,7	TrashChutes,Towers	\$1,000.00
	PestControl	\$0.00	HA-Wide	PestControl	\$1,000.00
	UnitRestoration	\$0.00	HA-Wide	UnitRestoration	\$1,000.00
MO7-4,7	Refrigerators	\$121,450.00		Refrigerators	\$0.00

ActivitiesforYear: 4_FFYGrant: 2006_PHAFY: 2007			ActivitiesforYear: 5_FFYGrant: 2007_PHAFY: 2008		
DevelopmentNumberName /HA-WideActivities	MajorWorkCategories	EstimatedCost	DevelopmentNumberName /HA-WideActivities	MajorWorkCategories	EstimatedCost
MO7-4,7	Ranges	\$86,750.00		Ranges	\$0.00
MO7-4,7	LaundryEquipment,Towers	\$5,010.00	MO7-4,7	LaundryEquipment,Towers	\$35,000.00
	504Enhancements,Non-Dwelling	\$0.00		504Enhancements,Non-Dwelling	\$1,000.00
	Painting,Interior,Non-Dwelling	\$0.00		Painting,Interior,Non-Dwelling	\$1,000.00
	Painting,Exterior,Non-Dwelling	\$0.00		Painting,Exterior,Non-Dwelling	\$1,000.00
	PublicBathrooms	\$0.00		PublicBathrooms	\$1,000.00
	WindowScreens,Non-Dwelling	\$0.00		WindowScreens,Non-Dwelling	\$1,000.00
	Windows,Non-Dwelling	\$0.00		Windows,Non-Dwelling	\$1,000.00
	DoorHardware,Non-Dwelling	\$0.00		DoorHardware,Non-Dwelling	\$1,000.00
	Doors,Interior,Non-Dwelling	\$0.00		Doors,Interior,Non-Dwelling	\$10,000.00
	Doors,Exterior,Non-Dwelling	\$0.00		Doors,Exterior,Non-Dwelling	\$1,000.00
	CommunitySpaceDividers	\$0.00		CommunitySpaceDividers	\$0.00
	Roofing,Non-Dwelling	\$0.00		Roofing,Non-Dwelling	\$1,000.00
	Gazebo	\$0.00		Gazebo	\$0.00
	LaundryFacilities,FamilySites	\$0.00		LaundryFacilities,FamilySites	\$1,000.00
	MaintenanceShops	\$0.00		MaintenanceShops	\$1,000.00
	Warehousing	\$0.00		Warehousing	\$1,000.00
	Restoration,Non-Dwelling	\$0.00		Restoration,Non-Dwelling	\$1,000.00
HA-Wide	OfficeFurniture	\$5,000.00	HA-Wide	OfficeFurniture	\$5,000.00
HA-Wide	OfficeEquipment	\$15,000.00	HA-Wide	OfficeEquipment	\$15,000.00
	CommunicationEquipment	\$0.00		CommunicationEquipment	\$1,000.00
	MaintenanceTools&Equip	\$10,000.00		MaintenanceTools&Equip	\$10,000.00
Mowers&Equip	GroundsTools&Equipment	\$10,000.00	Mowers&Equip	GroundsTools&Equipment	\$10,000.00
HA-Wide	CommunitySpaceFurniture	\$5,000.00	HA-Wide	CommunitySpaceFurniture	\$5,000.00
	CommunitySpaceEquipment	\$0.00		CommunitySpaceEquipment	\$1,000.00
	LaundryEquipment,Non-Dwell	\$0.00		LaundryEquipment,Non-Dwell	\$1,000.00
HA-Wide	SecuritySystems,Non-Dwelling	\$10,000.00	HA-Wide	SecuritySystems,Non-Dwelling	\$10,000.00
FamilySites	Park/PlaygroundEquipment	\$10,000.00	FamilySites	Park/PlaygroundEquipment	\$10,000.00
Maintenance(2)	Vehicles,Maintenance	\$40,000.00		Vehicles,Maintenance	\$0.00
	VehicleAccessories,Maint	\$0.00		VehicleAccessories,Maint	\$1,000.00
	Vehicles,Management	\$0.00	Management(1)	Vehicles,Management	\$20,000.00
	VehicleAccessories,Mgmnt	\$0.00		VehicleAccessories,Mgmnt	\$1,000.00
	DemolitionCost	\$0.00		DemolitionCost	\$1,000.00
	RelocationExpense	\$0.00		RelocationExpense	\$1,000.00
<b>CFPEstimatedCostforYear4(totalofabove):</b>		<b>\$1,240,821.00</b>	<b>CFPEstimatedCostforYear5(totalofabove):</b>		<b>\$1,240,821.00</b>

**CAPITALFUNDPROGRAMTABLESSTARTHERE**

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 type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <u>  1  </u> )				updated:	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>  March 31, 2003  </u> <input type="checkbox"/> Final Performance and Evaluation Report				01-Jul-03	
		Total Estimated Cost		Total Actual Cost	
Line	Summary by Development Account	Previous	Revised (2/14/03)	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$245,000.00	\$245,000.00	\$245,000.00	\$245,000.00
3	1408 Management Improvements	\$248,000.00	\$183,000.00	\$170,358.62	\$63,873.53
4	1410 Administration	\$96,000.00	\$90,321.00	\$89,455.15	\$31,987.27
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	\$15,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$65,000.00	\$37,500.00	\$12,852.96	\$12,852.96
10	1460 Dwelling Structures	\$188,800.00	\$115,000.00	\$103,582.73	\$5,774.12
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$353,021.00	\$492,500.00	\$492,500.00	\$0.00
13	1475 Nondwelling Equipment	\$30,000.00	\$77,500.00	\$73,604.86	\$21,892.87
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)	\$1,240,821.00	\$1,240,821.00	\$1,187,354.32	\$381,380.75
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	\$168,000.00	\$168,000.00	\$168,000.00	\$61,514.91
25	Amount of Line 21 Related to Security—Hard Costs	\$10,000.00	\$50,000.00	\$52,207.79	\$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: 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
				Previous	Revised (2/14/03)	Funds Obligated	Funds Expended	Status of Work
HA-Wide	Operations	1406.000		\$245,000.00	\$245,000.00	\$245,000.00	\$245,000.00	n/a
		total for line item 1406:		\$245,000.00	\$245,000.00	\$245,000.00	\$245,000.00	
HA-Wide	Staff Training	1408.020	30 sessions	\$15,000.00	\$15,000.00	\$2,358.62	\$2,358.62	n/a
HA-Wide	Protective Services - Salaries	1408.060	5	\$126,000.00	\$126,000.00	\$126,000.00	\$47,547.66	n/a
HA-Wide	Protective Services - Benefits	1408.065	5	\$42,000.00	\$42,000.00	\$42,000.00	\$13,967.25	n/a
HA-Wide	Computer Software	1408.200	n/a	\$55,000.00	\$0.00	\$0.00	\$0.00	n/a
		total for line item 1408:		\$238,000.00	\$183,000.00	\$170,358.62	\$63,873.53	
HA-Wide	Technical Salaries	1410.020	1.5	\$71,250.00	\$68,321.00	\$68,321.00	\$25,164.85	n/a
HA-Wide	Technical Benefits	1410.025	1.5	\$23,750.00	\$21,000.00	\$21,000.00	\$6,688.27	n/a
HA-Wide	Sundry (Mod Costs)	1410.190	5 bids	\$1,000.00	\$1,000.00	\$134.15	\$134.15	n/a
		total for line item 1410:		\$96,000.00	\$90,321.00	\$89,455.15	\$31,987.27	
HA-Wide	A&E Fees	1430.010	n/a	\$15,000.00	\$0.00	\$0.00	\$0.00	n/a
		total for line item 1430:		\$15,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Fencing	1450.160	250ft	\$15,000.00	\$5,000.00	\$798.00	\$798.00	In Process
HA-Wide	Landscaping, Beautification	1450.360	10 sites	\$10,000.00	\$7,500.00	\$697.00	\$697.00	As Needed
HA-Wide	Landscaping, Erosion Control	1450.400	n/a	\$10,000.00	\$0.00	\$0.00	\$0.00	n/a
HA-Wide	Concrete Work	1450.560	4,167sf	\$30,000.00	\$25,000.00	\$11,357.96	\$11,357.96	In Process
		total for line item 1450:		\$65,000.00	\$37,500.00	\$12,852.96	\$12,852.96	
MO7-1,2a	Floor Tile	1460.250	n/a	\$12,600.00	\$0.00	\$0.00	\$0.00	n/a
All Family Sites	Floor Slabs/Foundations	1460.270	n/a	\$15,000.00	\$0.00	\$0.00	\$0.00	n/a
MO7-7	Mailboxes	1460.400	n/a	\$5,000.00	\$0.00	\$0.00	\$0.00	n/a
MO7-4,7	Boiler Enhancements	1460.640	6 systems	\$5,000.00	\$5,000.00	\$4,847.32	\$1,968.12	As Needed
MO7-4,7	Elevator Enhancements	1460.670	5 ea	\$5,000.00	\$5,000.00	\$0.00	\$0.00	As Needed
MO7-1,2a	A/C Central, Family Sites	1460.700	84	\$146,200.00	\$105,000.00	\$98,735.41	\$3,806.00	In Process
		total for line item 1460:		\$188,800.00	\$115,000.00	\$103,582.73	\$5,774.12	

