



- CHA may also develop new affordable housing in conjunction with any plans for the revitalization of public housing units in AMP1 – Downtown Family Site (MO-007-00001). Revitalization of public housing would only take place after completion of the required steps for a Voluntary Conversion Assessment. Please refer to the additional information on Voluntary Conversion Assessment in the next section and in **Attachment mo007m01**.
4. Acquire or build units or developments:
    - CHA will explore the use of Project-Based Section 8 Housing Vouchers to build or acquire additional units or developments that will serve targeted populations. Targeted populations to be served include but are not limited to persons with physical and/or mental disabilities, victims of domestic violence, ex-offenders, and persons recovering from substance abuse. This supportive housing will be built or acquired in partnership with local health and human service agencies providing community support services.
    - CHA will also explore the use of Project-Based Section 8 Housing Vouchers as a funding source for the revitalization or redevelopment of public housing units in AMP1 – Downtown Family Site (MO-007-00001) to help ensure housing affordability to all household income ranges.
  5. Other (list below):
    - Promote family self-sufficiency incentives and homeownership opportunities for public housing residents and Section 8 participants in partnership with local social service and governmental agencies.

**B. PHA Goal: Improve the quality of assisted housing**

*Objectives:*

1. Improve public housing management: (PHAS score)
  - CHA's goal is to increase our Public Housing Assessment Subsystem (PHAS) scoring in all areas in order to attain and maintain High Performer status designation.
2. Improve voucher management: (SEMAP score)
  - Maintain current High Performer status designation on the Section Eight Management Assessment Program (SEMAP) and increase SEMAP scoring in all areas where improvement can be achieved.
3. Increase customer satisfaction:
  - Create and administer resident/tenant entry and exit surveys.
  - Monitor resident survey responses in PHAS and other local survey information to gauge customer satisfaction, and respond as needed.
  - Conduct CHA staff training on customer service and include customer service as an employee evaluation factor.
  - Conduct customer/client service surveys with community health and human service agencies.
4. Concentrate on efforts to improve specific management functions (list; e.g., public housing finance; voucher unit inspections):
  - Continue Public Housing Manager and maintenance staff training as a component of the implementation of project-based asset management.
  - Conduct Public Housing management site evaluation inspections on a rotating monthly basis. Site evaluations will include the following components:
    - Public Housing resident file management review.
    - Purchasing, inventory and budget review.
    - Maintenance work order review.
    - Physical property inspection.
    - Budget review.
    - Review of the following property management indicators:
      - Unit turn around rate
      - Average unit restoration cost
      - Tenant accounts receivable
      - Average household income
      - Family self-sufficiency participation rate
      - Average length of tenancy
      - Average work order completion time
      - Lease terminations
  - Review and improve financial internal control systems.
  - Increase quality control procedures for Section 8 file and program administration using the Rental Housing Integrity Improvement Program/Rental Integrity Monitoring (RHIP/RIM) review format to ensure consistent high performance on applicable Section Eight Management Assessment Program (SEMAP) key indicators.
  - The participant files of each Section 8 staff person will be reviewed on a rotating monthly basis for compliance with key SEMAP indicators. Each staff person will be subject to a monthly review three times per year.

5. Renovate or modernize public housing units.
- CHA will be conducting a Voluntary Conversion Assessment directly related to the cost of renovating or replacing the 294 public housing units in AMP1 – Downtown Family Site (MO-007-00001). The steps in the Voluntary Conversion Assessment process are listed in the chart below.

<b>Voluntary Conversion Assessment Activity Description</b>	
<p><b>1a. Development(s) name(s):</b></p> <ul style="list-style-type: none"> <li><u>Stuart Parker</u> (MO7-1) <i>Public housing located on Lincoln Drive, Unity Drive, and West Worley Street</i></li> <li><u>Jessie Wrench</u> (MO7-2A and MO7-2E) <i>MO7-2A: Public housing located on Hicks Drive &amp; Oak Street</i> <i>MO7-2E: Public housing located on North 5<sup>th</sup> Street, Park Avenue (east of Providence, south side), and the east side of Providence Rd.</i></li> <li><u>Blind Boone Apartments</u> (MO7-2B Upper and Lower, and MO7-2D) <i>MO7-2B Upper: Allen St., Allen Walkway, Bryant St., Bryant Walkway, Park Avenue (100 Block)</i> <i>MO7-2B Lower: Park Avenue (200 Block), Boone Dr., west side of Providence Rd., Providence Walkway, Switzler St., and east side of Trinity Place.</i> <i>MO7-2D: Fisher Walkway, Moore Walkway, Park Ave. (east of Providence, north side)</i></li> <li><u>Frank Coleman</u> (MO7-3) <i>MO7-3: LaSalle Place, Pendleton Walkway, and west side of Trinity Place</i></li> </ul> <p><b>1b. Development(s) (project) number(s):</b> See above.</p> <p><b>1c. Asset Management Project (AMP) Number(s):</b> MO7-00001</p> <p><b>1d. The specific public housing units that are (or may be) involved in the voluntary conversion if only a portion of a development listed above is to be converted.</b></p> <p>It is anticipated that the Columbia Housing Authority would begin with our oldest development, Stuart-Parker (MO7-1) first, which could take 1-3 years to revitalize beginning with the cost analysis. CHA would then look at MO7-2A, MO7-3, and MO7-2B. Public housing properties located east of Providence Road (MO7-2E and MO7-2D) would most likely be the last properties to be revitalized in AMP MO7-00001.</p> <p>Voluntary conversion would depend on completion of all steps listed below, approval by the HUD Special Applications Center (SAC), and the ability to secure funding for the revitalization process.</p>	
<p><b>2. Has the PHA completed the Cost Analysis comparing the costs of continuing to operate the units as public housing to the cost of providing tenant-based assistance?</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p><b>3. Has the PHA completed an independent appraisal (market analysis) of the development <u>before</u> and <u>after</u> conversion?</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p><b>4. Has The PHA completed a rental market analysis of existing conditions to determine the likely success of using tenant-based assistance for the residents of the public housing development?</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p><b>5. Has the PHA completed an analysis of the likely impacts of the voluntary conversion on the community in which the development is located?</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p><b>6. Has the PHA described its conversion implementation plans, including the actions it plans to take to convert the development and to transition the residents to tenant-based assistance?</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	

**7. Has the PHA consulted with the residents in the development to review the conversion assessment?**

Yes  No  Does not **apply** because the site is vacant.

**Does the PHA have documentation to support the consultation?**

Yes  No

6. Demolish or dispose of obsolete public housing.
  - CHA will be conducting a Voluntary Conversion Assessment, the steps of which are described above and included in Attachment mo007m01. The decision to renovate or redevelop will be made following the completion of all steps in the assessment.
7. Provide replacement public housing.
  - CHA will consider replacement public housing as an option following the Voluntary Conversion Assessment.
8. Provide replacement vouchers:
  - CHA will consider the use of replacement vouchers as a option during the Voluntary Conversion Assessment process.
9. Other: (list below)
  - CHA will consider project-based vouchers as a component of the Voluntary Conversion Assessment and revitalization process for AMP1.

**C. PHA Goal: Increase assisted housing choices**

**Objectives:**

1. Conduct outreach efforts to potential voucher landlords.
  - Non-participating landlords will be invited to the annual Section 8 Landlord meetings to encourage participation and to explain the basics of the program;
  - Conduct outreach to outlying Boone County area through regional newspapers and organizations.
  - Provide detailed information for prospective landlords on our web site.
  - Offer e-mail landlord newsletter as a new service.
2. Increase voucher payment standards
  - CHA will consider the use of increased voucher payment standards as a method to ensure a good pool of housing available to Section 8 tenants and to reduce the negative impact of significant increases in utility allowance due to rising utility costs.
3. Implement voucher homeownership program:
  - Continue providing the Section 8 Homeownership program which began October 1, 2001.
  - Continue housing counseling services through MoneySmart classes for persons interested in homeownership.
  - Pursue attaining Housing Counseling Agency designation
4. Implement public housing or other homeownership programs:
  - HUD has granted a waiver to utilize Replacement Housing Funds for a local homeownership program for public housing residents.
5. Convert public housing to vouchers
  - CHA will be conducting a Voluntary Conversion Assessment directly related to the cost of renovating or replacing the 294 public housing units in AMP1 – Downtown Family Site (MO-007-00001). The steps in the Voluntary Conversion Assessment process are listed in the chart in the previous section. This chart is also included as Attachment mo007m01.
6. Other: (list below)
  - CHA will convert tenant-based vouchers to project-based vouchers as allowed by Federal guidelines and based on local need. CHA has preliminarily identified needs for project-based vouchers with supportive services serving several high-risk populations including: persons with developmental disabilities; persons with mental health and substance abuse problems; victims of domestic violence; and ex-offenders.
  - Continue cooperative agreement with the Boone County Commission to administer the Section 8 units in Boone County jurisdiction.
  - Administer the local Tenant-Based Rental Assistance Program funded by City HOME funds.
  - Administer Veterans Administration Supportive Housing Vouchers.
  - Administer Shelter Plus Care vouchers serving homeless persons with disabilities.

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

**A. PHA Goal: Provide an improved living environment**

**Objectives:**

1. Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income

developments.

- CHA public housing households are fairly evenly mixed by income in both our family sites and in our high-rise buildings. There is a high concentration of households living in poverty in all developments. At our family sites (AMP1 – Downtown and AMP2 – Bear Creek), 88% of households are extremely low income (at or below 30% of Median).
- CHA has implemented a variety of strategies to increase the household income of public housing residents including the following:
  - CHA offers a working family preference for public housing applicants.
  - CHA offers a Public Housing Family Self-Sufficiency Program designed to help families build assets through work.
  - CHA has lowered public housing flat rents to encourage working families to remain longer in public housing while building financial assets.
- CHA will explore grant funding opportunities and partnerships with other health and human service agencies and governmental organizations to provide educational programs, workforce development activities, and job training and placement for public housing residents.
- CHA will explore grant funding opportunities and partnerships to secure matching funding for Individual Development Accounts (IDA's) to provide savings incentives to public housing residents to help them build financial assets.
- CHA offers a free FDIC Money Smart program to all public housing residents and has secured the donation of free financial management web site licenses through IAskEmma.com.

2. Implement public housing security improvements

- CHA will develop plans to promote safety through environmental design including improved lighting, fencing, landscaping, and other improvements around housing and common areas.
- CHA will make recommendations as warranted for traffic-calming devices, stop signs, and pedestrian cross-walks to improve pedestrian safety.
- CHA will continue to add security cameras on our public housing properties as an annual Capital Fund Program item.
- CHA will continue to provide police sub-stations to the Columbia Police Department. CHA will add security camera enhancements to the sub-stations.
- CHA will work to improve our current cooperative working relationships with the Columbia Police Department, the City Prosecutor's Office, and other law enforcement agencies for the purpose of reporting, tracking and preventing crime in our public housing developments and improve resident safety.
- CHA Safety Officers are authorized to carry Columbia Police Department police radios for immediate communication between CHA and CPD officers when needed
- CHA will work with the Columbia Police Department and CHA Resident Associations to revitalize Neighborhood Watch programs in our public housing developments.
- CHA will maintain and update a list of persons trespassed from CHA property directly related to their involvement in violent or drug-related criminal activity. CHA will distribute the CHA Trespass list to the Columbia Police Department and other local law enforcement agencies in order to ensure effective use of the list in arresting and convicting persons trespassing on CHA property.
- The CHA Safety Department will arrange or conduct personal safety training for CHA staff, volunteers and residents.
- CHA will enforce parking regulations to ensure that only licensed vehicles operated by public housing residents are allowed to remain in CHA parking lots.
- The CHA Safety Department will conduct on-going Safety Officer training.

3. Designate developments or buildings for particular resident groups (elderly, persons with disabilities).

- CHA will continue to request that Oak Towers (AMP3) be designated as housing for the elderly and near elderly as long as the demand and need for elderly housing remains high.
- Paquin Tower provides housing for mixed populations of elderly/near elderly and persons with disabilities. A designated housing plan is no longer required by HUD for mixed housing.

4. Other: (list below)

- CHA will screen all public housing applicants for violent or drug-related criminal activity within the past five (5) years to eliminate ineligible and unsuitable applicants.
- CHA will conduct group briefing sessions for public housing applicants to orient potential residents to the terms of the lease agreement; to provide guidance for peaceful living in public housing neighborhoods; and to reduce incidents related to improper behaviors, illegal activities, and peace disturbance incidents.
- CHA will support residents in the operation of on-site CHA Food Pantries and Share Shelves.
- Promote and coordinate services to support independent living for elderly and disabled populations that enable residents to live independently in public housing rather than having to relocate to nursing homes for personal care;
- Promote activities in the family sites through grant applications for youth services and self-sufficiency programs;
- Utilize CHA Low-Income Services, Inc., CHA's not-for-profit corporation to administer grants to increase services to low-income youth and adults.
- Continue to serve as the fiscal agent and sustaining partner in the Drug-Free Communities/Youth Community Coalition.