Development NumberName/ HA-Wide Activities				TotalEstimatedCost		TotalActualCost		onlyfor P&EReport
	GeneralDescriptionof MajorWorkCategories	Development AcctNumber	Quantity	Previous	Revised(2/14/03)	FundsObligated	FundsExpended	StatusofWork
MO7-1,2,5	LaundryFacilities	1470.460	3(76%)	\$353,021.00	\$492,500.00	\$492,500.00	\$0.00	InProcess
		totalforlineitem1470:		\$353,021.00	\$492,500.00	\$492,500.00	\$0.00	
HA-Wide	OfficeEquipment	1475.014	Network	\$20,000.00	\$20,000.00	\$20,033.10	\$20,033.10	Complete
HA-Wide	MaintTools&Equipment	1475.021	Demand	\$10,000.00	\$7,500.00	\$1,363.97	\$1,363.97	AsNeeded
HA-Wide	SecuritySystem,Non-Dwelling	1475.050	3laundries	\$10,000.00	\$50,000.00	\$52,207.79	\$495.80	InProcess
		totalforlineitem1475:		\$40,000.00	\$77,500.00	\$73,604.86	\$21,892.87	
GRANDTOTAL:				\$1,240,821.00	\$1,240,821.00	\$1,187,354.32	\$381,380.75	

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

<b>PHAName:</b> Housing Authority of the City of Columbia, Missouri	<b>Federal FY of Grant:</b> 2002	<b>Grant Type and Number</b> 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	17-Jun-04		30-Sep-05	17-Jun-06		
MO7-2A	31-Mar-04	17-Jun-04		30-Sep-05	17-Jun-06		
MO7-2B	31-Mar-04	17-Jun-04		30-Sep-05	17-Jun-06		
MO7-2D	31-Mar-04	17-Jun-04		30-Sep-05	17-Jun-06		
MO7-2E	31-Mar-04	17-Jun-04		30-Sep-05	17-Jun-06		
MO7-3	31-Mar-04	17-Jun-04		30-Sep-05	17-Jun-06		
MO7-4	31-Mar-04	17-Jun-04		30-Sep-05	17-Jun-06		
MO7-5	31-Mar-04	17-Jun-04		30-Sep-05	17-Jun-06		
MO7-7	31-Mar-04	17-Jun-04		30-Sep-05	17-Jun-06		
HA-Wide	31-Mar-04	17-Jun-04		30-Sep-05	17-Jun-06		

**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 type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="text"/> )				updated:	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>March 31, 2003</u> <input type="checkbox"/> Final Performance and Evaluation Report				01-Jul-03	
		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		\$42,361.00	\$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)	\$42,361.00		\$42,361.00	\$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





**CAPITALFUNDPROGRAMTABLESSTARTHERE**

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: <b>MO36P00750101</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <u>2001</u>	
Original Annual Statement ___ Reserve for Disasters/Emergencies ___			Revised Annual Statement (revision no: <u>4</u> )		updated:
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>March 31, 2003</u>			Final Performance and Evaluation Report		01-Jul-03
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Previous	Revised (3/31/03)	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00		
2	1406 Operations	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
3	1408 Management Improvements	\$149,383.82	\$150,028.82	\$150,028.82	\$150,028.82
4	1410 Administration	\$54,990.53	\$54,990.53	\$54,990.53	\$54,990.53
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	\$71,902.69	\$65,878.47	\$65,878.47	\$62,621.69
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$139,062.41	\$140,896.52	\$140,896.52	\$140,896.52
10	1460 Dwelling Structures	\$124,262.10	\$134,415.26	\$134,415.26	\$110,608.44
11	1465.1 Dwelling Equipment—Nonexpendable	\$47,122.93	\$47,122.93	\$47,122.93	\$47,122.93
12	1470 Nondwelling Structures	\$147,967.24	\$102,609.76	\$102,609.76	\$6,607.93
13	1475 Nondwelling Equipment	\$293,390.28	\$332,139.71	\$332,139.71	\$175,306.67
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	\$1,228,082.00	\$948,183.53
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	\$67,056.50	\$67,056.50	\$67,056.50	\$67,056.50
25	Amount of Line 21 Related to Security—Hard Costs	\$5,634.60	\$5,634.60	\$5,634.60	\$5,634.60
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	General Description of Major Work Categories	Development Acct Number	Quantity	Total Estimated Cost		Total Actual Cost		only for P&E Report
				Previous	Revised (3/31/03)	Funds Obligated	Funds Expended	Status of Work
HA-Wide	Operations	1406.000		\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	n/a
		totals for line item 1406:		\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	
HA-Wide	Staff Training	1408.020	40 sessions	\$18,403.46	\$19,048.46	\$19,048.46	\$19,048.46	n/a
HA-Wide	Protective Services-Salaries	1408.060	2	\$52,788.82	\$52,788.82	\$52,788.82	\$52,788.82	n/a
HA-Wide	Protective Services-Benefits	1408.065	2	\$14,267.68	\$14,267.68	\$14,267.68	\$14,267.68	n/a
HA-Wide	Resident Services-Salaries	1408.080	0.25	\$4,337.60	\$4,337.60	\$4,337.60	\$4,337.60	n/a
HA-Wide	Resident Services-Benefits	1408.085	0.25	\$868.94	\$868.94	\$868.94	\$868.94	n/a
HA-Wide	Computer Software	1408.200	Mgmt Sys	\$58,717.32	\$58,717.32	\$58,717.32	\$58,717.32	Complete
HA-Wide	Consultant Fees (M/I)	1408.600	n/a	\$0.00	\$0.00	\$0.00	\$0.00	Not Used
		totals for line item 1408:		\$149,383.82	\$150,028.82	\$150,028.82	\$150,028.82	
HA-Wide	Technical Salaries	1410.020	1	\$44,884.75	\$44,884.75	\$44,884.75	\$44,884.75	n/a
HA-Wide	Technical Benefits	1410.025	1	\$9,872.85	\$9,872.85	\$9,872.85	\$9,872.85	n/a
HA-Wide	Sundry (Mod Costs)	1410.190	3 bids	\$232.93	\$232.93	\$232.93	\$232.93	n/a
		totals for line item 1410:		\$54,990.53	\$54,990.53	\$54,990.53	\$54,990.53	
HA-Wide	A&E Fees	1430.010	3 laundries	\$71,902.69	\$65,878.47	\$65,878.47	\$62,621.69	In Process
		totals for line item 1430:		\$71,902.69	\$65,878.47	\$65,878.47	\$62,621.69	
HA-Wide	Fencing	1450.160	1,068 ft	\$18,425.26	\$21,368.94	\$21,368.94	\$21,368.94	Complete
HA-Wide	Dumpster Enclosures	1450.200	5 ea	\$4,371.60	\$4,899.75	\$4,899.75	\$4,899.75	Complete
MO7-1,2,3	Handrails, Exterior	1450.240	42 ft	\$4,222.62	\$4,222.62	\$4,222.62	\$4,222.62	Complete
HA-Wide	Landscaping, Beautification	1450.360	10 sites	\$24,629.68	\$25,491.96	\$25,491.96	\$25,491.96	Complete
HA-Wide	Landscaping, Erosion Control	1450.400	52 ext.	\$26,069.38	\$26,069.38	\$26,069.38	\$26,069.38	Complete
HA-Wide	Water Supply, Outside	1450.440	n/a	\$2,500.00	\$0.00	\$0.00	\$0.00	Not Used
HA-Wide	Concrete Work	1450.560	9,807 sf	\$58,843.87	\$58,843.87	\$58,843.87	\$58,843.87	Complete
		totals for line item 1450:		\$139,062.41	\$140,896.52	\$140,896.52	\$140,896.52	
MO7-1,2a	Floor Tile	1460.250	30 units	\$21,860.00	\$29,676.20	\$29,676.20	\$22,103.00	In Process
All Family Sites	Floor Slabs/Foundations	1460.270	12 units	\$12,500.00	\$14,418.70	\$14,418.70	\$12,428.70	In Process

Development Number/Name/ HA-Wide Activities				TotalEstimatedCost		TotalActualCost		onlyfor P&EReport
	GeneralDescriptionof MajorWorkCategories	Development AcctNumber	Quantity	Previous	Revised(3/31/03)	FundsObligated	FundsExpended	StatusofWork
HA-Wide	Gutters/Downspouts	1460.430	80units	\$22,425.41	\$22,425.41	\$22,425.41	\$22,425.41	Complete
MO7-5	Roofing	1460.450	piecework	\$33,000.00	\$35,918.26	\$35,918.26	\$21,674.64	InProcess
MO7-7	Porches/Balconies	1460.460	1unit	\$8,107.50	\$8,107.50	\$8,107.50	\$8,107.50	Complete
HA-Wide	RangeExhaustHoods	1460.560	n/a	\$2,500.00	\$0.00	\$0.00	\$0.00	NotUsed
MO7-4,7	BoilerEnhancements	1460.640	6systems	\$2,897.75	\$2,897.75	\$2,897.75	\$2,897.75	Complete
MO7-4,7	ElevatorEnhancements	1460.670	5ea	\$6,250.00	\$6,250.00	\$6,250.00	\$6,250.00	Complete
MO7-1,2a	A/C Central, Family Sites	1460.700	9units	\$14,721.44	\$14,721.44	\$14,721.44	\$14,721.44	Complete
		totalsforlineitem1460:		\$124,262.10	\$134,415.26	\$134,415.26	\$110,608.44	
MO7-1,2a	Refrigerators	1465.012	84installed	\$24,774.00	\$24,774.00	\$24,774.00	\$24,774.00	Complete
MO7-1,2a	Ranges	1465.014	84installed	\$22,348.93	\$22,348.93	\$22,348.93	\$22,348.93	Complete
		totalsforlineitem1465:		\$47,122.93	\$47,122.93	\$47,122.93	\$47,122.93	
MO7-2,5	LaundryFacilities, Family Sites	1470.460	3ea(15%)	\$125,000.00	\$95,526.83	\$95,526.83	\$0.00	InProcess
MO7-2c	BlindBooneCommunityCenter	1470.520	1ea	\$1,316.40	\$1,316.40	\$1,316.40	\$1,316.40	Complete
MO7-4,5	MaintenanceShops	1470.700	1ea	\$21,650.84	\$5,766.53	\$5,766.53	\$5,291.53	InProcess
		totalsforlineitem1470:		\$147,967.24	\$102,609.76	\$102,609.76	\$6,607.93	
HA-Wide	OfficeFurniture	1475.011	4sets	\$4,182.28	\$4,182.28	\$4,182.28	\$4,182.28	Complete
HA-Wide	OfficeEquipment	1475.014	14sets	\$13,843.91	\$13,843.91	\$13,843.91	\$13,843.91	Complete
HA-Wide	CommunitcationEquipment	1475.017	phones+	\$33,853.00	\$43,333.50	\$43,333.50	\$42,853.50	InProcess
HA-Wide	MaintenanceTools&Equip	1475.021	Demand	\$16,098.00	\$17,192.19	\$17,192.19	\$17,192.19	Complete
HA-Wide	CommunitySpaceEquipment	1475.035	14sets	\$12,172.99	\$14,361.28	\$14,361.28	\$13,994.69	InProcess
MO7-1,2,5	LaundryEquipment, Non-Dwelling	1475.045	3laundries	\$130,000.00	\$155,986.45	\$155,986.45	\$0.00	InProcess
HA-Wide	SecuritySystems, Non-Dwelling	1475.050	5cameras	\$5,634.60	\$5,634.60	\$5,634.60	\$5,634.60	Complete
HA-Wide	Vehicles, Maintenance	1475.075	2trks1van	\$57,967.50	\$57,967.50	\$57,967.50	\$57,967.50	Complete
HA-Wide	Vehicles, Management	1475.085	1sedan	\$19,638.00	\$19,638.00	\$19,638.00	\$19,638.00	Complete
		totalsforlineitem1475:		\$293,390.28	\$332,139.71	\$332,139.71	\$175,306.67	
GRANDTOTALS:				\$1,228,082.00	\$1,228,082.00	\$1,228,082.00	\$948,183.53	

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

<b>PHAName:</b> Housing Authority of the City of Columbia, Missouri			<b>Federal FY of Grant:</b> 2001	<b>Grant Type and Number</b> Capital Fund Program Grant No: MO36P00750101 Replacement Housing Factor Grant No:			
Development Number Name/ HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO7-1	31-Mar-03	30-Sep-03	31-Mar-03	30-Sep-04	30-Sep-05		
MO7-2A	31-Mar-03	30-Sep-03	31-Mar-03	30-Sep-04	30-Sep-05		
MO7-2B	31-Mar-03	30-Sep-03	31-Mar-03	30-Sep-04	30-Sep-05		
MO7-2D	31-Mar-03	30-Sep-03	31-Mar-03	30-Sep-04	30-Sep-05		
MO7-2E	31-Mar-03	30-Sep-03	31-Mar-03	30-Sep-04	30-Sep-05		
MO7-3	31-Mar-03	30-Sep-03	31-Mar-03	30-Sep-04	30-Sep-05		
MO7-4	31-Mar-03	30-Sep-03	31-Mar-03	30-Sep-04	30-Sep-05		
MO7-5	31-Mar-03	30-Sep-03	31-Mar-03	30-Sep-04	30-Sep-05		
MO7-7	31-Mar-03	30-Sep-03	31-Mar-03	30-Sep-04	30-Sep-05		
HA-Wide	31-Mar-03	30-Sep-03	31-Mar-03	30-Sep-04	30-Sep-05		

**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, 2003</u> <input type="checkbox"/> Final Performance and Evaluation Report				updated: 01-Jul-03	
		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	\$43,291.00		\$43,291.00	\$2,282.00
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		\$43,291.00	\$2,282.00
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 <b>Housing Authority of the City of Columbia, Missouri</b>	Comprehensive Grant Number <b>MO36R00750100</b>	FFY of Grant Approval <b>FFY2000</b>
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Original Annual Statement   
 Reserve for Disaster/Emergencies   
 Revised Annual Statement/Revision Number \_\_\_\_   
 Performance and Evaluation Report for Period Ending: 03/31/03  
 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	\$37,718.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1498 MOD Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
17	1502 Contingency (may not exceed 8% of 16)	\$0.00	\$0.00	\$0.00	\$0.00
18	<b>Amount of Annual Grant (Sum of lines 2-17)</b>	<b>\$37,718.00</b>	<b>\$0.00</b>	<b>\$37,718.00</b>	<b>\$37,718.00</b>
19	Amount of line 18 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of line 18 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 18 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 18 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Signature of Executive Director and Date

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

X

X

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

and Urban Development  
 Office of Public and Indian Housing

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	4 assists	\$37,718.00		\$37,718.00	\$37,718.00