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

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

**Objectives:**

1. Increase the number and percentage of employed persons in assisted families:
  - CHA will utilize the Public Housing and Section 8 Family Self-Sufficiency Programs to assist public housing and Section 8 assisted households with creating and implementing five-year family self-sufficiency plans with a strong emphasis on securing and maintaining employment, building family assets, and homeownership.
  - CHA will promote better understanding of the Earned Income Disallowance and other asset building opportunities for public housing and Section 8 assisted households.
  - CHA will pursue grant funding for Individual Development Accounts (IDA's) to provide financial incentives to help working families build their financial assets.
  - CHA will pursue partnerships with other local health and human service agencies to secure grant funding for employment training and placement programs for youth and adults.
2. Provide or attract supportive services to improve assistance recipients' employability
  - CHA will provide access to resident computer labs for the purpose of education, training, and job searches.
  - CHA will work to coordinate a network of health and human services for public housing residents and Section 8 assisted households to help them work toward family self-sufficiency.
3. Provide or attract supportive services to increase independence for the elderly or families with disabilities:
  - CHA will continue to provide an Independent Living resource and referral program to elderly and disabled residents.
  - CHA will work to enhance current partnerships with health and human services agencies and develop new partnerships to promote independent living resources for residents.
  - CHA will work to enhance current partnerships with educational institutions including the University of Missouri Schools of Social Work and Nursing to coordinator internships, externships, and service-learning activities that provide additional support services for independent living.
4. Other: (list below)
  - CHA will promote local homeownership assistance programs for public housing and Section 8 households.
  - CHA will provide free FDIC Money Smart classes to public housing and Section 8 assisted households.
  - CHA will pursue designation at a Housing Counseling agency.
  - CHA will provide the Moving Ahead Program, an after-school academic enrichment program for youth living in public housing and Section 8 assisted households designed to help them succeed in school and in life and avoid high-risk behaviors. Moving Ahead Program activities include the following:
    - Outcomes-based after-school academic tutoring and site-based mentoring.
    - Monitoring of student success through grades and behavior in close communication with teachers, parents and tutors/mentors.
    - Creation of arts and recreation programs designed in concert with academic tutoring and mentoring that give youth positive community activities and peer relationships. Current activities include:
      - Moving Ahead Youth Chorus
      - Moving Ahead Youth Theatre Troupe
    - Planned activities include:
      - Moving Ahead Dance, Step and Drill Team
      - Moving Ahead Track and Field Team

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

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

**Objectives:**

1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - CHA will actively partner with local agencies to promote fair housing.
  - CHA will provide speakers who explain and promote equal access to our housing assistance programs.
  - CHA will explore becoming a Fair Housing Initiative Program (FHIP) in cooperation with the City of Columbia and other area agencies.
2. 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:
  - CHA housing staff will receive on-going fair housing training from HUD FHEO.
  - Fair housing information is distributed at every tenant occupancy briefing for public housing and Section 8 prior to tenancy.
3. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

- CHA will provide Section 504 ADA-accessible units based on need.
  - CHA will convert housing units on the second floor of Oak Towers (AMP3) to make them Section 504 ADA-accessible units to meet the 5% requirement and community need.
  - CHA will convert housing units at our AMP2 – Bear Creek Family Site to make them Section 504 ADA-accessible units to meet the 5% requirement and community need.
  - CHA will initiate a Voluntary Conversion Assessment for AMP1 – Downtown Family Site to determine the best course of action for revitalization of this public housing development and for the provision of 504 ADA-accessible housing.
4. Other: (list below) CHA also extends fair housing protections based on sexual orientation and marital status in accordance with municipal ordinances.

**V. Other PHA Goals and Objectives: (list below)**

- A. Coordinate activities of CHA Low-Income Services, Inc. (CHALIS),** the not-for-profit corporation of CHA, to provide or coordinate community health and human services to low-income public housing and Section 8 assisted households. CHALIS activities will have three main goals:
1. Helping youth succeed in school and in life;
  2. Supporting families working toward self-sufficiency; and
  3. Assisting seniors and persons with disabilities to live independently.

**Statement of Progress in Meeting Mission and Goals Described in the Five Year Plan October 1, 2005 – September 30, 2009**

**MISSION**

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.

**GOALS**

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

- A. PHA Goal: Expand the supply of assisted housing:** CHA has employed the following strategies to expand the supply of assisted housing in our community.
1. **Reduce public housing vacancies:** CHA has worked hard to decrease our "unit turnaround time" during the past five years. The recent transition to project-based asset management and the restructuring of our public housing intake process resulted in a temporary increase in our "lease up" time and vacancy rate. Improved management practices for maintenance staff coupled with the use of outside contractors has reduced our unit "down time" and "make ready time." Our goal is to reduce our overall unit turnaround time to an average of less than 20 days per unit and to reduce our vacancy rate to less than 5% for our family housing sites and less than 3% for our high-rise housing sites.
  2. **Leverage private or other public funds to create additional housing opportunities:**
    - a) CHA applied for and received \$175,000 in HOME funds from the City of Columbia in 2006 to provide Tenant-Based Rental Assistance (TBRA). These funds were designated for a two-year period for 2007-2008. In 2007, CHA applied for and received \$125,000 in HOME funds to fund the TBRA program through March 2010. Current funding supports approximately 17 vouchers with matching community support services. In 2009, CHA applied for \$318,000 in TBRA funding for 2010 and 2011. This represents an increase of \$50,000 per year (8-9 vouchers) to meet the increased demand for this program.
    - b) CHA applied for and received \$150,000 in HOME funds from the City of Columbia to build five (5) affordable townhomes for rent and possible future homeownership by persons at or below 60% AMI. In addition, CHA received \$18,000 in CDBG funds from the City of Columbia for property demolition. The Missouri Housing Development Commission provided \$663,000 in rental housing production funds to complete the project. A private donation of \$10,000 was received from The Callaway Bank to support this project. This project was completed in February with full leasing by April 2009. These homes will be leased for four (4) years and then offered for sale. CHA will monitor this project for a minimum of 20 years to ensure that it remains affordable.
  3. **Acquire or build units or developments:** See 2. b.) above. CHA is in the process of building five (5) affordable, ADA accessible townhomes.
  4. **Other:** CHA is promoting homeownership opportunities for public housing residents and Section 8 participants in partnership with local agencies, specifically targeting minorities and persons with disabilities. CHA's Money Smart classes are provided free of charge to help educate low-income persons about homeownership. In 2008, CHA implemented a working preference for public housing admission, lowered ceiling rents, added a Public Housing Family Self-Sufficiency Coordinator and provided increased opportunities for Section 8 homeownership. Our Opportunities for Families Program completed its third and final year of grant funding providing education, employment training, and job placement to public housing families.

**B. PHA Goal: Improve the quality of assisted housing:** CHA has employed the following strategies to improve the quality of assisted housing:

1. **Improve public housing management: (PHAS score):** CHA's PHAS scoring has fluctuated in the past three years due to a significant turnover in all public housing management staff while also implementing the transition to project-based asset management. CHA has been successful in establishing the separate management, maintenance, and finance systems necessary for the effective implementation of project-based asset management. Changes in maintenance staff duties and the assignment of Asset Management Project (AMP) maintenance staff have resulted in significantly lower 2008 REAC property inspection scores. While CHA has protested what we believe to be overly-stringent scoring by REAC inspectors, we have also developed and implemented a management improvement plan for all AMPs which will be continuing focus in the coming year. Each AMP's management improvement plan includes a strong focus on frequent property inspection, routine and preventative maintenance, integrated pest management and green maintenance practices, lower tenant account receivables, lower unit turnaround times, improved safety, and effective file management practices.
2. **Improve voucher management: (SEMAP score):** CHA is designated as a high performer scoring 100 this past year. We will work to maintain this level of efficient management of our Section 8 program.
3. **Increase customer satisfaction:** Customer satisfaction has remained positive and increased during the past five years. Resident associations and the Resident Advisory Board have very positive working relationships with CHA staff and are kept well informed about CHA's improvement efforts. CHA will continue to monitor resident survey responses in PHAS and other resident feedback to gauge customer satisfaction, and respond as needed.
4. **Concentrate on efforts to improve specific management functions:** The implementation of management improvement plans for each AMP will be closely monitored during the coming year by a four-member senior management team. Current internal controls are also being reviewed and improved.
5. **Renovate or modernize public housing units:** CHA initiated a long-term strategic planning process for the revitalization of public housing in 2005. Information from the revitalization study conducted in 2005 will be considered in combination with a voluntary conversion assessment to be conducted in 2010 for CHA's oldest family housing sites.
6. **Demolish or dispose of obsolete public housing:** The CHA long-term strategic revitalization plan will address the issue of demolishing or disposing of obsolete public housing by conducting a voluntary conversion assessment in 2010.
7. **Provide replacement public housing:** Should CHA decide to demolish or dispose of obsolete public housing, CHA is committed to replacing an equal number of assisted housing units in our community through either new construction or an equal number of housing vouchers.

**C. PHA Goal: Increase assisted housing choices:** CHA has employed the following strategies to increase assisted housing choices.

1. **Conduct outreach efforts to potential voucher landlords:**
  - a) CHA has marketed the Section 8 program to non-participating landlords by inviting them to attend annual Section 8 Landlord meetings;
  - b) CHA has also provided detailed information for prospective landlords on our web site and offered an e-mail landlord newsletter as a new service.
  - c) CHA has conducted a media campaign to dispel community misconceptions about the Section 8 program, particularly those associating the program with an increase in crime.
2. **Increase voucher payment standards:** CHA examines the FMR on an annual basis and determines which voucher payment standards to increase in order to increase the supply of assisted housing choices for Section 8 participants.
3. **Implement voucher homeownership program:** CHA began our Section 8 Homeownership program on October 1, 2001. We continue to provide housing counseling services through our Money Smart classes for persons interested in homeownership. We are also promoting Section 8 Homeownership through our Section 8 and Public Housing Family Self-Sufficiency programs. CHA is working toward attaining Housing Counseling Agency designation.
4. **Implement public housing or other homeownership programs:** HUD has granted a waiver to utilize the first 5-year increment of Replacement Housing Funds for a local homeownership program for public housing residents using HOPE VI demolition replacement housing factor funds.
5. **Other:**
  - a) CHA has initiated discussions with local social service agencies to determine the need to convert tenant-based vouchers to project-based vouchers as allowed by Federal guidelines and as the local need arises;
  - b) CHA has a cooperative agreement with the Boone County Commission to administer the Section 8 units in the Boone County jurisdiction;
  - c) CHA has applied for and received HOME funds from the City of Columbia to provide Tenant-Based Rental Assistance (TBRA) housing vouchers.
  - d) CHA applied for and administers 70 Veterans Administration Supportive Housing vouchers. CHA began with 35 VASH vouchers in 2008 and was awarded 35 additional VASH vouchers in 2009. These vouchers are jointly administered with the local Harry S. Truman Memorial Veterans Hospital.

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

1. **PHA Goal: Provide an improved living environment:** CHA has employed the following strategies to improve the living environment of our public housing neighborhoods.
2. **Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:** CHA has implemented a preference for working families in public housing while lowering the ceiling and flat rents and adding a Public Housing Family Self-Sufficiency Coordinator to attract and retain working families in public housing.

**3. Implement public housing security improvements:**

- a) CHA has installed security cameras covering approximately 50% of our properties and community streets.
- b) CHA has developed a cooperative information sharing arrangement with the Columbia Police Department regarding our trespass list.
- c) CHA provides two Police substations in our family neighborhoods.
- d) CHA has developed security and disaster plans for our two high-rise buildings.

**4. Designate developments or buildings for particular resident groups (elderly, persons with disabilities):** HUD approved the renewal of CHA's application for designated housing in April, 2009. Oak Towers is designated Elderly/Near Elderly. Paquin Tower is designated Mixed Populations of Elderly/Near Elderly and Persons with Disabilities.

**5. Other:**

- a) CHA has decreased incidents of violence and drug-related crimes in public housing neighborhoods through strong eviction procedures and cooperation with local law enforcement;
- b) CHA currently screens applicants to eliminate ineligible and unsuitable public housing tenants;
- c) CHA conducts group briefing sessions for public housing applicants to orient potential residents to the terms of the lease agreement and to provide guidance for peaceful living in public housing neighborhoods to reduce incidents related to improper behaviors, illegal activities, and peace disturbance incidents;
- d) CHA supports residents in the operation of the on-site CHA Food Pantry for CHA residents located at 200 Boone Drive and at the Bear Creek Public Housing Manager's office on Elleta Boulevard;
- e) CHA promotes services to the elderly and disabled populations to enable residents to live independently in a residential environment rather than having to relocate to nursing homes for personal care;
- f) CHA promotes grant funded activities in our family sites for youth services and self-sufficiency programs;
- g) CHA has created and utilizes a not-for-profit corporation to administer grants to increase services to low-income youth and adults.
- h) CHA help form and continues to participate as an active member in our local Drug-Free Communities/Youth Community Coalition initiative.

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

**A. PHA Goal: Promote self-sufficiency and asset development of assisted households:** CHA has employed the following strategies to promote self-sufficiency and asset development of assisted households.

**1. Increase the number and percentage of employed persons in assisted families:**

- a) CHA is utilizing the Section 8 HCV Family Self-Sufficiency Coordinator to assist families through the Section 8 FSS program. Currently there are 50 families have been enrolled in the program.
- b) In 2008, CHA received funding for a Public Housing FSS Coordinator whose goal is to assist 50 families with developing family self-sufficiency plans. The goal of 25 families enrolled in the program during the first year (2008-2009) was achieved. We are optimistic that we will attain the goal of 50 families enrolled during our second year.
- c) CHA established a public housing admissions preference for working families.
- d) Ceiling rents were lowered in order to retain working families in public housing and assist them with building financial assets in order to assist them with self-sufficiency and homeownership goals.
- e) Persons enrolled in family self-sufficiency programs are eligible to receive financial incentives through escrow accounts to build family financial assets.
- f) The earned income disallowance has been promoted to all families who qualify.

**2. Provide or attract supportive services to improve assistance recipients' employability:** CHA partnered with Job Point employment services to provide on-site resident employment training and placement services in the areas of building maintenance, retail sales and secretarial services. These services were provided with support from ROSS RSDM and Neighborhood Networks grants from HUD.

**3. Provide or attract supportive services to increase independence for the elderly or families with disabilities:** CHA's Resident Services Coordinator works closely with local social service agencies to coordinate services for our elderly and disabled residents. Additional local grant funding has been secured to support a 25% FTE Independent Living Coordinator serving our elderly and disabled residents.