(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

Report

AmericanProgramsAdministrator

FormHUD-52837(12/20/94)  
refHandbook7485.3







		PUBLICHOUSING			MOSTATE	ROSS2000	ROSS2001	ROSS2002	REPLACEMENTHOUSING				
		P.U.M.	LIPH	SECTION8	JJCP	RSDM	RSDM	ESC	2000	2001	CFP2002	CFP2003	TOTAL
<b>EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
4110	ADMINISTRATIVESALARIES	49.24	414,166.00	267,436.00		0.00						46,350.00	727,952.00
4130	LEGAL	1.78	15,000.00	800.00									15,800.00
4140	STAFFTRAINING	0.00	0.00	3,500.00								15,000.00	18,500.00
4150	TRAVEL	0.36	3,000.00	1,500.00									4,500.00
4151	COMMISSIONERTRAVEL	0.59	5,000.00										5,000.00
4152	EXECUTIVEDIRECTORTRAVEL	0.59	5,000.00	1,100.00									6,100.00
4160	MANAGEMENTIMPROVEMENTS											0.00	0.00
4190.4	SECTION8CONTRACTCOSTS			65,000.00									65,000.00
4170	ACCOUNTING	0.00											0.00
4171	AUDIT	1.78	15,000.00	15,000.00									30,000.00
4190	SUNDRY	0.71	6,000.00	4,500.00									10,500.00
4190.1	OFFICESUPPLIES	2.14	18,000.00	2,200.00									20,200.00
4190.2	TELEPHONE/COMMUNICATIONS	1.57	13,200.00	750.00									13,950.00
4190.4	COMPUTERSUPPLIES	0.95	8,000.00	1,000.00		5,846.00							14,846.00
4190.42	COMPUTERSOFTWAREMAINTENANCE	1.01	8,500.00	2,300.00									10,800.00
419045	OFFICERENT			30,000.00									30,000.00
4190.55	PRINTING	0.29	2,400.00	700.00									3,100.00
4190.6	COPIER&OFFICEEQUIPMENTMAINTENANCE	1.09	9,200.00	8,870.00									18,070.00
4190.7	ADVERTISING	0.43	3,600.00	600.00									4,200.00
4190.9	COLLECTION&COURTCOST	0.36	3,000.00										3,000.00
4190.92	PAYROLLSERVICE	0.21	1,800.00	600.00									2,400.00
4190.93	CRIMINALBACKGROUND	0.21	1,800.00	1,400.00									3,200.00
4190.8	POSTAGE	2.21	18,600.00	11,000.00									29,600.00
<b>TOTALADMINISTRATIVE</b>		<b>65.53</b>	<b>551,266.00</b>	<b>418,256.00</b>	<b>0.00</b>	<b>5,846.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>61,350.00</b>	<b>1,036,718.00</b>
<b>TENANTSERVICES</b>													
4210	SALARIES	3.67	30,900.00		18,219.00		24,164.00	25,235.00					98,518.00
4220	RECREATION,PUBLICATIONS,OTHER	0.59	5,000.00		648.00	7,040.00							12,688.00
4230	CONTRACTCOSTS	0.24	2,000.00				50,328.38		41,009.00	42,361.00			135,698.38
423100	FUNDINGFORRESIDENTPARTICIPATION	1.99	16,775.00										16,775.00
4233101	TENANTSVCS-OTHER	1.39	11,674.00			49,540.00							61,214.00
<b>TOTALTENANTSERVICES</b>		<b>7.89</b>	<b>66,349.00</b>	<b>0.00</b>	<b>18,867.00</b>	<b>56,580.00</b>	<b>74,492.38</b>	<b>25,235.00</b>	<b>41,009.00</b>	<b>42,361.00</b>	<b>0.00</b>	<b>0.00</b>	<b>324,893.38</b>
<b>UTILITIES</b>													
4310	WATER	11.94	100,400.00										100,400.00
4320	ELECTRICITY	21.79	183,300.00										183,300.00
4330	NATURALGAS	19.73	166,000.00										166,000.00
4390	SEWERANDOTHER	0.00											0.00
<b>TOTALUTILITIES</b>		<b>53.46</b>	<b>449,700.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>				<b>0.00</b>	<b>0.00</b>	<b>449,700.00</b>
<b>ORDINARYMAINTENANCEANDOPERATIONS</b>													
4410	LABOR	74.86	629,755.00									18,566.00	648,321.00
4420	MATERIALS	17.82	149,900.00										149,900.00
4430	CONTRACTCOSTS	14.66	123,300.00	0.00									123,300.00
4431	REFUSECOLLECTION	4.76	40,000.00										40,000.00
<b>TOTALORDINARYMAINTENANCEANDOPERATION</b>		<b>112.10</b>	<b>942,955.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>				<b>0.00</b>	<b>18,566.00</b>	<b>961,521.00</b>

		PUBLICHOUSING			MOSTATE	ROSS2000	ROSS2001	ROSS2002	REPLACEMENTHOUSING				
		P.U.M.	LIPH	SECTION8	JJCP	RSDM	RSDM	ESC	2000	2001	CFP2002	CFP2003	TOTAL
<b>PROTECTIVESERVICES</b>													
4410	LABOR	0.00									41,092.00	123,276.00	164,368.00
4460	PROTECTIVESERVICES	0.00	0.00									0.00	0.00
4470	MATERIALS	0.71	5,945.00										5,945.00
4480	CONTRACTCOSTS	0.00	0.00	0.00									0.00
<b>TOTALPROTECTIVESERVICES</b>		0.71	5,945.00	0.00	0.00	0.00	0.00				41,092.00	123,276.00	170,313.00
<b>GENERALEXPENSE:</b>													
4510	INSURANCE	18.98	159,620.00	8,000.00									167,620.00
4520	PAYMENTSINLIEUOFTAXES	5.88	49,500.00										49,500.00
4530	TERMINALLEAVEPAYMENTS-SEVERANCEPAY	0.36	3,000.00	500.00									3,500.00
4540	EMPLOYEEBENEFITCONTRIBUTIONS	23.00	193,467.78	48,138.48	3,279.42	0.00	4,349.52	4,542.30			7,396.56	30,532.68	291,706.74
4541	FICA&UNEMPLOYMENT	13.57	114,134.02	20,458.85	1,393.75	0.00	1,848.55	1,930.48			3,143.54	12,976.39	155,885.57
4542	PENSIONCONTRIBUTIONS	8.31	69,863.37	17,383.34		0.00	1,570.66	1,640.28			2,670.98	11,025.69	104,154.31
4570	COLLECTIONLOSSES	2.62	22,000.00										22,000.00
4590	OTHERGENERALEXPENSES	0.24	2,000.00	1,000.00									3,000.00
<b>TOTALGENERALEXPENSES</b>		72.94	613,585.16	95,480.67	4,673.17	0.00	7,768.73	8,113.05			13,211.08	54,534.76	797,366.62
<b>OTHEREXPENSES</b>													
	CAPITALIMPROVEMENTS										129,799.92	350,771.00	480,570.92
	GRANTSCARRIEDFORWARDTONEXTYEAR				26,226.83	20,804.08	22,327.27	2,941.95				387,323.24	459,623.37
4590	OTHERGENERALEXPENSE	0.00											0.00
4610	EXTRAORDINARYMAINTENANCE	1.78	15,000.00	0.00									15,000.00
4715	HOUSINGASSISTANCEPAYMENTS	0.00		4,089,591.36									4,089,591.36
4800	DEPRECIATIONEXPENSE	0.00											0.00
4900	INTERESTEXPENSEONNOTESANDBONDS	0.00											0.00
6010	PRIORYEARADJUSTMENTS	0.00											0.00
<b>TOTALOTHEREXPENSES</b>		1.78	15,000.00	4,089,591.36	26,226.83	20,804.08	22,327.27	2,941.95			129,799.92	738,094.24	5,044,785.65
<b>GRANDTOTALEXPENSES</b>		314.41	2,644,800.16	4,603,328.03	49,767.00	83,230.08	104,588.38	36,290.00	41,009.00	42,361.00	184,103.00	995,821.00	8,785,297.65
<b>EXCESSOFREVENUESOVEREXPENSES</b>		9.14	76,906.08	3,739.33	(0.00)	0.00	0.00	(0.00)	0.00	0.00	0.00	0.00	80,645.41
<b>GROSSNUMBEROFUNITS</b>			701	1062									
<b>NUMBEROFUNITMONTHSLEASED</b>			8412	12744									

## PHDEP2000-2001

<b>COLUMBIAHOUSINGAUTHORITY</b>				
<b>DRUGELIMINATIONGRANT-2000</b>				
<b>FYSEPTEMBER30,2002</b>				
<b>Revenue</b>		<b>PHDEP2000</b>	<b>PHDEP2001</b>	
GrantBalance@10//1/2001		70,000		
GrantFunding(approxDec2001)			176,161	
<b>TotalRevenue</b>		70,000		176,161
<b>Expenses</b>				
Safety-LinItem9120				
Salaries				
Subtotal-Salaries	61,004	21,351		39,653
EmployeeBenefits@30%		6,405		11,896
Travel&Training		2,000		
Sundry&Supplies		2,000		
SubtotalforSafety		31,757		51,548
Prevention-LinItem9160				
Salaries				
Subtotal-Salaries	36,946	12,931		24,015
EmployeeBenefits@30%		3,879		7,204
OperatingExpenses-BlindBoone		3,900		
(@\$325/month)-BearCreek		3,900		
Sundries		0		
SummerCampScholarships		0		5,000
ComputerLab		0		2,000
BigBrothers/BigSisters		0		30,000
SubtotalforPrevention		24,610		68,219
OtherProgramCosts-LinItem9190				
Salaries				
Subtotal-Salaries	25,000	8,750		16,250
EmployeeBenefits@30%		2,625		4,875
Sundries		1,258		
Travel&Training		1,000		
SubtotalforOtherProgramCosts		13,633		21,125
<b>TotalExpenses</b>		70,000		140,893
<b>Surplus(Deficit)inGrant</b>			0	35,268
<b>GrantAmounttobeCarriedForward</b>			0	35,268

ROSS-ESC-RSDM

COLUMBIAHOUSINGAUTHORITY													
ROSSESC/RSDM													
FYESEPTEMBER30,2002													
											ROSSRSDM		EXPIRES12/31/2003
Revenue	G/LAccount	ROSSESC2000	ROSSESC2001	FISCALYEAR2001	FISCALYEAR2002	FISCALYEAR2003	FISCALYEAR2004						
GrantBalance@10//1/2001		3,000		200000	176,987	114,561	52,135						
GrantFunding(approxDec2001)			24,970										
TotalRevenue		3,000	24,970	200,000	176,987	114,561							
<b>Expenses-ROSSESC</b>													
Salaries-Lineltem9840													
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									
<b>Expenses-ROSSRSDM</b>													
Equipment													
ComputerLab@Paquin	419043				5000	5000							
ExerciseRoomatOakTowers	419065				1200	1200							
OtherEquipment													
SubtotalforEquipment				0	6200	6200							
Supplies													
Art&Craftssupplies	422007/6				3420	3420							
SuppliesforBilliardsRoom(Oak)	422007				420	420							
SuppliesforComputerLab	422006				846	846							
SuppliesforProgramManager	422006			100	2000	2000							
OtherSupplies	422000												
SubtotalforSupplies				100	6686	6686							
Contracts													
UniversityNurses	422004			21613	32400	32400							
SmartTransportation	422020				15840	15840							
GardenCoalition	423000			1300	1300	1300							
OtherContracts													
SubtotalforContracts				22913	49540	49540							
TotalExpenses		3,000	28,080	23,013	62,426	62,426							
Surplus(Deficit)inGrant		0	-3,110	176,987	114,561	52,135							
GrantAmounttobeCarriedForward		0	-3,110	176,987	114,561	52,135							

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

**COMMUNITY SERVICE PLAN**

October 1, 2003

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, however, due to Congressional action on the 2003 budget, Community Service provisions were suspended. A recent PIH Notice advised that Community Service requirements would be effective October 1, 2003. Further guidance will be forthcoming and any requirements contrary to the following Community Service Plan will be implemented.

A new lease document and a new Admissions Policy containing the provisions for community service requirements were developed in cooperation with the Resident Advisory Board and resident comment. The new lease was adopted by the Board of Commissioners for implementation on July 1, 2003.

Benefits for residents

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

Eligibility

Community service and self-sufficiency apply to all non-exempt, adult residents living in public housing at CHA. Resident 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 here 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 from 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 non compliance

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

### 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 non renewal of the lease.

### Grievance

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

**THE HOUSING AUTHORITY OF  
THE CITY OF COLUMBIA, MO  
(CHA)**

**SECTION 8 HOMEOWNERSHIP  
PROGRAM**

**PROGRAM GUIDE**

## A. Overview

The Section 8 Homeownership Program permits eligible participants in the Section 8 Housing Choice Voucher Program the option of purchasing a home with their Section 8 assistance rather than renting. The homeownership option is voluntary and available to current participants who have completed an initial Section 8 lease term of at least 12 months, do not owe money to the Housing Authority of the City of Columbia, MO or any other housing agency as a result of prior participation in any federal housing program and meet the eligibility criteria as listed in this program guide. In addition, a family may not be eligible for CHA's Section 8 Homeownership Program if they are in violation of their Section 8 Family Obligations.

Section 8 homeownership assistance may be used to purchase the following type of homes within the City of Columbia and Boone County area: new or existing single family dwelling unit, condominium, cooperatives or manufactured homes.

## B. Family Eligibility Requirements

Participation in CHA's Section 8 Homeownership Program is voluntary. The Family must satisfy all of the following initial requirements at commencement of homeownership assistance:

- ❑ The participant has been on the Section 8 Housing Choice Voucher Program for at least 12 months
- ❑ The participant does not owe any money to the Housing Authority of the City of Columbia or any other housing agency as a result of prior participation in any federal housing program
- ❑ The Family is a first-time homeowner  
*(No member of the household has had ownership interest in any residence during the three years prior to the homeownership assistance. However, a single parent or displaced homemaker who while married, owned a home with a spouse or resided in a home with a spouse, is considered a first-time homeowner)*
- ❑ The Family meets the minimum income requirement  
*The head of the household, spouse and/or other adult household members who will own the home, must have a gross annual income at least equal to the Federal minimum hourly wage multiplied by 2000 hours ( $\$5.15 \times 2000 = \$10,300$ ). For disabled families, the minimum income requirement is \$6540.*
- ❑ The Family satisfies the employment requirement  
*Each Family must demonstrate that one or more adult members of the Family who will own the home is employed full-time (not less than an average of 30 hours per week) and has been continuously employed for at least one year prior to be eligible for the homeownership program (Exceptions allowed for elderly*

*and disabled families). Changes of employment involving a lapse of less than one-month duration will be considered as continuous employment.*

- ❑ The Family has not defaulted on a mortgage securing debt to purchase a home under any previous HUD programs
- ❑ The Family does not have present ownership/interest in a residence
- ❑ The Family or any household member is not related to the seller
- ❑ The Family is financially capable to qualify for approved financing
- ❑ The Family is capable of providing at least 3% of the purchase price as a minimum down payment
- ❑ The Family has attended and completed Pre-Homeownership Counseling Workshop designed to outline topics such as home maintenance, budgeting, credit counseling, etc. (CHA is currently seeking homeownership counseling agencies to participate in CHA's Section 8 Homeownership Program)

### **C. Homeownership Counseling Program**

A Family's participation in the homeownership program is conditioned on the Family attending and successfully completing a homeownership and housing counseling program approved by CHA prior to commencement of homeownership assistance.

CHA will seek out organizations that are able to provide homeownership and housing counseling classes that contain the following topics:

- How to find a home
- Advantages of purchasing in an area that does not have a high concentration of low-income families
- Financing aspects such as obtaining financing and loan pre-approvals, types of financing, and pros and cons of different financial packages
- Information on fair housing, fair housing lending and local enforcement agencies
- Information about RESPA, state and Federal truth-in-lending laws, how to avoid loans with oppressive terms and conditions
- Home maintenance
- Budgeting and money management
- Credit counseling and credit repair

#### **D. Locating a Home**

Once a Family has been determined to be eligible for participation in the Section 8 Homeownership Program, a Family shall have ninety (90) days to locate a home to purchase. A home shall be considered located if the Family submits an accepted purchase or sales agreement in addition to a proposal or commitment from a bank or lender. For good cause, CHA may extend the Family's time to locate the home for an additional thirty (30) days. During the Section 8 participant's search for a home to purchase, their Section 8 rental assistance shall continue. If the participant is unable to locate a home within this time limit, the Family's assistance shall continue through the Section 8 Housing Choice Voucher Program.

#### **E. Completion of Purchase**

Once a Family has located a home to purchase and receives approved financing, the Family shall have an additional sixty (60) days to complete the purchase and close. If the Family is unable to complete the purchase and close within the maximum time permitted by CHA, the Family shall continue their participation on the Section 8 Housing Choice Voucher Program. The Family may not re-apply for the Section 8 Homeownership Program until the Family has completed an additional year of participation in the Section 8 Housing Choice Voucher Program.

#### **F. Eligible Units**

The unit selected by the participant on the Section 8 Homeownership Program must be either under construction or already existing at the time CHA determines that the Family was considered eligible for the homeownership program. The unit must be a one-unit property or a single dwelling unit or condominium.

The participant Family must not purchase a home if CHA has been informed (by HUD or otherwise) that the seller of the home is debarred, suspended, or subject to a limited denial of participation.

The proposed unit must be inspected by the Section 8 Inspectors contracted with CHA and pass inspection in accordance with Housing Quality Standards (HQS) and the City of Columbia's BOCAN National Property Maintenance Code 1996 as revised and adopted by the City of Columbia's Protective Inspections Division. In addition, the unit must be inspected by an independent inspection. All violations must be corrected before the closing of the home.