**4. Other:**

- a) Promoted various local homeownership programs for public housing and Section 8 households;
- b) Established local partnerships to collaborate on programming for employment including adults, youth and homeless youth;
- c) Secured funding for supportive services for employment;
- d) Explored the possibility of becoming a Housing Counseling agency building on the HUD/FDIC approved MoneySmart classes.
- e) Pursued funding for establishing resident Individual Development Accounts.
- f) Promoted better resident understanding of Earned Income Disallowance and other asset building opportunities.

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

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

**1. CHA has undertaken the following affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:**

- a) CHA is an active member of the Columbia-Boone County Basic Needs Coalition. The purpose of the Basic Needs Coalition is to assist the citizens of Columbia and Boone County in meeting their basic needs for food, clothing, shelter, and transportation. To accomplish this, the Coalition works to bring together providers of basic needs to exchange information; determine any unmet needs; find solutions to these needs by mobilizing community resources; and evaluate progress toward meeting the Coalition's goals.
  - (1) Formerly, the Columbia-Boone County Basic Needs Coalition also served as the Columbia/Boone County Continuum of Care's Lead Organization. However, in 2006, the Basic Needs Coalition joined the Missouri Balance of State Continuum of Care. The Basic Needs Coalition currently hosts the quarterly Balance of State Central Missouri Regional Housing Continuum Meetings.
  - (2) Through the Basic Needs Coalition, and other local coalitions, CHA staff members promote affirmative equal access to assisted housing.
- b) CHA staff provided programs to local community organizations promoting affirmative equal access to assisted housing.
- c) CHA staff actively partnered with local agencies to promote fair housing;
- d) CHA provided speakers who explained and promoted equal access to our housing assistance programs.
- e) CHA has discussed becoming a Fair Housing Initiative Program (FHIP) in order to conduct additional fair housing education and outreach.

**2. CHA has undertaken the following 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:**

- a) CHA housing staff has received Fair Housing training from HUD FHEO in 2006 and 2009.
- b) Fair housing information is distributed at every tenant occupancy briefing for public housing and every Section 8 briefing prior to voucher issuance.

**3. CHA has undertaken the following affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:**

- a) CHA provides ADA-accessible units to applicants to meet special needs and to residents as their health needs require.
- b) CHA works with all residents to provide accommodation for special needs and disabilities on an individual basis.

**V. Other PHA Goals and Objectives: (list below)**

**A. CHA established** CHA Low-Income Services (CHALIS), a not-for-profit corporation, in order to access additional funding through grants, contracts, gifts, etc. to provide additional community support services to CHA residents and Section 8 tenants.

**B. CHA** coordinates the activities of CHALIS with CHA services to enhance the services to CHA residents and Section 8 residents.

**6.0 PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements have been revised since the last Annual Plan submission:

PHA Plan Element

- Housing Needs
- Financial Resources
- Operations and Management
- Capital Improvements Needs
- Demolition and Disposition
- Conversion of Public Housing to Tenant-Based Assistance
- Community Service & Self-Sufficiency Programs
- Safety and Crime Prevention Measures
- Asset Management

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The public may obtain copies of the 5-Year Plan and Annual PHA Plan at the following locations:

- CHA Administration Building, 201 Switzler Street, Columbia, MO 65203
- Bear Creek (AMP2) Public Housing Manager's Office located at 1109 Elleta Boulevard
- Oak Towers (AMP3) Public Housing Manager's Office located at 700 N. Garth Avenue

	<ul style="list-style-type: none"> <li>Paquin Tower (AMP4) Public Housing Manager's Office located at 1201 Paquin Street</li> <li>The CHA Web Site at: <a href="http://www.columbiaha.com">www.columbiaha.com</a></li> <li>The City of Columbia, Department of Planning and Development, 701 E. Broadway, Columbia, MO 65201</li> </ul>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>Voluntary Conversion Assessment:</b> During FY2010, the Columbia Housing Authority (CHA) plans to conduct a Voluntary Conversion Assessment directly related to the cost of renovating or replacing the 294 public housing units in AMP1 – Downtown Family Site (MO-007-00001). The steps in the Voluntary Conversion Assessment process are listed in the chart contained in the following Plan Elements sections: Capital Improvement Needs, Demolition and Disposition, and Conversion of Public Housing to Tenant-Based Assistance. The Voluntary Conversion Assessment chart is included in section 5.2 above.</p> <p><b>Section 8 Homeownership Program:</b> The Columbia Housing Authority Board of Commissioners has set aside up to twenty (20) Section 8 Housing Choice Vouchers to support the Section 8 Homeownership program. As of August 1, 2009, there were eleven (11) families participating in the Section 8 Homeownership Program.</p> <p><b>Section 8 Project-Based Vouchers:</b> The Columbia Housing Authority has 32 Section 8 Project-Based Vouchers awarded by contract to Boone County Family Resources in 2005 to provide housing assistance to persons with developmental disabilities. CHA plans to explore additional opportunities to provide supportive housing assistance to high-risk populations through the use of Section 8 Project-Based Vouchers during the fiscal year beginning October 1, 2009.</p>
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Housing needs have increased during the past year with 717 households on the Public Housing waiting list and 997 households on the Section 8 waiting list. Of these households, 95% of Public Housing and Section 8 applicant with extremely low incomes at or below 30% AMI. The Section 8 waiting list was open for one week in October 2008 and over 1,200 households applied for housing. This was an increase of 200 households from the previous year. It is expected that it will take 18-24 months to work through the current Section 8 waiting list. CHA has currently frozen issuing new Section 8 vouchers due to higher utility allowances effective January 2009 and a decrease in the monthly voucher turnover rate.</p> <p>There has been a significant increase in the number of single person households applying for public housing (66% of applicants on the waiting list have applied for an efficiency or 1 bedroom apartment.) The need for elderly housing and housing for persons with disabilities continues to be high. Black/African American households continue to make up a disproportionate number of housing applicants.</p> <p>Significant increases in utility costs make it more difficult for low income households to secure and maintain their housing. Poor energy efficiency of low-income housing puts families at financial risk often leading unpaid utility bills and loss of housing. In turn, low-income families with large debts owed to utility companies are unable to get utilities turn on in their names without paying off their debt to the utility companies.</p> <p><b>A. Housing Needs of Families in the Jurisdiction/s Served by the PHA</b></p> <p>Based upon the information contained in the City of Columbia's Consolidated Plan, U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset, and the U.S. Census – American Community Survey 2007, the Columbia Housing Authority has identified the following housing needs of families in the Columbia, Missouri MSA. In the "Overall" Needs column, CHA has provided the estimated number of renter families that have housing needs. For the remaining characteristics, CHA rated 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." N/A is used to indicate that no information is available upon which the CHA can make this assessment.</p>

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	8,474	5	5	5	3	3	4
Income >30% but <=50% of AMI	5,763	5	5	5	5	3	5
Income >50% but <80% of AMI	8,327	5	5	3	5	3	3
Elderly	3,244	4	3	4	3	3	4
Families with Disabilities	3,744	5	4	5	5	4	4
White	18,006	5	4	4	4	3	4
Black	2,189	5	4	4	4	3	4
Hispanic	722	5	4	4	4	3	4
Asian	1,218	5	4	4	4	3	4
Native American	226	5	4	4	4	3	4

Housing Needs of Families on the Public Housing Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	717		272
Extremely low income <=30% AMI	679	95%	
Very low income (>30% but <=50% AMI)	31	4%	
Low income (>50% but <80% AMI)	5	1%	
Families with children	229	32%	
Elderly families	41	6%	
Families with Disabilities	147	21%	
White	301	42%	
Black/African American	390	54%	
American Indian/Native Alaskan	6	1%	
Asian	5	1%	
Hawaiian/Pacific Islander	5	1%	
Hispanic	8	1%	
* Note: Totals for the Number of Families broken out by race will not equal the waiting list total as PIC now allows families to select more than one race when reporting their race.			

Housing Needs of Families on the Public Housing Waiting List			
Characteristics by Bedroom Size (Public Housing Only)	# of families	% of total families	
0 BR	164	23%	
1BR	306	43%	
2 BR	132	18%	
3 BR	97	14%	
4 BR	18	3%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

**Housing Needs of Families on the Section 8 Housing Choice Voucher Program Waiting List**

	<b># of families</b>	<b>% of total families</b>	<b>Annual Turnover</b>
Waiting list total	997		96 *
Extremely low income <=30% AMI	945	95%	
Very low income (>30% but <=50% AMI)	45	5%	
Low income (>50% but <80% AMI)	6	1%	
Families with children	405	41%	
Elderly families	40	4%	
Families with Disabilities	85	9%	
White	312	31%	
Black/African American	659	66%	
American Indian/Native Alaskan	6	0.6%	
Asian	6	0.6%	
Hawaiian/Pacific Islander	0	0%	
Hispanic	7	0.7%	

<b>Characteristics by Bedroom Size</b>	<b># of families</b>	<b>% of total families</b>	
0 BR	0	0	
1BR	353	42%	
2 BR	273	33%	
3 BR	172	21%	
4 BR	32	4%	
5 BR	1	.12%	
5+ BR	0	0	

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)? 13 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

\* The monthly turnover rate for Section 8 vouchers has decreased significantly during CY2009 and is currently averaging eight (8) vouchers per month which is equal to an estimated turnover of 96 Section 8 vouchers per year in the fiscal year beginning October 1, 2009. This is a significant decrease from the fiscal year beginning October 1, 2007 which had an average voucher turnover of 25-30 vouchers per month or 300-360 per year.

**9.1 Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Please refer to the outlined strategies for addressing housing needs contained in the Annual Plan under the Housing Needs section 14 – 18.

CHA plans to pursue several key strategies to address housing needs in the coming year:

- Pursue partnerships for alternative housing programs for special sub-populations, i.e., persons with a mental illness, persons with disabilities, victims of domestic violence, and veterans.
- Convert tenant-based vouchers to project-based vouchers for high-risk and special populations.
- Develop local homeownership opportunities utilizing HOME and CDBG funds, Federal Home Loan Bank funds and Missouri Housing Development Commission funding.
- Help the City of Columbia establish a Housing Trust Fund that will enable the CHA to purchase and rehabilitate central city rental properties for rent and future homeownership.
- Work with the City of Columbia to implement energy conservation programs to reduce utility expenses for low-income households.
- Explore forming a Community Housing Development Organization (CHDO).
- CHA will convert housing units on the second floor of Oak Towers (AMP3) to make them Section 504 ADA-accessible units to meet the 5% requirement and community need.
- CHA will convert housing units at our AMP2 – Bear Creek Family Site to make them Section 504 ADA-accessible units to meet the 5% requirement and community need.
- CHA will initiate a Voluntary Conversion Assessment for AMP1 – Downtown Family Site to determine the best course of action for revitalization of this public housing development and for the provision of 504 ADA-accessible housing.

<p><b>10.0</b></p>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Please refer to the <u>Statement of Progress in Meeting Mission and Goals Described in the Five Year Plan October 1, 2005 – September 30, 2009</u> Included in section 5.2 above.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The Columbia Housing Authority defines the significant amendment and substantial deviation/modification to the PHA Annual Plan as follows:</p> <ul style="list-style-type: none"> <li>• Changes to rent or admissions policies or organization of the waiting list;</li> <li>• Changes to the Public Housing Admissions and Continued Occupancy Policy;</li> <li>• Changes to the Section 8 Housing Choice Voucher Program Administrative Plan;</li> <li>• Additions of non-emergency work items (items not included in the current Annual Statement or Five-year Action Plan) or change in the use of replacement reserve funds under the Capital Fund; and</li> <li>• Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.</li> </ul>
<p><b>11.0</b></p>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

**Annual Statement/Performance and Evaluation Report**  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>PART I: SUMMARY</b>	<b>Grant Type and Number</b>	<b>FFY of Grant</b>
<u>PHA Name, Address</u> Housing Authority of the City of Columbia, Missouri 201 Switzer St. / Columbia, MO 65203	Capital Fund Program Grant No: <b>MO36P00750109</b> Replacement Housing Factor Grant No: Date of Capital Fund Financing:	<b>2009</b>  <b>FFY of Grant Approval</b> <b>2009</b>

**X** Original Annual Statement Reserve for Disasters/Emergencies          Revised Annual Statement (revision no:         )  
         Performance and Evaluation Report for Period Ending:          Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00			
2	1406 Operations (may not exceed 20% of line 20)	\$214,575.60			
3	1408 Management Improvements	\$189,012.00			
4	1410 Administration (may not exceed 10% of line 20)	\$107,287.80			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$0.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$86,962.77			
10	1460 Dwelling Structures	\$393,039.83			
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$82,000.00			
14	1485 Demolition	\$0.00			
15	1492 Moving to Work Demonstration	\$0.00			
16	1495.1 Relocation Costs	\$0.00			
17	1499 Development Activities	\$0.00			
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00			
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$1,072,878.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00			
22	Amount of line 20 Related to Section 504 compliance	\$0.00			
23	Amount of line 20 Related to Security – Soft Costs	\$167,012.00			
24	Amount of Line 20 Related to Security – Hard Costs	\$10,000.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00			

Signature of Executive Director: *Phil Stambaugh* Date: 8/25/09  
 Signature of Public Housing Director: *[Signature]* Date: 8/25/09

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>PART II: SUPPORTING PAGES</b>		<b>Grant Type and Number</b>		<b>FFY of Grant</b>			
<b>PHA Name, Address</b>		Capital Fund Program Grant No: MC36P00750109		2009			
Housing Authority of the City of Columbia, Missouri		Replacement Housing Factor Grant No:		FFY of Grant Approval			
201 Switzler St. / Columbia, MO 65203		Date of Capital Fund Financing:		2009			
AMP Number / Name /	General Description of Major Work Categories	Development Acct Number	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
Operations	Operations	1406.000		Original	Funds Obligated	Funds Expended	
		total for line item 1406		\$214,575.60	\$0.00	\$0.00	only for P. & E Report
Mgt. Improve.	Staff Training	1408.020	20 sessions	\$20,000.00			
Mgt. Improve.	Protective Services - Salaries	1408.060	3.5	\$127,069.00			
Mgt. Improve.	Protective Services - Benefits	1408.065	3.5	\$39,943.00			
Mgt. Improve.	Computer Software	1408.200	2 progs	\$1,000.00			
Mgt. Improve.	Consultant Fees (M/I)	1408.600	ARRA/EPC	\$1,000.00			
		total for line item 1408		\$189,012.00	\$0.00	\$0.00	
Administration	Management Fees (to COCC)	1410.000	1 ea	\$107,287.80			
		total for line item 1410		\$107,287.80	\$0.00	\$0.00	
MC007000001	Fencing	1450.160	1000 ft	\$5,000.00			
MC007000003	Handrails, Exterior	1450.240	500 ft	\$10,000.00			
MC007000002	Clothes Lines	1450.280	10 ea	\$5,000.00			
MC007000001	Landscaping, Beautification	1450.360	350 sf	\$3,500.00			
MC007000002	Landscaping, Beautification	1450.360	250 sf	\$2,500.00			
MC007000003	Landscaping, Beautification	1450.360	200 sf	\$2,000.00			
MC007000004	Landscaping, Beautification	1450.360	200 sf	\$2,000.00			
MC007000001	Landscaping, Erosion Control	1450.400	1000 sf	\$5,000.00			
MC007000001	Concrete Work	1450.560	350 sf	\$3,500.00			
MC007000002	Concrete Work	1450.560	250 sf	\$2,500.00			
MC007000003	Concrete Work	1450.560	200 sf	\$2,000.00			
MC007000004	Concrete Work	1450.560	200 sf	\$2,000.00			
MC007000001	Parking Lots	1450.600	10 ea	\$20,662.77			
MC007000002	Parking Lots	1450.600	4 ea	\$7,500.00			

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>PART II: SUPPORTING PAGES</b>		<b>Grant Type and Number</b>		<b>FFY of Grant</b>					
<b>PHA Name, Address</b>		Capital Fund Program Grant No: MC36P00750109		2009					
Housing Authority of the City of Columbia, Missouri		Replacement Housing Factor Grant No:		<b>FFY of Grant Approval</b>					
201 Switzler St. / Columbia, MO 65203		Date of Capital Fund Financing:		2009					
AMP Number / Name /	General Description of Major Work Categories	Development Acct Number	Quantity	Total Estimated Cost		Total Actual Cost		only for P & E Report	Status of Work
				Original	Revised	Funds Obligated	Funds Expended		
MO007000003	Parking Lots	1450.600	1 ea	\$7,500.00					
MO007000004	Parking Lots	1450.600	1 ea	\$5,000.00					
				<b>total for line item 1450:</b>	<b>\$5,662.77</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
MO007000001	504 Enhancements, Dwellings	1460.140	3 units	\$5,000.00					
MO007000001	Painting, Interior	1460.170	10 units	\$20,000.00					
MO007000003	Painting, Exterior	1460.180	8 stories	\$33,000.00					
MO007000004	Painting, Exterior	1460.180	16 stories	\$50,000.00					
MO007000001	Bath Cabinets / Fixtures	1460.230	60 units	\$58,739.83					
MO007000003	Floor Tile	1460.250	3 floors	\$15,000.00					
MO007000004	Floor Tile	1460.250	4 floors	\$20,000.00					
MO007000001	Sub Floors	1460.260	5 units	\$5,000.00					
MO007000001	Floor Slabs / Foundations	1460.270	3 units	\$3,000.00					
MO007000002	Floor Slabs / Foundations	1460.270	2 units	\$2,000.00					
MO007000004	Room Dividers	1460.390	196 units	\$45,000.00					
MO007000004	Mailboxes	1460.400	196 boxes	\$20,000.00					
MO007000001	Siding, Exterior	1460.440	5 units	\$5,000.00					
MO007000001	Roofing	1460.450	2 bldgs	\$5,000.00					
MO007000001	Electrical Upgrades	1460.490	10 ea	\$5,000.00					
MO007000002	Interior Lighting	1460.510	78 units	\$15,000.00					
MO007000002	Exhaust Fans	1460.550	10 ea	\$5,000.00					
MO007000001	Plumbing Enhancements	1460.580	15 ea	\$7,500.00					
MO007000002	Plumbing Enhancements	1460.580	5 ea	\$2,500.00					
MO007000003	Plumbing Enhancements	1460.580	5 ea	\$2,500.00					
MO007000004	Plumbing Enhancements	1460.580	5 ea	\$2,500.00					

**Annual Statement/Performance and Evaluation Report**

Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>PART II: SUPPORTING PAGES</b>		<b>Grant Type and Number</b>		<b>FFY of Grant</b>				
<b>PHA Name, Address</b>		Capital Fund Program Grant No: MO36P00750109		2009				
Housing Authority of the City of Columbia, Missouri 201 Switzler St. / Columbia, MO 65203		Replacement Housing Factor Grant No:		FFY of Grant Approval				
		Date of Capital Fund Financing:		2009				
AMP Number / Name /	General Description of Major Work Categories	Development Acct Number	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work	
				Original	Revised	Funds Obligated	Funds Expended	
MO007000003/4	Boiler Enhancements	1460.640	3 & 3	\$10,000.00				
MO007000003/4	Elevator Enhancements	1460.670	3 & 2	\$5,000.00				
MO007000003/4	Pest Control	1460.800	As Needed	\$20,000.00				
MO007000001	Unit Restoration	1460.830	8 units	\$15,000.00				
MO007000002	Unit Restoration	1460.830	3 units	\$5,000.00				
MO007000003	Unit Restoration	1460.830	3 units	\$5,000.00				
MO007000004	Unit Restoration	1460.830	3 units	\$5,000.00				
			total for line item: 1460	\$391,739.83	\$0.00	\$0.00	\$0.00	
MO007000003	Refrigerators	1470.012	1 ea	\$500.00				
MO007000004	Refrigerators	1470.012	2 ea	\$800.00				
MO007000003	Ranges	1470.014	1 ea	\$500.00				
MO007000004	Ranges	1470.014	2 ea	\$800.00				
			total for line item: 1460	\$2,600.00	\$0.00	\$0.00	\$0.00	
MO007000001	Blind Boone Community Center	1470.520	1 ea	\$0.00				
			total for line item: 1460	\$0.00	\$0.00	\$0.00	\$0.00	
Non-Dwell Equip.	Office Furniture	1475.011	5 sets	\$5,000.00				
Non-Dwell Equip.	Office Equipment	1475.014	15 cm, 1 cp	\$20,000.00				
Non-Dwell Equip.	Maintenance Tools & Equip	1475.021	20 Tools	\$10,000.00				
Non-Dwell Equip.	Grounds Tools & Equipment	1475.024	20 Tools	\$1,000.00				
Non-Dwell Equip.	Community Space Furniture	1475.035	Lobby Furn	\$10,000.00				
Non-Dwell Equip.	Security Systems, Non-Dwelling	1475.050	4 cameras	\$10,000.00				
Non-Dwell Equip.	Park / Playground Equipment	1475.055	1 set	\$5,000.00				
Non-Dwell Equip.	Vehicles, Management	1475.085	1 ea	\$20,000.00				
Non-Dwell Equip.	Vehicles Accessories, Maint.	1475.090	1 ea	\$1,000.00				

**Annual Statement/Performance and Evaluation Report**  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>PART II: SUPPORTING PAGES</b>		<b>Grant Type and Number</b>		<b>FFY of Grant</b>	
<b>PHA Name, Address</b>		Capital Fund Program Grant No: MO36P00750109		2009	
Housing Authority of the City of Columbia, Missouri		Replacement Housing Factor Grant No:		<b>FFY of Grant Approval</b>	
201 Switzler St. / Columbia, MO 65203		Date of Capital Fund Financing:		2009	
<b>AMP Number / Name /</b>	<b>General Description of Major Work Categories</b>	<b>Development Acct Number</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>	
				<b>Original</b>	<b>Revised</b>
				\$82,000.00	\$0.00
			total for line item 1475	\$1,072,878.00	\$0.00
			<b>GRAND TOTAL:</b>	\$0.00	\$0.00
				<b>Funds Obligated</b>	<b>Funds Expended</b>
				\$0.00	\$0.00
				<b>Total Actual Cost</b>	
				\$0.00	\$0.00
				<small>only for P &amp; E Report</small>	
				<b>Status of Work</b>	



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

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**PART I: SUMMARY**

PHA Number/Name: MO007	Housing Authority of the City of Columbia, Missouri		X_ Original 5-Year Plan (or)		Revision No: ____	
	AMP Number / Name / HA-Wide Activities / Line Item Accounts	FFY Grant: 2010 PHA FYE: 2011	FFY Grant: 2011 PHA FYE: 2012	FFY Grant: 2012 PHA FYE: 2013	FFY Grant: 2013 PHA FYE: 2014	Work Statement for Year 5
	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	
MO007000001 - Downtown	\$	249,842.24	\$ 44,450.00	\$ 29,234.00	\$ 169,150.00	
MO007000002 - Bear Creek	See	\$ 38,150.00	\$ 242,881.57	\$ 32,500.00	\$ 69,391.12	
MO007000003 - Oak Tower		\$ 30,000.00	\$ 374,575.60	\$ 371,424.68	\$ 75,650.00	
MO007000004 - Paquin Tower	Annual	\$ 105,000.00	\$ 17,500.00	\$ 218,933.00	\$ 369,425.60	
	Statement					
HA-Wide (719)	\$	-	\$ -	\$ -	\$ -	
HA-Wide Contingency	\$	-	\$ -	\$ -	\$ -	
<b>Physical Improvements (Subtotals of Above):</b>	\$	422,992.24	\$ 679,407.17	\$ 652,091.68	\$ 683,616.72	
1406 Operations	\$	214,575.60	\$ -	\$ -	\$ -	
1408 Management Improvements	See	\$ 194,022.36	\$ 199,183.03	\$ 204,498.52	\$ 209,973.48	
1410 Administration		\$ 107,287.80	\$ 107,287.80	\$ 107,287.80	\$ 107,287.80	
1411 Audit	Annual	\$ -	\$ -	\$ -	\$ -	
1415 Liquidated Damages		\$ -	\$ -	\$ -	\$ -	
1430 Fees and Costs	Statement	\$ -	\$ -	\$ -	\$ -	
1440 Site Acquisition		\$ -	\$ -	\$ -	\$ -	
1470 Nondwelling Structures		\$ -	\$ -	\$ -	\$ -	
1475 Nondwelling Equipment		\$ 134,000.00	\$ 87,000.00	\$ 109,000.00	\$ 72,000.00	
1485 Demolition		\$ -	\$ -	\$ -	\$ -	
1490 Replacement Reserve		\$ -	\$ -	\$ -	\$ -	
1492 Moving to Work Demonstration		\$ -	\$ -	\$ -	\$ -	
1495.1 Relocation Costs		\$ -	\$ -	\$ -	\$ -	
1499 Development Activities		\$ -	\$ -	\$ -	\$ -	
1501 Collateralization or Debt Service		\$ -	\$ -	\$ -	\$ -	
<b>Total CFP Funds for 5-year Plan:</b>	\$	1,072,878.00	\$ 1,072,878.00	\$ 1,072,878.00	\$ 1,072,878.00	
<b>Total Non-CFP Funds in 5-year Plan</b>	\$	-	\$ -	\$ -	\$ -	
<b>Replacement Housing Factor Funds:</b>	\$	-	\$ -	\$ -	\$ -	

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

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**PART III: SUPPORTING PAGES - PHYSICAL NEEDS WORK STATEMENT (YEARS 2 & 3)**

PHA Name: <u>Housing Authority of the City of Columbia, Missouri</u>		<u>X</u> Original 5-Year Plan (or) _____ Revision No: _____	
Activities for Year: <u>1</u>	Activities for Year: <u>2</u>	Activities for Year: <u>3</u>	Activities for Year: _____
AMP Number / Name / HA-Wide Activities	Major Work Categories	Estimated Cost	AMP Number / Name / HA-Wide Activities
Operations	Operations	\$ 214,575.60	Operations
Mgt Improvements	Staff Training	\$ 20,000.00	Mgt Improvements
Mgt Improvements	Protective Services - Salaries	\$ 130,881.07	Mgt Improvements
Mgt Improvements	Protective Services - Benefits	\$ 41,141.29	Mgt Improvements
	Resident Services - Salaries	\$ -	
	Resident Services - Benefits	\$ -	
Mgt Improvements	Computer Software	\$ 1,000.00	Mgt Improvements
Mgt Improvements	Consultant Fees (M/I)	\$ 1,000.00	
Administration	Management Fees	\$ 107,287.80	Administration
	A&E Fees	\$ -	MO007000002,3
MO007000001	Site Acquisitions	\$ 50,000.00	
MO007000002	Lighting, Exterior	\$ -	
	Fencing	\$ 5,000.00	MO007000001
	Dumpster Enclosures	\$ -	
	Handrails, Exterior	\$ -	
MO007000001	Clothes Lines	\$ 5,000.00	MO007000002
	Tree Work	\$ -	
MO007000001	Landscaping, Beautification	\$ 10,000.00	MO007000002
MO007000002	Landscaping, Erosion Control	\$ 5,000.00	MO007000001
	Water Supply, Outside	\$ -	
	Retaining Walls	\$ -	
MO007000001	Concrete Work	\$ 10,000.00	MO007000002
MO007000001	Parking Lots	\$ 15,000.00	
	Fuel Storage Tanks	\$ -	
MO007000001,2	Force Account Salaries	\$ 1,000.00	MO007000001,2
MO007000001,2	Force Account Benefits	\$ 300.00	MO007000001,2
	Security Systems, Apartments	\$ -	
	Asbestos Abatement	\$ -	
	Pressurized Stairwells, Towers	\$ -	
MO007000001	504 Enhancements, Dwellings	\$ 5,000.00	MO007000002,3
MO007000001	Painting, Interior	\$ 35,392.24	MO007000002
	Painting, Exterior	\$ -	
	Ceiling Tile	\$ -	
MO007000001	Kitchen Cabinets / Fixtures	\$ 35,000.00	MO007000002
	Bath Cabinets / Fixtures	\$ -	
	Security Systems, Apartments	\$ -	
	Asbestos Abatement	\$ -	
	Pressurized Stairwells, Towers	\$ -	
	504 Enhancements, Dwellings	\$ 229,575.60	
	Painting, Interior	\$ 37,231.57	
	Painting, Exterior	\$ -	
	Ceiling Tile	\$ -	
	Kitchen Cabinets / Fixtures	\$ 35,000.00	
	Bath Cabinets / Fixtures	\$ -	