#### **G. Purchase or Sales Agreement**

Prior to the execution of the offer to purchase or sales agreement, the Family must provide the financing terms to CHA for approval. The purchase or sales agreement must provide for inspection by CHA and the independent inspector and must state that the purchaser is not obligated to purchase unless the inspections are satisfactory to

CHA. The purchase or sales agreement must provide that the purchaser is not obligated to purchase if the mortgage financing terms are not approved by CHA. A copy of the purchase agreement must be submitted to CHA for approval.

The contract of sale must: (i) specify the price and other terms of sale by the seller to the purchaser (ii) provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser (iii) provide that the purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser (iv) provide that the purchaser is not obligated to pay for any necessary repairs (v) contain a certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation under 24 CFR part 24.

## **H. Initial Inspections**

To assure the home complies with the Section 8 Housing Choice Voucher Housing Quality Standards, home ownership must not commence until CHA has inspected and approved the home. Prior to acceptance, the home will be inspected by a CHA Inspector to ensure the unit complies with Housing Quality Standards (HQS) and/or local codes, whichever applies.

A professional home inspector selected by the Family and approved by CHA must also complete another inspection. The independent inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and roofing, plumbing, electrical and heating systems. The independent inspector must be qualified to report on property conditions, including major building systems and components and be certified. The independent inspector may not be a CHA employee or contractor or other person under control of CHA. CHA may not pay for any home ownership assistance for the Family until CHA has reviewed the inspection report of the independent inspector. CHA also has the discretion to disapprove the unit for assistance under the home ownership program because of negative information in the inspection reports.

## **I. Financing Requirements**

The proposed financing terms must be submitted to and approved by CHA prior to the close of the financing. CHA shall determine the affordability of the Family's proposed financing. In making such a determination, CHA may take into account other Family expenses including but not limited to childcare, unreimbursed medical expenses and other outstanding debts. Certain types of financing, including but not limited to, balloon payment mortgages, are prohibited and will not be approved. Owner-financed purchase agreements are not eligible for participation. If a mortgage is not FHA-insured, CHA will require the lender to comply with generally accepted mortgage underwriting standards consistent with those of HUD/FHA, Ginnie Mae, Fannie Mae, Freddie Mac, the Federal Home Loan Bank, or other private lending institutions. CHA may disapprove proposed financing, refinancing or other debt if it is determined that the debt is unaffordable, or if

the lender or the loan terms do not meet the qualifications set forth by CHA. The buyer must provide at least 3% of the purchase price for the down payment. 1% of the 3% requirement must be provided by personal funds of the Family.

## **J. Compliance with Family Obligations**

A Family must agree, in writing, to comply with all Family obligations under the Section 8 Housing Choice Voucher Program and CHA's homeownership policies. These obligations include (1) attending ongoing homeownership counseling, if required by CHA; (2) complying with the mortgage terms; (3) not selling or transferring the home to anyone other than a member of the assisted Family who resides in the home while receiving homeownership assistance and who is approved by CHA; (4) not refinancing or adding debt secured by the home without prior approval by CHA; (5) not obtaining a present ownership interest in another residence while receiving homeownership assistance; (6) supplying all required information to CHA, including but not limited to annual verification of household income, notice of change in homeownership expenses, notice of move-out and notice of mortgage default; and (7) allowing inspections of the home and maintaining the unit in a decent and safe manner.

## **K. Amount of Assistance**

The amount of the monthly assistance payment will be based on three factors: the voucher payment standard for which the Family is eligible; the monthly homeownership expense; and the Family's household income. CHA shall pay a monthly homeownership assistance payment directly to the lender on behalf of the Family that is equal to the *lower of*:

- (1) The payment standard minus the total tenant payment; or
- (2) The Family's monthly homeownership expenses minus the total tenant payment

Homeownership expenses for a homeowner may include principal and interest on mortgaged debt, any mortgage insurance premium incurred to finance the home, real estate taxes, any public assessments on the property, home insurance, CHA allowance for maintenance expenses and cost of repairs and replacements and the utility allowance as determined by CHA. Homeownership expenses shall not exceed 40% of the household adjusted income. All participants in the Section 8 Homeownership Program shall be required to apply for the homestead tax exemption.

## **L. Payment to the Lender**

CHA will provide the lender with notice of the amount of the housing assistance payment prior to close of escrow and will pay CHA's contribution toward the Family's homeownership expenses directly to the lender or to a designated, limited access checking account for the mortgage activity. The Family will be responsible to submit the Family's portion of the mortgage payment directly to the lender or to a designated, limited access checking account for the mortgage activity in a timely manner to allow

the transfer of funds by the lender and/or mortgage servicer and within the term of the mortgage loan agreement.

## **M. Termination of Section 8 Homeownership Assistance**

### Automatic Termination of Homeownership Assistance

Homeownership Assistance for a Family automatically terminates 180 calendar days after the last housing assistance payments on behalf of the Family.

### Grounds for Termination of Homeownership Assistance

#### 1. Obligations

A Family's homeownership assistance may be terminated if the Family fails to comply with its obligations under the Section 8 Housing Choice Voucher Program, CHA Homeownership policies or if the Family defaults on the mortgage.

If required, the Family must attend and complete on-going homeownership and housing counseling classes and permit on-going inspections.

The Family must comply with the terms of any mortgage incurred to purchase and/or refinance the home. The Family must provide CHA with written notice of:

- any sale or transfer of any interest in the home
- any plan to move out of the home **prior** to the move
- the Family's household income and homeownership expenses on an annual basis
- any notice of mortgage default received by the Family
- any other notices which may be required by CHA's homeownership policies

Except as otherwise provided in this Guide, the Family may not convey or transfer the home to any entity or person other than an approved member of the assisted Family while receiving homeownership assistance. CHA shall terminate homeownership assistance at any time in accordance with CHA's Section 8 Housing Choice Voucher Administrative Plan including but not limited to failure to comply with Family Obligations, crime by Family members and/or misrepresentation or information or fraud.

#### 2. Occupancy of Home

Homeownership assistance will only be provided while the Family resides in the home. The home must be the Family's only residence. If the Family moves out of the home, CHA will not continue homeownership assistance commencing with the month after the Family moves out.

### 3. Changes in Income Eligibility

A Family's home ownership assistance may be changed during the annual recertification of the household income and at other times according to CHA's policy of interim changes while the Family is participating in the Section 8 Homeownership Program. Participation in the Section 8 Homeownership Program shall continue until such time as the assistance payment equals \$0.00 for the period of 180 consecutive days (6 months) and according to the term of the Section 8 Homeownership Program.

### 4. Maximum Terms of Homeownership Assistance

Except in the case of a Family that qualifies as an elderly or disabled household, the Family members participating in the Section 8 Homeownership Program shall not receive home ownership assistance for more than (1) fifteen years (if the initial mortgage incurred to finance the home has a term of 20 years or longer; or (2) ten years, in all other cases.

If the Family qualifies as an elderly Family at the time of initial home ownership assistance, the maximum term of assistance does not apply. If during the course of home ownership assistance, the Family ceases to qualify as a disabled or elderly Family, the maximum term becomes applicable from the date that the home ownership assistance commenced; provided however, that such Family be eligible for at least an additional 6 (six) months of home ownership assistance after the maximum term becomes applicable.

### 5. Procedure for Termination of Homeownership Assistance

A participant in the Section 8 Homeownership shall be entitled to the same termination notice and informal hearing procedures as set forth in CHA's Section 8 Administrative Plan.

## **REPLACEMENT HOUSING FUNDS PLAN FIVE-YEAR INCREMENT 1998 -2002**

CHA submitted a request to HUD on June 6, 2003, for a regulatory waiver related to its Replacement Housing Funds Plans for the initial five -year increment for the years 1998 through 2002 as discussed below.

HUD approved CHA's HOPE VIDemolition Project MO36URD007I196 on October 21, 1996. CHA received Replacement Housing Funds during the initial five year period as follows:

1998-MO36P00770899	-\$10,575
1999-MO36R00750199	-\$12,654
2000-MO36R00750100	-\$37,718
2001-MO36R00750101	-\$43,291
2002-MO36R00750102	-\$42,361

In 1998 and 1999 CHA utilized these funds for renovation of long -term vacant public housing units. At that time CHA determined that there was an adequate supply of affordable rental housing and it was not feasible for CHA to develop additional rental housing. Therefore, the Board of Commissioners approved the use of these replacement housing funds for a Public Housing Homeownership Program as described in the attachment to the PHA plans for the 2000, 2001 and 2002 fiscal years. Enclosed is a copy of the FY 2002 Replacement Housing Program for Public Housing Residents that was an attachment to the 2002 PHA Plans.