See Annual Statement

Activities for Year: <u>1</u>	Activities for Year: <u>2</u>	FFY Grant: <u>2010</u>	PHA FYE: <u>2011</u>	Activities for Year: <u>3</u>	FFY Grant: <u>2011</u>	PHA FYE: <u>2012</u>
AMP Number / Name / HA-Wide Activities	Major Work Categories	Estimated Cost	AMP Number / Name / HA-Wide Activities	Major Work Categories	Estimated Cost	
See Annual Statement	Handrails, Interior	\$ -	Handrails, Interior		\$ -	
	Floor Tile	\$ 5,000.00	Floor Tile		\$ 10,000.00	
	Sub Floors	\$ 5,000.00	Sub Floors		\$ 5,000.00	
	Floor Slabs / Foundations	\$ 5,000.00	Floor Slabs / Foundations		\$ 10,000.00	
	Window Screens	\$ -	Window Screens		\$ -	
	Windows	\$ -	Windows		\$ -	
	Door Hardware	\$ -	Door Hardware		\$ -	
	Interior Doors	\$ -	Interior Doors		\$ -	
	Hallway Doors, Towers	\$ 75,000.00	Hallway Doors, Towers		\$ -	
	Screen Doors	\$ -	Screen Doors		\$ -	
	Entry Doors	\$ -	Entry Doors		\$ -	
	Room Dividers	\$ -	Room Dividers		\$ -	
	Mailboxes	\$ -	Mailboxes		\$ -	
	Gutters / Downspouts	\$ -	Gutters / Downspouts		\$ -	
	Siding, Exterior	\$ 5,000.00	Siding, Exterior		\$ 5,000.00	
	Roofing	\$ 5,000.00	Roofing		\$ 175,000.00	
	Porches / Balconies	\$ -	Porches / Balconies		\$ -	
	Electrical Upgrades	\$ 5,000.00	Electrical Upgrades		\$ 10,000.00	
	Smoke Detectors	\$ 15,000.00	Smoke Detectors		\$ -	
	Interior Lighting	\$ -	Interior Lighting		\$ 20,000.00	
	Hallway Lighting	\$ -	Hallway Lighting		\$ -	
	Emergency Lighting	\$ -	Emergency Lighting		\$ -	
	Exhaust Fans	\$ 5,000.00	Exhaust Fans		\$ 5,000.00	
	Range Exhaust Hoods	\$ -	Range Exhaust Hoods		\$ -	
	Plumbing Enhancements	\$ 55,000.00	Plumbing Enhancements		\$ 15,000.00	
	Water Heaters	\$ -	Water Heaters		\$ -	
	Fire Sprinkler System, Dwelling	\$ -	Fire Sprinkler System, Dwelling		\$ -	
	Cold Water Pumps, Towers	\$ -	Cold Water Pumps, Towers		\$ -	
	Domestic Water, Towers	\$ -	Domestic Water, Towers		\$ -	
	Sump Pumps, Towers	\$ -	Sump Pumps, Towers		\$ -	
	Boiler Enhancements	\$ 10,000.00	Boiler Enhancements		\$ -	
	Elevator Enhancements	\$ 5,000.00	Elevator Enhancements		\$ 5,000.00	
	Gas Lines	\$ -	Gas Lines		\$ -	
	Furnaces	\$ -	Furnaces		\$ -	
	A/C, Central, Family Sites	\$ -	A/C, Central, Family Sites		\$ -	
	A/C, Windows, Towers	\$ -	A/C, Windows, Towers		\$ -	
	A/C Systems	\$ -	A/C Systems		\$ -	
	Laundry Facilities, Towers	\$ -	Laundry Facilities, Towers		\$ 5,000.00	
	Trash Chutes, Towers	\$ -	Trash Chutes, Towers		\$ -	
	Pest Control	\$ 20,000.00	Pest Control		\$ 20,000.00	
	Unit Restoration	\$ 30,000.00	Unit Restoration		\$ 30,000.00	
	Force Account Salaries	\$ 1,000.00	Force Account Salaries		\$ 1,000.00	
	Force Account Benefits	\$ 300.00	Force Account Benefits		\$ 300.00	
	Refrigerators	\$ -	Refrigerators		\$ -	
	Ranges	\$ -	Ranges		\$ -	
	Laundry Equipment, Towers	\$ -	Laundry Equipment, Towers		\$ -	
	Force Account Salaries	\$ -	Force Account Salaries		\$ -	

Activities for Year: <u>1</u>	Activities for Year: <u>2</u>	FFY Grant: <u>2010</u>	PHA FYE: <u>2011</u>	Activities for Year: <u>3</u>	FFY Grant: <u>2011</u>	PHA FYE: <u>2012</u>
AMP Number / Name / HA-Wide Activities	Major Work Categories	Estimated Cost	AMP Number / Name / HA-Wide Activities	Major Work Categories	Estimated Cost	
See	Force Account Benefits	\$ -	Force Account Benefits	Force Account Benefits	\$ -	
Annual	504 Enhancements, Non-Dwelling	\$ -	504 Enhancements, Non-Dwelling	504 Enhancements, Non-Dwelling	\$ -	
Statement	Painting, Interior, Non-Dwelling	\$ -	Painting, Interior, Non-Dwelling	Painting, Interior, Non-Dwelling	\$ -	
	Painting, Exterior, Non-Dwelling	\$ -	Painting, Exterior, Non-Dwelling	Painting, Exterior, Non-Dwelling	\$ -	
	Public Bathrooms	\$ -	Public Bathrooms	Public Bathrooms	\$ -	
	Window Screens, Non-Dwelling	\$ -	Window Screens, Non-Dwelling	Window Screens, Non-Dwelling	\$ -	
	Windows, Non-Dwelling	\$ -	Windows, Non-Dwelling	Windows, Non-Dwelling	\$ -	
	Door Hardware, Non-Dwelling	\$ -	Door Hardware, Non-Dwelling	Door Hardware, Non-Dwelling	\$ -	
	Doors, Interior, Non-Dwelling	\$ -	Doors, Interior, Non-Dwelling	Doors, Interior, Non-Dwelling	\$ -	
	Doors, Exterior, Non-Dwelling	\$ -	Doors, Exterior, Non-Dwelling	Doors, Exterior, Non-Dwelling	\$ -	
	Community Space Dividers	\$ -	Community Space Dividers	Community Space Dividers	\$ -	
	Roofing, Non-Dwelling	\$ -	Roofing, Non-Dwelling	Roofing, Non-Dwelling	\$ -	
	Shelter, Exterior	\$ -	Shelter, Exterior	Shelter, Exterior	\$ -	
	Administration Building	\$ -	Administration Building	Administration Building	\$ -	
	Laundry Facilities, Family Sites	\$ -	Laundry Facilities, Family Sites	Laundry Facilities, Family Sites	\$ -	
	Blind Boone Community Center	\$ -	Blind Boone Community Center	Blind Boone Community Center	\$ -	
	Bear Creek Community Center	\$ -	Bear Creek Community Center	Bear Creek Community Center	\$ -	
	403 Park Community Center	\$ -	403 Park Community Center	403 Park Community Center	\$ -	
	Maintenance Shops	\$ -	Maintenance Shops	Maintenance Shops	\$ -	
	Warehousing	\$ -	Warehousing	Warehousing	\$ -	
	Restoration, Non-Dwelling	\$ -	Restoration, Non-Dwelling	Restoration, Non-Dwelling	\$ -	
	Force Account Salaries	\$ -	Force Account Salaries	Force Account Salaries	\$ -	
	Force Account Benefits	\$ -	Force Account Benefits	Force Account Benefits	\$ -	
	Office Furniture	\$ 5,000.00	Office Furniture	Office Furniture	\$ 5,000.00	
	Office Equipment	\$ 35,000.00	Office Equipment	Office Equipment	\$ 20,000.00	
	Communication Equipment	\$ -	Communication Equipment	Communication Equipment	\$ -	
	Maintenance Tools & Equip	\$ 25,000.00	Maintenance Tools & Equip	Maintenance Tools & Equip	\$ 25,000.00	
	Grounds Tools & Equipment	\$ 1,000.00	Grounds Tools & Equipment	Grounds Tools & Equipment	\$ 1,000.00	
	Community Space Furniture	\$ 10,000.00	Community Space Furniture	Community Space Furniture	\$ -	
	Community Space Equipment	\$ -	Community Space Equipment	Community Space Equipment	\$ -	
	Laundry Equipment, Non-Dwell	\$ -	Laundry Equipment, Non-Dwell	Laundry Equipment, Non-Dwell	\$ -	
	Security Systems, Non-Dwelling	\$ 10,000.00	Security Systems, Non-Dwelling	Security Systems, Non-Dwelling	\$ 10,000.00	
	Park / Playground Equipment	\$ 5,000.00	Park / Playground Equipment	Park / Playground Equipment	\$ 5,000.00	
	Vehicles, Maintenance	\$ 40,000.00	Vehicles, Maintenance	Vehicles, Maintenance	\$ -	
	Vehicle Accessories, Maint	\$ 3,000.00	Vehicle Accessories, Maint	Vehicle Accessories, Maint	\$ -	
	Vehicles, Management	\$ -	Vehicles, Management	Vehicles, Management	\$ 20,000.00	
	Vehicle Accessories, Mgmtnt	\$ -	Vehicle Accessories, Mgmtnt	Vehicle Accessories, Mgmtnt	\$ 1,000.00	
	Demolition Cost	\$ -	Demolition Cost	Demolition Cost	\$ -	
	Relocation Expense	\$ -	Relocation Expense	Relocation Expense	\$ -	
	Contingency	\$ -	Contingency	Contingency	\$ -	
	<b>CFP Estimated Cost for Year 2 (total of above):</b>	<b>\$ 1,072,878.00</b>	<b>CFP Estimated Cost for Year 3 (total of above):</b>	<b>\$ 1,072,878.00</b>	<b>\$ 1,072,878.00</b>	

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

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

**PART III: SUPPORTING PAGES - PHYSICAL NEEDS WORK STATEMENT (YEARS 4 & 5)**

PHA Name: <u>Housing Authority of the City of Columbia, Missouri</u>		<u>X</u> Original 5-Year Plan (or) ___ Revision No: ___	
Activities for Year: <u>4</u>		Activities for Year: <u>5</u>	
AMP Number / Name / HA-Wide Activities	Major Work Categories	AMP Number / Name / HA-Wide Activities	Major Work Categories
Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
	Operations		Operations
	Staff Training		Staff Training
	Protective Services - Salaries		Protective Services - Salaries
	Protective Services - Benefits		Protective Services - Benefits
	Resident Services - Salaries		Resident Services - Salaries
	Resident Services - Benefits		Resident Services - Benefits
	Computer Software		Computer Software
	Consultant Fees (M/I)		Consultant Fees (M/I)
	Management Fees		Management Fees
	A&E Fees		A&E Fees
	Site Acquisitions		Site Acquisitions
	Lighting, Exterior		Lighting, Exterior
	Fencing		Fencing
	Dumpster Enclosures		Dumpster Enclosures
	Handrails, Exterior		Handrails, Exterior
	Clothes Lines		Clothes Lines
	Tree Work		Tree Work
	Landscaping, Beautification		Landscaping, Beautification
	Landscaping, Erosion Control		Landscaping, Erosion Control
	Water Supply, Outside		Water Supply, Outside
	Retaining Walls		Retaining Walls
	Concrete Work		Concrete Work
	Parking Lots		Parking Lots
	Fuel Storage Tanks		Fuel Storage Tanks
	Force Account Salaries		Force Account Salaries
	Force Account Benefits		Force Account Benefits
	Security Systems, Apartments		Security Systems, Apartments
	Asbestos Abatement		Asbestos Abatement
	Pressurized Stairwells, Towers		Pressurized Stairwells, Towers
	504 Enhancements, Dwellings		504 Enhancements, Dwellings
	Painting, Interior		Painting, Interior
	Painting, Exterior		Painting, Exterior
	Ceiling Tile		Ceiling Tile
	Kitchen Cabinets / Fixtures		Kitchen Cabinets / Fixtures
	Bath Cabinets / Fixtures		Bath Cabinets / Fixtures

Activities for Year: 4		FFY Grant: 2012	PHA FYE: 2013	Activities for Year: 5	FFY Grant: 2013	PHA FYE: 2014
AMP Number / Name / HA-Wide Activities	Major Work Categories	Estimated Cost	AMP Number / Name / HA-Wide Activities	Major Work Categories	Estimated Cost	
	Handrails, Interior	\$ -		Handrails, Interior	\$ -	
MO007000002	Floor Tile	\$ 10,000.00	MO007000001	Floor Tile	\$ 10,000.00	
	Sub Floors	\$ -		Sub Floors	\$ -	
MO007000002	Floor Slabs / Foundations	\$ 10,000.00	MO007000001	Floor Slabs / Foundations	\$ 10,000.00	
	Window Screens	\$ -		Window Screens	\$ -	
	Windows	\$ -	MO007000001,2,3,4	Windows	\$ 40,000.00	
	Door Hardware	\$ -		Door Hardware	\$ -	
	Interior Doors	\$ -		Interior Doors	\$ -	
	Hallway Doors, Towers	\$ -		Hallway Doors, Towers	\$ -	
	Screen Doors	\$ -	MO007000001,2	Screen Doors	\$ 80,000.00	
	Entry Doors	\$ -		Entry Doors	\$ -	
	Room Dividers	\$ -		Room Dividers	\$ -	
	Mailboxes	\$ -		Mailboxes	\$ -	
	Gutters / Downspouts	\$ -		Gutters / Downspouts	\$ -	
MO007000001	Siding, Exterior	\$ 10,000.00	MO007000002	Siding, Exterior	\$ 10,000.00	
MO007000004	Roofing	\$ 140,000.00		Roofing	\$ -	
	Porches / Balconies	\$ -		Porches / Balconies	\$ -	
MO007000004	Electrical Upgrades	\$ 10,000.00	MO007000001	Electrical Upgrades	\$ 45,000.00	
	Smoke Detectors	\$ -		Smoke Detectors	\$ -	
MO007000004	Interior Lighting	\$ 30,000.00		Interior Lighting	\$ -	
	Hallway Lighting	\$ -		Hallway Lighting	\$ -	
	Emergency Lighting	\$ -		Emergency Lighting	\$ -	
	Exhaust Fans	\$ -		Exhaust Fans	\$ -	
	Range Exhaust Hoods	\$ -		Range Exhaust Hoods	\$ -	
MO007000003	Plumbing Enhancements	\$ 15,000.00	MO007000004	Plumbing Enhancements	\$ 15,000.00	
	Water Heaters	\$ -		Water Heaters	\$ -	
	Fire Sprinkler System, Dwelling	\$ -		Fire Sprinkler System, Dwelling	\$ -	
	Cold Water Pumps, Towers	\$ -		Cold Water Pumps, Towers	\$ -	
	Domestic Water, Towers	\$ -		Domestic Water, Towers	\$ -	
	Sump Pumps, Towers	\$ -		Sump Pumps, Towers	\$ -	
MO007000003	Boiler Enhancements	\$ 259,575.60	MO007000004	Boiler Enhancements	\$ 233,775.60	
MO007000004	Elevator Enhancements	\$ 5,000.00	MO007000003	Elevator Enhancements	\$ 5,000.00	
	Gas Lines	\$ -		Gas Lines	\$ -	
	Furnaces	\$ -		Furnaces	\$ -	
	A/C, Central, Family Sites	\$ -		A/C, Central, Family Sites	\$ -	
	A/C, Windows, Towers	\$ -		A/C, Windows, Towers	\$ -	
	A/C Systems	\$ -		A/C Systems	\$ -	
MO007000004	Laundry Facilities, Towers	\$ 5,000.00		Laundry Facilities, Towers	\$ -	
	Trash Chutes, Towers	\$ -	MO007000003,4	Trash Chutes, Towers	\$ 40,000.00	
MO007000001,2,3,4	Pest Control	\$ 20,000.00	MO007000001,2,3,4	Pest Control	\$ 20,000.00	
MO007000001,2,3,4	Unit Restoration	\$ 30,000.00	MO007000001,2	Unit Restoration	\$ 30,000.00	
MO007000001,2,3,4	Force Account Salaries	\$ 1,000.00	MO007000001,2,3,4	Force Account Salaries	\$ 1,000.00	
MO007000001,2,3,4	Force Account Benefits	\$ 300.00	MO007000001,2,3,4	Force Account Benefits	\$ 300.00	
	Refrigerators	\$ -		Refrigerators	\$ -	
	Ranges	\$ -		Ranges	\$ -	
	Laundry Equipment, Towers	\$ -		Laundry Equipment, Towers	\$ -	
	Force Account Salaries	\$ -		Force Account Salaries	\$ -	

Activities for Year: 4		FFY Grant: 2012	PHA FYE: 2013	Activities for Year: 5	FFY Grant: 2013	PHA FYE: 2014
AMP Number / Name / HA-Wide Activities	Major Work Categories	Estimated Cost	AMP Number / Name / HA-Wide Activities	Major Work Categories	Estimated Cost	
	Force Account Benefits	\$ -		Force Account Benefits	\$ -	
	504 Enhancements, Non-Dwelling	\$ -		504 Enhancements, Non-Dwelling	\$ -	
	Painting, Interior, Non-Dwelling	\$ -		Painting, Interior, Non-Dwelling	\$ -	
	Painting, Exterior, Non-Dwelling	\$ -		Painting, Exterior, Non-Dwelling	\$ -	
	Public Bathrooms	\$ -		Public Bathrooms	\$ -	
	Window Screens, Non-Dwelling	\$ -		Window Screens, Non-Dwelling	\$ -	
	Windows, Non-Dwelling	\$ -		Windows, Non-Dwelling	\$ -	
	Door Hardware, Non-Dwelling	\$ -		Door Hardware, Non-Dwelling	\$ -	
	Doors, Interior, Non-Dwelling	\$ -		Doors, Interior, Non-Dwelling	\$ -	
	Doors, Exterior, Non-Dwelling	\$ -		Doors, Exterior, Non-Dwelling	\$ -	
	Community Space Dividers	\$ -		Community Space Dividers	\$ -	
	Roofing, Non-Dwelling	\$ -		Roofing, Non-Dwelling	\$ -	
	Shelter, Exterior	\$ -		Shelter, Exterior	\$ -	
	Administration Building	\$ -		Administration Building	\$ -	
	Laundry Facilities, Family Sites	\$ -		Laundry Facilities, Family Sites	\$ -	
	Blind Boone Community Center	\$ -		Blind Boone Community Center	\$ -	
	Bear Creek Community Center	\$ -		Bear Creek Community Center	\$ -	
	403 Park Community Center	\$ -		403 Park Community Center	\$ -	
	Maintenance Shops	\$ -		Maintenance Shops	\$ -	
	Warehousing	\$ -		Warehousing	\$ -	
	Restoration, Non-Dwelling	\$ -		Restoration, Non-Dwelling	\$ -	
	Force Account Salaries	\$ -		Force Account Salaries	\$ -	
	Force Account Benefits	\$ -		Force Account Benefits	\$ -	
	Office Furniture	\$ 5,000.00		Office Furniture	\$ 5,000.00	
	Office Equipment	\$ 35,000.00		Office Equipment	\$ 20,000.00	
	Communication Equipment	\$ -		Communication Equipment	\$ -	
	Maintenance Tools & Equip	\$ 10,000.00		Maintenance Tools & Equip	\$ 10,000.00	
	Grounds Tools & Equipment	\$ 1,000.00		Grounds Tools & Equipment	\$ 1,000.00	
	Community Space Furniture	\$ -		Community Space Furniture	\$ -	
	Community Space Equipment	\$ -		Community Space Equipment	\$ -	
	Laundry Equipment, Non-Dwell	\$ -		Laundry Equipment, Non-Dwell	\$ -	
	Security Systems, Non-Dwelling	\$ 10,000.00		Security Systems, Non-Dwelling	\$ 10,000.00	
	Park / Playground Equipment	\$ 5,000.00		Park / Playground Equipment	\$ 5,000.00	
	Vehicles, Maintenance	\$ 40,000.00		Vehicles, Maintenance	\$ -	
	Vehicle Accessories, Maint	\$ 3,000.00		Vehicle Accessories, Maint	\$ -	
	Vehicles, Management	\$ -		Vehicles, Management	\$ 20,000.00	
	Vehicle Accessories, Mgmt	\$ -		Vehicle Accessories, Mgmt	\$ 1,000.00	
	Demolition Cost	\$ -		Demolition Cost	\$ -	
	Relocation Expense	\$ -		Relocation Expense	\$ -	
	Contingency	\$ -		Contingency	\$ -	
<b>CFP Estimated Cost for Year 4 (total of above):</b>		<b>\$ 1,072,878.00</b>	<b>CFP Estimated Cost for Year 5 (total of above):</b>		<b>\$ 1,072,878.00</b>	

**Annual Statement/Performance and Evaluation Report**  
Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

**PART I: SUMMARY**

PHA Name, Address  
Housing Authority of the City of Columbia, Missouri  
201 Switzler St. / Columbia, MO 65203

Grant Type and Number  
Capital Fund Program Grant No: **MO36P00750108**  
Replacement Housing Factor Grant No:  
Date of Capital Fund Financing:

FFY of Grant  
**2008**

FFY of Grant Approval  
**2008**

Original Annual Statement Reserve for Disasters/Emergencies (revision no: \_\_\_)  
X Performance and Evaluation Report for Period Ending: March 31, 2009 Final Performance and Evaluation Report  
updated: 10-Jul-09

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00		\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20)	\$214,575.60		\$214,575.60	\$214,575.60
3	1408 Management Improvements	\$185,346.47		\$170,978.42	\$54,996.72
4	1410 Administration (may not exceed 10% of line 20)	\$107,287.80		\$107,287.80	\$107,287.80
5	1411 Audit	\$0.00		\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00		\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00		\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00		\$0.00	\$0.00
9	1450 Site Improvement	\$68,619.60		\$25,227.90	\$25,227.90
10	1460 Dwelling Structures	\$155,293.53		\$102,405.64	\$102,405.64
11	1465.1 Dwelling Equipment—Nonexpendable	\$230,755.00		\$0.00	\$0.00
12	1470 Nondwelling Structures	\$30,000.00		\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$81,000.00		\$16,863.71	\$16,863.71
14	1485 Demolition	\$0.00		\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00		\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00		\$0.00	\$0.00
17	1499 Development Activities	\$0.00		\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00		\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00		\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00		\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$1,072,878.00	\$0.00	\$637,339.07	\$521,357.37
21	Amount of line 20 Related to LBP Activities	\$0.00		\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 compliance	\$0.00		\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$164,346.47		\$164,346.47	\$48,364.77
24	Amount of Line 20 Related to Security – Hard Costs	\$10,000.00		\$554.99	\$554.99
25	Amount of line 20 Related to Energy Conservation Measures	\$230,755.00		\$0.00	\$0.00

Signature of Executive Director: *Paul Stewart* Date: 7/13/09

Signature of Public Housing Director: *[Signature]* Date: 7/13/09

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>PART II: SUPPORTING PAGES</b>		<b>Grant Type and Number</b>		<b>FFY of Grant</b>	
<b>PHA Name, Address</b>		Capital Fund Program Grant No: <b>MO36P00750108</b>		2008	
Housing Authority of the City of Columbia, Missouri 201 Switzer St. / Columbia, MO 65203		Replacement Housing Factor Grant No:		<b>FFY of Grant Approval</b>	
		Date of Capital Fund Financing:		2008	

AMP Number / Name /	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	
Operations	Operations	1406.000		\$214,575.60		\$214,575.60	\$214,575.60	N/A
		total for line item 1406		\$214,575.60	\$0.00	\$214,575.60	\$214,575.60	
Mgt. Improve.	Staff Training	1408.020	20 sessions	\$20,000.00		\$6,631.95	\$6,631.95	N/A
Mgt. Improve.	Protective Services - Salaries	1408.060	4.5	\$133,250.54		\$38,260.24	\$38,260.24	N/A
Mgt. Improve.	Protective Services - Benefits	1408.065	4.5	\$31,095.93		\$10,104.53	\$10,104.53	N/A
Mgt. Improve.	Computer Software	1408.200	2 progs	\$1,000.00		\$0.00	\$0.00	N/A
		total for line item 1408		\$185,346.47	\$0.00	\$170,978.42	\$54,996.72	
Administration	Management Fees (to COCC)	1410.000	1 ea	\$107,287.80		\$107,287.80	\$107,287.80	N/A
		total for line item 1410		\$107,287.80	\$0.00	\$107,287.80	\$107,287.80	
MC007000003	Fencing	1450.160	1000 ft	\$5,000.00		\$5,135.00	\$5,135.00	In Process
MC007000001	Clothes Lines	1450.280	10 ea	\$2,500.00		\$0.00	\$0.00	Future
MC007000001	Landscaping, Beautification	1450.360	1000 sf	\$5,000.00		\$6,565.00	\$6,565.00	In Process
MC007000001	Concrete Work	1450.560	3750 sf	\$5,000.00		\$13,527.90	\$13,527.90	Complete
MC007000001	Parking Lots	1450.600	1 ea	\$51,119.60		\$0.00	\$0.00	Future
		total for line item 1450		\$68,619.60	\$0.00	\$25,227.90	\$25,227.90	
MC007000002	Asbestos Abatement	1460.120	1 units	\$0.00		\$7,800.00	\$7,800.00	Complete
MC007000001	504 Enhancements, Dwellings	1460.140	3 units	\$5,000.00		\$0.00	\$0.00	Future
MC007000001	Floor Tile	1460.250	10 units	\$5,000.00		\$1,168.80	\$1,168.80	In Process
MC007000001	Sub Floors	1460.260	5 units	\$5,000.00		\$519.55	\$519.55	In Process
MC007000001	Floor Slabs / Foundations	1460.270	3 units	\$3,000.00		\$2,885.79	\$2,885.79	Complete
MC007000002	Floor Slabs / Foundations	1460.270	2 units	\$2,000.00		\$5,007.60	\$5,007.60	Complete
MC007000004	Windows	1460.310	10 units	\$0.00		\$4,848.14	\$4,848.14	Complete
MC007000001	Mailboxes	1460.400	2 clusters	\$5,000.00		\$33.98	\$33.98	In Process
MC007000001	Siding, Exterior	1460.440	5 units	\$5,000.00		\$0.00	\$0.00	Future