CHA partnered with the City of Columbia and the Columbia Community Development Corporation and was able to leverage up to \$24,000 down payment assistance per Public Housing tenant that purchased homes in the central Columbia area. Five public housing tenants have moved into homeownerships since 2000, four of which have purchased in the central Columbia area. CHA provided \$10,000 down payment assistance to each for a total of \$50,000. HUD refused the most recent LOCCS requisition of \$10,000 for this purpose submitted in May 2003.

CHA requests a waiver of Capital Fund regulations or Replacement Housing regulations to allow the use of the final three years of the five years of funding, cited above, for homeownership opportunities for its qualified public housing residents. If a waiver cannot apply to the full funding received, then at a minimum CHA requests that the \$50,000 expended by CHA from its Replacement Housing funds for the homeownership program for its public housing residents, plus an additional \$10,000 that has been committed to assist a public housing resident for down payment assistance to purchase a home, be approved.

CHA interpreted 24 CFR 910.05 to permit the use of these funds for homeownership activities or other empowerment activities that promote economic self -sufficiency for public housing tenants. Instructions covering the use of Replacement Housing Funds have been minimal with final rules only recently promulgated. CHA respectfully requests approval of this request for a regulatory waiver to ensure that CHA does not incur a financial hardship in the delivery of homeownership opportunities to its public housing residents. This program has been a good complement to CHA's Section 8 Homeownership Program that is just now being implemented. These efforts are only one component of a local CHA and City effort to bring stability to the blighted central City areas.

# 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. Evidence of neutering/spaying can be provided by a statement/bill from 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 nor 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 Parvovirus 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 bull dog, and/or any animal that displays vicious behavior. This determination will be made by a CHA representative prior to the approval of the animal.
- D. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other tenants as determined by CHA. The terms, "disturb, interfere or diminish" shall include but not be limited to excessive barking, howling, chirping, biting, scratching and other like activities. The Site Manager will terminate approval of the pet if valid complaints are received, as determined by CHA, that the pet disturbs other tenants under this section of this policy. The Tenant will be given one week to make other arrangements for the care of the pet and to remove it from the premises upon written notice from CHA to remove the pet.
- E. If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other Tenants or CHA employees or CHA contractors, or if the animal creates a problem in the area of cleanliness and sanitation, the Site Manager will notify the Tenant, in writing, that the animal must be removed from CHA's property. The written notice shall contain the date by which the pet must be removed. This date will be immediate if the pet may be a danger or threat to the safety and security of other Tenants or CHA employees. The Tenant may request a hearing that will be handled according to CHA's established Grievance Procedures. However, the pet must be immediately removed from the leased premises upon notice during the hearing process if the cause is due to safety and security concerns.
- F. The Tenant is solely responsible for cleaning up the waste of the pet within the leased unit, within the building, and on the grounds of the public housing development. If the pet is taken outside, it must be on a leash at all times. If there is any visible waste by the pet, it must be disposed of in a plastic bag, securely tied and placed in an appropriate trash receptacle. If the CHA staff is required to clean any waste left by a pet, the Tenant will be charged \$25 for the removal of the waste to be paid within thirty (30) days.
- G. The Tenant shall have pets restrained so that maintenance can be performed in the apartment. The Tenant shall advise CHA's work order clerk whenever a call for service is made that a pet is in the residence. If a pet is present, CHA will subsequently advise the resident of the date and a range of time when the work order for maintenance is scheduled to be completed. The resident must either be at home to restrain the animal or shall have all animals restrained or caged on the date

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

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 03/18/2003**

**RESIDENT ACKNOWLEDGMENT**

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

(print name)

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

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

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

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

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

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

I further state that I have made arrangements for proper care of my pet in an emergency when I am unable to do so. My emergency pet caretaker is

\_\_\_\_\_ Address: \_\_\_\_\_,  
telephone \_\_\_\_\_. I understand if this person is not available to care for my pet in my absence that CHA may have the pet removed from the premises.

\_\_\_\_\_  
Tenant Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
CHA Representative

Date: \_\_\_\_\_



# **HOUSING AUTHORITY**

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

201 Switzler Street  
Columbia, MO 65203

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

### **COMMISSIONERS**

*Marvin Kinney, Chairman*  
*Genie Rogers, Vice -Chair*  
*Mary Anne McCollum*  
*Fred J. Parry*  
*Jeffrey Johnson*

### **EXECUTIVE DIRECTOR**

*Doris M. Chiles*

## **Statement of Progress in Meeting 5 -Year Plan Mission and Goals** **Contained in FY2002 PHA Plans**

1. Mission Statement: CHA's mission to provide a safe and affordable housing opportunity to low-income individuals and families was met during the fiscal year ended September 30, 2002. 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 that will be issued July 2003 identifies over 20 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 26% from 47 vacant at 9/30/01 to 35 vacant at 9/30/02; (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 FY2002 PHA Plans. Five (5) public housing residents purchased homes under the replacement housing capital fund program through June 2003.
3. CHA has improved the quality of assisted housing by increasing customer satisfaction as demonstrated by the Resident Assessment Sub-System (RASS) scoring and by using modernization funds to upgrade units and facilities. CHA's PHAS score remained consistent at 93% audited score for the FYE 9/30/02. CHA has been designated a High Performer for 2001 and 2002 fiscal years.
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 three buildings for occupancy by persons with developmental disabilities in a partnership with the Boone County Group Homes & Family Support agency.
5. CHA has provided improved living environments through the implementation of programs at Oak and Paquin Towers through the ROSS -RSDM grant. 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 of its 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 RSC staff—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 has worked with residents to formally establish resident associations in the downtown and Bear Creek areas. This was accomplished in December 2002.
  
7. CHA actively supports Enter Light Ministries CDC Initiatives Fair Housing Grant efforts to educate Columbia and Boone County to ensure equal opportunity in housing for all people. CHA advocates fair housing when invited to speak to local groups and in local networking opportunities.



# **HOUSING AUTHORITY**

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

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*Jeffrey Johnson*

### **EXECUTIVE DIRECTOR**

*Doris M. Chiles*

## **PHAS/RASSPLAN**

### **FY2003**

Only one Survey Section requires a follow-up plan.

### **Neighborhood Appearance**

CHA scored 73.6% compared to the national average of 77.5% - not a significant percentage point difference. The high-rise buildings scored higher than the family sites. The lowest scorings were received in the family developments MO-001, 002 and 003 - also the oldest developments in CHA's inventory. Only 21.5% surveys were returned (28 of 130 mailed) with 5 from 001 and 6 from 003 received. Lowest scorings were questions related to upkeep of parking areas and playground areas.

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. Playground improvements and repairs were completed during the 2003 fiscal year in all areas. CHA will analyze the average scores and areas needing improvement. Senior staff as appropriate are assigned to address the concerns highlighted by the responses.

## **XVII. SPECIAL PROGRAMS**

### **E. HOME RENTAL ASSISTANCE PROGRAM**

**1. The HOME Tenant -Based Rental Assistance (TBRA) program** is authorized under the U.S. Housing and Community Development Act of 1992. Federal regulations governing the administration of the program are contained in 24CFR Parts 5 and 92. The Housing Authority of the City of Columbia, Missouri (CHA) will administer a local TBRA program under a Subrecipient Agreement between CHA and the City of Columbia, Missouri. This Agreement provides HOME Investment Partnership Program (HOME) funds from the U.S. Department of Housing and Urban Development (HUD) for the purpose of assisting low income and very -low income households to obtain decent, safe and affordable rental housing.

The mission of the program is:

**“To provide housing assistance to underserved populations of very -low income persons and families as defined under HUD HOME regulations.”**

The goal of the program is:

**“To obtain provide a stable living environment for the individual participants and families through the provision of housing assistance and supportive services for integration into the greater Columbia community”.**

Partnerships will be developed with participating local agencies to refer qualified and eligible individuals and families. The partnerships to be developed with local agencies to provide a support network for participants will include, but are not limited to, the Boone County Mental Health Court, the McCambridge Center, The Women’s Shelter, Probation and Parole, and other affiliated agencies.