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**PART II: SUPPORTING PAGES**

**PHA Name, Address**  
 Housing Authority of the City of Columbia, Missouri  
 201 Switzler St. / Columbia, MO 65203

**Grant Type and Number**  
 Capital Fund Program Grant No: **MO36P00750108**  
 Replacement Housing Factor Grant No:  
 Date of Capital Fund Financing:

**FFY of Grant**  
 2008  
**FFY of Grant Approval**  
 2008

AMP Number / Name /	General Description of Major Work Categories	Development Acct Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	only for P & E Report
				Original	Revised	Funds Obligated	Funds Expended		
MC007000001	Roofing	1460.450	34 bldgs	\$39,043.53		\$0.00	\$0.00	Future	
MC007000003	Electrical Upgrades	1460.490	Boilers	\$7,500.00		\$340.08	\$340.08	In Process	
MC007000004	Electrical Upgrades	1460.490	Boilers	\$7,500.00		\$340.08	\$340.08	In Process	
MC007000001	Exhaust Fans	1460.550	10 ea	\$5,000.00		\$0.00	\$0.00	Future	
MC007000004	Plumbing Enhancements	1460.580	294 ea	\$26,250.00		\$0.00	\$0.00	Future	
MC007000003/4	Boiler Enhancements	1460.640	3 & 3	\$10,000.00		\$13,343.77	\$13,343.77	Complete	
MC007000003/4	Elevator Enhancements	1460.670	3 & 2	\$5,000.00		\$12,925.24	\$12,925.24	Complete	
MC007000004	Pest Control - Bed Bugs	1460.800	as needed	\$0.00		\$15,942.61	\$15,942.61	In Process	
MC007000001	Unit Restoration	1460.830	5 units	\$10,000.00		\$35,350.00	\$35,350.00	In Process	
MC007000002	Unit Restoration	1460.830	2 units	\$5,000.00		\$1,900.00	\$1,900.00	In Process	
MC007000003	Unit Restoration	1460.830	5 units	\$5,000.00		\$0.00	\$0.00	Future	
MC007000004	Unit Restoration	1460.830	5 units	\$5,000.00		\$0.00	\$0.00	Future	
			total for line item 1460	\$155,293.53	\$0.00	\$102,405.64	\$102,405.64		
MC007000003	Refrigerators	1470.012	200 ea	\$55,500.00		\$0.00	\$0.00	Future	
MC007000004	Refrigerators	1470.012	150 ea	\$74,625.00		\$0.00	\$0.00	Future	
MC007000003	Ranges	1470.014	200 ea	\$42,920.00		\$0.00	\$0.00	Future	
MC007000004	Ranges	1470.014	150 ea	\$57,710.00		\$0.00	\$0.00	Future	
			total for line item 1460	\$230,755.00	\$0.00	\$0.00	\$0.00		
MC007000001	Blind Boone Community Center	1470.520	1 ea	\$30,000.00		\$0.00	\$0.00	Future	
			total for line item 1460	\$30,000.00	\$0.00	\$0.00	\$0.00		
Non-Dwell Equip.	Office Furniture	1475.011	5 sets	\$5,000.00		\$996.96	\$996.96	N/A	
Non-Dwell Equip.	Office Equipment	1475.014	15 cm, 1 cp	\$20,000.00		\$9,589.88	\$9,589.88	N/A	
Non-Dwell Equip.	Maintenance Tools & Equip	1475.021	20 Tools	\$10,000.00		\$1,621.88	\$1,621.88	N/A	
Non-Dwell Equip.	Community Space Furniture	1475.035	Lobby Furn	\$9,000.00		\$0.00	\$0.00	N/A	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**PART II: SUPPORTING PAGES**

PHA Name, Address

Housing Authority of the City of Columbia, Missouri  
 201 Switzler St. / Columbia, MO 65203

Grant Type and Number

Capital Fund Program Grant No: **MO36P00750108**  
 Replacement Housing Factor Grant No:  
 Date of Capital Fund Financing:

FFY of Grant

**2008**  
FFY of Grant Approval  
**2008**

AMP Number / Name /	General Description of Major Work Categories	Development Acct Number	Quantity	Total Estimated Cost		Total Actual Cost		only for P & E Report	Status of Work
				Original	Revised	Funds Obligated	Funds Expended		
Non-Dwell Equip.	Security Systems, Non-Dwelling	1475.050	4 cameras	\$10,000.00		\$554.99	\$554.99		N/A
Non-Dwell Equip.	Park / Playground Equipment	1475.055	1 set	\$5,000.00		\$0.00	\$0.00		N/A
Non-Dwell Equip.	Vehicles, Maintenance	1475.075	1 ea	\$20,000.00		\$0.00	\$0.00		N/A
Non-Dwell Equip.	Vehicles Accessories, Maint.	1475.080	1 ea	\$2,000.00		\$4,100.00	\$4,100.00		N/A
total for line item 1475:				\$81,000.00	\$0.00	\$16,863.71	\$16,863.71		
<b>GRAND TOTAL:</b>				<b>\$1,072,878.00</b>	<b>\$0.00</b>	<b>\$637,339.07</b>	<b>\$521,357.37</b>		



**Annual Statement/Performance and Evaluation Report**

Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**PART I: SUMMARY**

**PHA Name, Address**

Housing Authority of the City of Columbia, Missouri  
201 Switzler St. / Columbia, MO 65203

**Grant Type and Number**

Capital Fund Program Grant No: **MO36P00750107**  
Replacement Housing Factor Grant No:  
Date of Capital Fund Financing:

**FFY of Grant**

2007  
**FFY of Grant Approval**  
2007

Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (revision no: 2)  
Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

updated:  
18-Mar-09

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00		
2	1406 Operations (may not exceed 20% of line 20)	\$193,970.00	\$193,970.00	\$193,970.00	\$193,970.00
3	1408 Management Improvements	\$179,559.68	\$138,547.33	\$138,547.33	\$138,547.33
4	1410 Administration (may not exceed 10% of line 20)	\$96,985.00	\$96,985.00	\$96,985.00	\$96,985.00
5	1411 Audit	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00		
7	1430 Fees and Costs	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$15,000.00	\$23,236.62	\$23,236.62	\$23,236.62
10	1460 Dwelling Structures	\$338,120.31	\$376,713.57	\$376,713.57	\$376,713.57
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00		
12	1470 Nondwelling Structures	\$21,684.16	\$19,403.16	\$19,403.16	\$19,403.16
13	1475 Nondwelling Equipment	\$113,450.85	\$111,498.32	\$111,498.32	\$111,498.32
14	1485 Demolition	\$10,000.00	\$8,416.00	\$8,416.00	\$8,416.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00		
16	1495.1 Relocation Costs	\$0.00	\$0.00		
17	1499 Development Activities	\$0.00	\$0.00		
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00		
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00		
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00		
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$969,850.00	\$969,850.00	\$969,850.00	\$969,850.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 compliance	\$5,325.90	\$5,325.90	\$5,325.90	\$5,325.90
23	Amount of line 20 Related to Security – Soft Costs	\$159,559.68	\$125,838.53	\$125,838.53	\$125,838.53
24	Amount of Line 20 Related to Security – Hard Costs	\$10,000.00	\$17,238.26	\$17,238.26	\$17,238.26
25	Amount of line 20 Related to Energy Conservation Measures	\$159,468.58	\$153,662.97	\$153,662.97	\$153,662.97

*Paul Stambant*  
Signature of Executive Director  
7/13/09  
Date

*[Signature]*  
Signature of Public Housing Director  
7/13/09  
Date

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

PHA Name:		Grant Type and Number		Federal FY of Grant:			
Housing Authority of the City of Columbia, Missouri		Capital Fund Program Grant No: MO36P00750107 Replacement Housing Factor Grant No:		2007			
AMP Number / Name /	General Description of Major Work Categories	Development Acct Number	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised		
Operations	Operations	1406.000		\$193,970.00	\$193,970.00	\$193,970.00	N/A
Mgt. Improve.	Staff Training	1408.020	20 sessions	\$20,000.00	\$193,970.00	\$193,970.00	N/A
Mgt. Improve.	Protective Services - Salaries	1408.060	4.5	\$129,369.46	\$99,186.84	\$99,186.84	N/A
Mgt. Improve.	Protective Services - Benefits	1408.065	4.5	\$30,190.22	\$26,651.69	\$26,651.69	N/A
Administration	Management Fees (to COCC)	1410.000	1 ea	\$96,985.00	\$96,985.00	\$96,985.00	N/A
MC007000001	A & E Fees	1430.010	1 ea	\$1,080.00	\$1,080.00	\$1,080.00	Complete
MC007000001	Landscaping, Beautification	1450.360	750 sf	\$7,500.00	\$10,998.16	\$10,998.16	Complete
MC007000002	Landscaping, Beautification	1450.360	250 sf	\$2,500.00	\$1,248.50	\$1,248.50	Complete
MC007000003	Landscaping, Beautification	1450.360		\$0.00	\$2,770.00	\$2,770.00	Complete
MC007000004	Landscaping, Beautification	1450.360		\$0.00	\$863.90	\$863.90	Complete
MC007000001	Concrete Work	1450.560	3750 sf	\$3,750.00	\$7,356.06	\$7,356.06	Complete
MC007000002	Concrete Work	1450.560	1250 sf	\$1,250.00	\$0.00	\$0.00	Complete
MC007000001	504 Enhancements, Dwellings	1460.140	3 units	\$3,634.33	\$3,634.33	\$3,634.33	Complete
MC007000003	504 Enhancements, Dwellings	1460.140	1 units	\$1,691.57	\$1,691.57	\$1,691.57	Complete
MC007000001	Floor Tile	1460.250	15 units	\$4,722.28	\$8,922.28	\$8,922.28	Complete
MC007000002	Floor Tile	1460.250	5 units	\$3,140.76	\$3,140.76	\$3,140.76	Complete
MC007000001	Sub Floors	1460.260	3 units	\$3,750.00	\$3,224.35	\$3,224.35	Complete
MC007000002	Sub Floors	1460.260	1 units	\$1,250.00	\$0.00	\$0.00	Complete
MC007000001	Floor Slabs / Foundations	1460.270	7.5 units	\$3,750.00	\$3,338.40	\$3,338.40	Complete
MC007000002	Floor Slabs / Foundations	1460.270	2.5 units	\$1,250.00	\$1,155.60	\$1,155.60	Complete
MC007000004	Windows	1460.310	100 units	\$133,798.17	\$141,894.19	\$141,894.19	Complete
MC007000001	Mailboxes	1460.400		\$0.00	\$6,611.00	\$6,611.00	N/A

AMP 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 Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO007000004	Mailboxes	1460.400	1 clusters	\$5,000.00	\$0.00	\$0.00	\$0.00	Complete
MO007000001	Gutters / Downspouts	1460.430	20 units	\$6,767.85	\$5,963.75	\$5,963.75	\$5,963.75	Complete
MO007000001	Siding, Exterior	1460.440	5 units	\$1,852.35	\$1,852.35	\$1,852.35	\$1,852.35	Complete
MO007000001	Roofing	1460.450	5 units	\$2,160.00	\$2,840.00	\$2,840.00	\$2,840.00	Complete
MO007000002	Roofing	1460.450		\$0.00	\$1,120.00	\$1,120.00	\$1,120.00	Complete
MO007000001	Porches / Balconies	1460.460	8 units	\$19,000.00	\$18,870.00	\$18,870.00	\$18,870.00	Complete
MO007000003	Electrical Upgrades	1460.490	Boilers	\$897.68	\$897.68	\$897.68	\$897.68	Complete
MO007000004	Electrical Upgrades	1460.490	Boilers	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	Complete
MO007000001	Smoke & CO Detectors	1460.500	294 units	\$10,060.00	\$10,060.00	\$10,060.00	\$10,060.00	Complete
MO007000002	Smoke & CO Detectors	1460.500	78 units	\$2,613.00	\$2,613.00	\$2,613.00	\$2,613.00	Complete
MO007000002	Exhaust Fans	1460.550	10 ea	\$850.69	\$850.69	\$850.69	\$850.69	Complete
MO007000001	Plumbing Enhancements	1460.580	5 ea	\$11,855.00	\$6,991.00	\$6,991.00	\$6,991.00	Complete
MO007000002	Plumbing Enhancements	1460.580	1 ea	\$183.00	\$183.00	\$183.00	\$183.00	Complete
MO007000003	Plumbing Enhancements	1460.580		\$0.00	\$6,795.00	\$6,795.00	\$6,795.00	Complete
MO007000004	Plumbing Enhancements	1460.580	1 ea	\$105.00	\$10,695.07	\$10,695.07	\$10,695.07	Complete
MO007000001	Water Heaters	1460.590	30 ea	\$11,670.41	\$11,768.78	\$11,768.78	\$11,768.78	Complete
MO007000003	Boiler Enhancements	1460.640	3 ea	\$13,500.00	\$22,001.96	\$22,001.96	\$22,001.96	Complete
MO007000004	Boiler Enhancements	1460.640	3ea	\$13,500.00	\$28,368.93	\$28,368.93	\$28,368.93	Complete
MO007000002	Furnaces	1460.690	7 ea	\$14,000.00	\$0.00	\$0.00	\$0.00	Complete
MO007000001	Unit Restoration	1460.830	15 units	\$33,511.25	\$35,007.55	\$35,007.55	\$35,007.55	Complete
MO007000002	Unit Restoration	1460.830	10 units	\$24,510.00	\$25,525.36	\$25,525.36	\$25,525.36	Complete
MO007000003	Unit Restoration	1460.830	2 units	\$1,352.16	\$1,352.16	\$1,352.16	\$1,352.16	Complete
MO007000004	Unit Restoration	1460.830	6 units	\$6,664.81	\$8,264.81	\$8,264.81	\$8,264.81	Complete
			total for line item 1460	\$338,120.31	\$376,713.57	\$376,713.57	\$376,713.57	
MO007000001	Blind Boone Community Center	1470.520	1 ea	\$5,000.00	\$0.00	\$0.00	\$0.00	Complete
MO007000002	Bear Creek Community Center	1470.580	1 ea	\$5,000.00	\$7,719.00	\$7,719.00	\$7,719.00	Complete
MO007000001	403 Park Community Center	1470.640	1 ea	\$8,557.00	\$8,557.00	\$8,557.00	\$8,557.00	Complete
MO007000002	Maintenance Shop, Bear Creek	1470.700	1 ea	\$3,127.16	\$3,127.16	\$3,127.16	\$3,127.16	Complete
			total for line item 1460	\$21,684.16	\$19,403.16	\$19,403.16	\$19,403.16	
MO007000003	Office Furniture	1475.011	5 sets	\$2,500.00	\$623.08	\$623.08	\$623.08	N/A
MO007000001	Office Equipment	1475.014	15 cm, 1 cp	\$9,339.54	\$9,477.00	\$9,477.00	\$9,477.00	N/A
MO007000002	Office Equipment	1475.014	15 cm, 1 cp	\$9,339.53	\$1,624.94	\$1,624.94	\$1,624.94	N/A

AMP Number / Name /	HA-Wide Activities	General Description of Major Work Categories	Development Acct Number	Quantity	Total Estimated Cost		Total Actual Cost		Priority P & E Report	Status of Work
					Original	Revised	Funds Obligated	Funds Expended		
MO007000003		Office Equipment	1475.014	15 cm, 1 cp	\$9,339.54	\$7,023.84	\$7,023.84	\$7,023.84		N/A
MO007000004		Office Equipment	1475.014	15 cm, 1 cp	\$9,339.54	\$8,780.88	\$8,780.88	\$8,780.88		N/A
MO007000001		Maintenance Tools & Equip	1475.021	5 Tools	\$1,085.73	\$183.29	\$183.29	\$183.29		N/A
MO007000002		Maintenance Tools & Equip	1475.021	5 Tools	\$1,085.73	\$1,280.00	\$1,280.00	\$1,280.00		N/A
MO007000003		Maintenance Tools & Equip	1475.021	5 Tools	\$1,085.73	\$1,047.42	\$1,047.42	\$1,047.42		N/A
MO007000004		Maintenance Tools & Equip	1475.021	5 Tools	\$1,085.74	\$1,591.10	\$1,591.10	\$1,591.10		N/A
MO007000001		Grounds Tools & Equipment	1475.024	5 Tools	\$1,349.99	\$1,349.99	\$1,349.99	\$1,349.99		N/A
MO007000001		Community Space Furniture	1475.035	Lobby Furn	\$423.36	\$423.36	\$423.36	\$423.36		N/A
MO007000003		Community Space Furniture	1475.035	Lobby Furn	\$1,146.60	\$1,146.60	\$1,146.60	\$1,146.60		N/A
MO007000004		Community Space Furniture	1475.035	Lobby Furn	\$1,146.60	\$1,146.60	\$1,146.60	\$1,146.60		N/A
MO007000001		Security Systems, Non-Dwelling	1475.050	2 cameras	\$1,769.81	\$5,750.00	\$5,750.00	\$5,750.00		N/A
MO007000002		Security Systems, Non-Dwelling	1475.050	2 cameras	\$1,769.82	\$8,911.26	\$8,911.26	\$8,911.26		N/A
MO007000003		Security Systems, Non-Dwelling	1475.050	2 cameras	\$1,769.81	\$360.00	\$360.00	\$360.00		N/A
MO007000004		Security Systems, Non-Dwelling	1475.050	2 cameras	\$1,769.82	\$2,217.00	\$2,217.00	\$2,217.00		N/A
MO007000001		Park / Playground Equipment	1475.055	1 set	\$10,000.00	\$10,458.00	\$10,458.00	\$10,458.00		N/A
MO007000002		Vehicles, Maintenance	1475.075	1 ea	\$18,509.70	\$18,509.70	\$18,509.70	\$18,509.70		N/A
MO007000001		Vehicles Accessories, Maint.	1475.080	1 ea	\$2,600.00	\$2,600.00	\$2,600.00	\$2,600.00		N/A
MO007000002		Vehicles Accessories, Maint.	1475.080	1 ea	\$979.78	\$979.78	\$979.78	\$979.78		N/A
MO007000001		Vehicles, Management	1475.085	1 ea	\$19,634.00	\$19,634.00	\$19,634.00	\$19,634.00		N/A
MO007000001		Vehicles Accessories, Mgmt.	1475.090	1 ea	\$6,380.48	\$6,380.48	\$6,380.48	\$6,380.48		N/A
MO007000001		Demolition	total for line item 1475	1 ea	\$113,450.85	\$111,498.32	\$111,498.32	\$111,498.32		Complete
			total for line item 1475	1 ea	\$10,000.00	\$8,416.00	\$8,416.00	\$8,416.00		
			total for line item 1475	1 ea	\$10,000.00	\$8,416.00	\$8,416.00	\$8,416.00		
			GRAND TOTAL:		\$969,850.00	\$969,850.00	\$969,850.00	\$969,850.00		





# Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia, MO 65203  
Office: (573) 443-2556 ♦ TTY: (573) 875-5161 ♦ Fax Line: (573) 443-0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

## Violence Against Women Act (VAWA)

### CHA Goals and Objectives; Programs and Activities; and Policies

#### CHA Goals and Objectives

It is the goal of the CHA to provide for the health and safety of all residents and to act quickly to respond to all acts of violence occurring within our neighborhoods. The CHA has the following goals in responding to domestic violence and violence against women:

- CHA Safety Staff will respond immediately to all reports of domestic violence and immediately notify Police, Public Housing Managers and Resident Services of such acts of violence and request appropriate protections and services.
- CHA Safety Staff, Public Housing Managers and Resident Services will work with the Police and The Shelter (the local domestic violence shelter) to provide for the immediate safety and protection of any victim of domestic violence and assist them with locating safe shelter, medical services, counseling services, and other health and social services.
- The CHA will act quickly to remove the violent offender/domestic violence perpetrator from CHA property through arrest, trespass warning, or eviction and use all legal methods (including lease bifurcation) to prevent the offender from future acts of violence toward their victim and other public housing residents.
- The CHA considers domestic violence as high priority transfer request and will make every effort to transfer a public housing resident who is a confirmed victim of domestic violence as soon as possible to another appropriate public housing unit in a safer location.
- The CHA will assist all Section 8 Housing Choice Voucher Program participants and others in CHA-administered tenant-based rental assistance programs who are confirmed victims of domestic violence (and willing to relocate) to move to other appropriate rental housing in a safer location as soon as possible, including utilizing portability vouchers where possible and/or appropriate.

#### CHA Programs and Activities

- The CHA currently has a Memorandum of Understanding (MOU) with The Shelter to mutually refer potential clients to each other. CHA utilizes a variety of housing assistance programs to best meet the needs of clients needing housing with supportive services, including but not limited to Shelter Plus Care, Family Unification vouchers, and Tenant-Based Rental Assistance programs; The Shelter provides supportive services to clients desiring domestic violence therapy and advocacy supports.
- The CHA is actively pursuing partnerships for alternative housing programs for special sub-populations including victims of domestic violence which may include converting tenant-based vouchers to project-based vouchers for victims of domestic violence.

- The CHA has an informal referral agreement with The Shelter for intake, assessment and service referral of all public housing residents and Section 8 tenants who report being victims of domestic violence, utilizing the 50066 form for documentation.
- CHA Resident Services provides immediate assistance and service referral to all victims of domestic violence by a licensed clinical social worker.
- The CHA receives FEMA Emergency Food and Shelter funding to assist with temporary emergency shelter for victims of domestic violence until they can be relocated to safer housing and other appropriate support services.

### **CHA Policies**

The CHA has completed a full review and revision of its Public Housing Admissions and Continued Occupancy Policy (ACOP), Public Housing Lease, and Section 8 Housing Choice Voucher Program Administrative Plan.

**The CHA Admissions and Continued Occupancy Policy (ACOP)** provides for Public Housing residents who are victims of domestic violence to be considered as high priority housing transfer requests based on the conditions listed below.

**Section 8 Housing Choice Voucher Program Administrative Plan** provides that Section 8 tenants and others in CHA administered tenant-based rental assistance programs, which are confirmed victims of domestic violence, must also meet the conditions below to be considered as high priority transfer requests for their housing voucher to allow them to secure safer housing.

- The victim of domestic violence must complete a HUD Form 50066 and name their abuser. If the victim chooses not to complete the HUD Form 50066, they must report the crime of domestic violence to either the Police or The Shelter.
- All victims of domestic violence must go to The Shelter for assessment and confirmation by The Women's Shelter that an act of domestic violence has occurred.

**The CHA Public Housing Lease** includes the following additional lease provisions to provide for the protection of victims of domestic violence:

The Landlord enforces the Lease in accordance with the Violence Against Women Reauthorization Act of 2005 (VAWA), which gives CHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." The Landlord will pursue all such terminations in accordance with the policies outlined in the ACOP, and as prescribed by HUD. The Resident agrees to abide by the VAWA policies.

**The CHA Public Housing Admissions and Continued Occupancy Policy (ACOP) and the CHA Housing Choice Voucher Administrative Plan (Admin)** provide the following VAWA protection:

## **PROHIBITION AGAINST TERMINATING TENANCY OF VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING**

The Violence against Women Reauthorization Act of 2005 (VAWA), provides that “criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control, shall not be cause for termination of the tenancy or occupancy rights, if the tenant or immediate family member of the tenant’s family is the victim or threatened victim of that abuse.” VAWA further provides that incidents of actual or threatened domestic violence, dating violence, or stalking may not be construed either as serious or repeated violations of the lease by the victim of such violence or as good cause for terminating the tenancy or occupancy rights of the victim of such violence.

VAWA does not limit the PHA’s authority to terminate the tenancy of any tenant if the PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property.

Likewise, both programs offer similar VAWA protections. The following excerpt is from the Public Housing ACOP. Mirror language pertinent to the Section 8 Housing Choice Voucher program is found in the Administrative Plan.

### **Victim Documentation**

#### PHA Policy

When a tenant family is facing lease termination because of the actions of a tenant, household member, guest, or other person under the tenant’s control and a tenant or immediate family member of the tenant’s family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, the PHA will require the individual to submit documentation affirming that claim.

The documentation must include two elements:

A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking

And, one of the following:

A police or court record documenting the actual or threatened abuse

A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The required certification and supporting documentation must be submitted to the PHA within 14 days after the individual claiming victim status receives a request for such certification. The PHA, owner or manager will be aware that the delivery of the

certification form to the tenant in response to an incident via mail may place the victim at risk, e.g., the abuser may monitor the mail. The PHA may require that the tenant come into the office to pick up the certification form and will work with tenants to make delivery arrangements that do not place the tenant at risk. This 14-day deadline may be extended at the PHA's discretion. If the individual does not provide the required certification and supporting documentation within 14 days, or the approved extension period, the PHA may proceed with assistance termination.

The PHA also reserves the right to waive these victim verification requirements and accept only a self-certification from the victim if the PHA deems the victim's life to be in imminent danger.

Once a victim has completed certification requirements, the PHA will continue to assist the victim and may use bifurcation as a tool to remove a perpetrator from assistance. Owners will be notified of their legal obligation to continue housing the victim, while using lease bifurcation to remove the perpetrator from a unit. The PHA will make all best efforts to work with victims of domestic violence before terminating the victim's assistance.

In extreme circumstances when the PHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's (including the victim's) tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

### **Terminating or Evicting a Perpetrator of Domestic Violence**

Although VAWA provides protection from termination for victims of domestic violence, it does not provide protection for perpetrators. In fact, VAWA gives the PHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." This authority supersedes any local, state, or other federal law to the contrary. However, if the PHA chooses to exercise this authority, it must follow any procedures prescribed by HUD or by applicable local, state, or federal law for eviction, lease termination, or termination of assistance [Pub.L. 109-271].

#### PHA Policy

When the actions of a tenant or other family member result in a determination by the PHA to terminate the family's lease and another family member claims that the actions involve criminal acts of physical violence against family members or others, the PHA will request that the victim submit the above required certification and supporting documentation in accordance with the stated time frame. If the certification and supporting documentation are submitted within the required time frame or any approved extension period, the PHA will either a) bifurcate the lease in order to evict or terminate the occupancy rights of the perpetrator or b) require that the family provide documentation that the perpetrator is successfully undergoing rehabilitation or treatment. If the family elects the second option, the PHA will require the perpetrator to submit evidence of his or her current participation in counseling or other treatment. The documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator is receiving assistance in addressing the abuse. The signer must attest under penalty of

perjury to his or her belief that the rehabilitation is progressing successfully. The victim and perpetrator must also sign or attest to the documentation. The documentation must be submitted within 10 days of the PHA's request.

If the PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant's tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's lease.

### **PHA Confidentiality Requirements**

All information provided to the PHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared data base nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.



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

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## **Resident Advisory Board (RAB) Comments**

### **Comments Regarding the Proposed CHA Standard 5-Year and Annual Plan For The Fiscal Year Beginning October 1, 2009**

The Columbia Housing Authority (CHA) presented the "Standard 5-Year and Annual Plan for the Fiscal Year Beginning October 1, 2009" to the Resident Advisory Board (RAB) in draft form on May 7, 2009, and in final draft form on June 4, 2009, for review and comment.

Neither comments nor recommendations were submitted by the RAB; therefore, CHA does not have a narrative describing an analysis of recommendations or decisions made on these recommendations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Phil Steinhaus', is written over a light blue horizontal line.

Phil Steinhaus, CEO  
Columbia Housing Authority