Operation of this local HOME TBRA program will be consistent with provisions of the CHA Section 8 Administrative Plan adopted February 2002, as subsequently amended, except those provisions and forms specific to the HOME TBRA program as detailed in this addendum.

**2. Eligibility.** An eligible person for this local HOME TBRA program is a very-low income person or family as identified in the Consolidated Plan for the City of Columbia as persons with special needs. Very -low income is defined as an annual household income not in excess of 50 percent of the median income for the area, as published annually by HUD. During the period of assistance, CHA will annually determine that the family continues to be a low -income household to be eligible for continued assistance for the two -year term of the HOME TBRA grant.

### **3. Housing Provisions**

- A. The housing component of the TBRA Program will vary dependent on availability of local HOME funds and approval of renewal funding. Referral agencies are subject to change if program experience suggests a change to maintain full utilization.
- B. All housing units approved for participation must pass a physical inspection before the HOME rental assistance contract is signed. The inspection shall be conducted according to Housing Quality Standards as defined by HUD.
- C. The HOME TBRA program may be used only within the City of Columbia.
- D. HOME coupons are not portable to another jurisdiction.
- E. All contract rents must be reasonable based on rents that are charged for comparable unassisted rental units.
- F. The lease shall not contain prohibited lease provisions as contained in 24 CFR 92.253.
- G. Part 5 Annual Income as defined in 24 CFR 5.609 shall be used for calculating income and allowances.
- H. The amount of the monthly assistance shall not exceed the difference between a rent standard for the unit size and 30 percent of the family's monthly adjusted income, as defined in 24 CFR Parts 5 and 92.
- I. Rent standards shall be the same Payment Standards adopted by CHA for the Housing Choice Voucher Program and shall be based on the applicable fair market rent (FMR), or may exceed the FMR by up to 10% for 20% of the units assisted.
- J. The minimum rent shall be Twenty-Five Dollars (\$25.00).
- K. HOME funds may be used for security deposit grants not to exceed the equivalent of one month's rent for the unit, which shall be paid to the landlord. Any refund due to the tenant at move-out shall be refunded to the tenant.
- L. HOME funds may be used for utilities deposits, which shall be paid to the utilities company.

**4. Service Provisions.** The services to be offered by the participating agencies in conjunction with the housing assistance are assessment, assertive case management, counseling, substance abuse and/or psychiatric rehabilitation, medication services, 24-hour support, crisis intervention and fiduciary services.

**5. Program Administration.** The program will be administered utilizing the following process:

- A. Based upon the eligibility criteria, participating agencies will make an initial case finding.

- B. The participating agency making the initial case finding will conduct an initial screening. The screening will include obtaining demographic information from the participating individual, a signed Agreement to Participate from the participating individual, and a provision of a brief orientation to the program.
- C. Referrals will be made to CHA based upon a determination that the potential participant is qualified and eligible for the HOME TBRA program.
- D. CHA will screen all adult household members for criminal history. The placement of individuals within the program is based solely on minimum eligibility requirements and the established criteria/recommendations of the participating agencies.
- E. The participating agency making a referral must also certify that the referral is in compliance with the following nondiscrimination laws on the basis of race, color, sex, religion, creed, national or ethnic origin, age, Family or marital status, handicap or disability or sexual orientation:
1. The Fair Housing Act (42 USC 3601 -19) and implementing regulations at 24 CFR 100; Executive Order 11063, as amended by Executive Order 12259 (3 CFR 1958 -1963 Comp., p. 652 and 3 CFR 1980 Comp., p. 307) and implementing regulations at 24 CFR part 107; and Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and implementing regulations issued at 24 CFR part 1.
  2. The prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1974 (42 U.S.C. 6101 -071) and implementing regulations at 24 CFR part 146.
  3. The prohibitions against discrimination against handicapped individuals under section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8.
- F. The participating agency making the referral must also certify that services including but not limited to any one of the following will be provided:
- (1) assessment
  - (2) assertive case management
  - (3) counseling
  - (4) substance abuse and/or psychiatric rehabilitation
  - (5) medication services
  - (6) 24 hour support and crisis intervention
  - (7) fiduciary services

G. The participant may be referred to CHA for housing assistance by the participating agency, or the participant may make application directly to CHA. Applications will be coordinated through the Section 8 Specialist and Section 8 Assistant II. An interview date and time will be established to provide information to the participating agency. The participants should bring the following documents to the interview for use in determining household composition:

1. Picture identification (such as a driver's license, a state I.D., or an employment tag or badge) for the head(s) of household.
2. Social Security cards for all Family members. Social Security numbers that appear on valid driver's license may be used in place of a Social Security Card.
3. Birth Records for all Family members 18 years of age and younger.

H. The participating agency must have the case manager attend the interview.

I. CHA will conduct an intake interview with the participant. It will include a financial means questionnaire to verify income eligibility and perform the appropriate rent calculation. At this time, income verification from all sources of income including: Social Security, Aid to Families with Dependent Children, employment, Child Support, unemployment and/or retirement benefits, income from Family or friends and verification of all assets including privately owned homes, real estate and checking and/or savings accounts must be provided. Each participant must pay rent in accordance with Section 3(a) (1) of the U.S. Housing Act of 1937, which is the highest of:

1. 30 percent of the Family's monthly adjusted income;
2. 10 percent of the Family's monthly income; or
3. If the Family is receiving payments for welfare assistance from a public agency and if part of the payments, adjusted in accordance with the Family's actual housing costs, is specifically designated by the agency to meet the Family's housing costs, the portion of the payments that is so designated; with the exception that the gross income of a person occupying intermediate care facility assisted under Title XIX of the Social Security Act is the same as if the person were being assisted under the Title XCVI of the Social Security Act.
4. Minimum rent as established by CHA's Board of Commissioners.

J. The participating agencies will assist individual participants with finding and maintaining their apartments.

K. Once a potential appropriately sized bedroom unit is located, CHA will perform a housing inspection. The unit must meet the applicable housing quality standards (HQS) under 24 CFR 882.109. Assistance will not be provided for units that fail to meet the HQS. CHA will also inspect the units at least annually to insure that the units continue to meet the HQS.

L. Participants must enter into an occupancy agreement for a term that is consistent with local practice.

## **6. Termination of Assistance**

Termination of assistance may occur when a participant or any member of tenant's household violates HOME TBRA program requirements or conditions of occupancy including but not limited to:

- A. Violation of terms of the HOME Coupon.
- B. Violation of terms of the lease.
- C. Refusal to accept services under the program from the referral agency.
- D. Illegal drug activities or violent criminal activities in or near the leased premises.
- E. Participant's household income exceeds the income limit for low income households as defined by HUD

## **7. Grievance Procedures**

The CHA Grievance Procedures shall apply to the HOME TBRA program.

# TENANT BASED RENTAL ASSISTANCE (TBRA) CERTIFICATION

I certify that the selection of \_\_\_\_\_, Social Security number \_\_\_\_\_ for admission to the TBRA program administered by the Housing Authority of the City of Columbia, Missouri is in compliance with the following requirements for nondiscrimination on the basis of race, color, religion, sex, national origin, age, familial status and handicap:

(1) The Fair Housing Act (42 USC 3601 -19) and implementing regulations at 24 CFR 100; Executive Order 11053, as amended by Executive Order 12259 (3CFR 1958 -1963 Comp., pp. 652 and 3CFR 1980 Comp., p. 307) and implementing regulations at 24 CFR part 107; and Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and implementing regulations issued at 24 CFR part 146.

(2) The prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1974 (42 U.S.C. 6101-07) and implementing regulations at 24 CFR part 146.

(3) The prohibitions against discrimination against handicapped individuals under section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR part 8.

I further certify that the above individual meets program requirements for participation in the local TBRA program and that the individual/family will receive case management services in conjunction with the housing assistance under the TBRA Program.

I further understand that by making this referral to CHA for the HOME TBRA program, I agree to provide documentation to CHA of the dollar value of case management services provided to this individual and family for matching fund purposes.

\_\_\_\_\_  
Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agency

**Voluntary Conversion Required Initial Assessment – Attachment mo007q01**

**Component 10(B) Voluntary Conversion Initial Assessments**

- a. How many of the PHA's developments are subject to the Required Initial Assessments? FOUR OF SIX DEVELOPMENTS
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? TWO OF SIX DEVELOPMENTS
- c. How many Assessments were conducted for the PHA's covered developments? FOUR
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: NONE

Development Name	Number of Units

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: ASSESSMENTS COMPLETED.

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Doris M. Chiles, Executive Director