

- CHA five-year goal is to maintain or improve occupancy rates.
3. Leverage private or other public funds to create additional housing opportunities
 - CHA will explore the following funding opportunities to develop new affordable housing in Columbia and Boone County.
 - Missouri Housing Development Commission (MHDC) tax credits and rental housing production funds.
 - HUD HOME Funds through the City of Columbia.
 - HUD Section 811 and 202 funding to develop housing for persons with disabilities and the elderly.
 - 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 or a Demolition/Disposition (Demo/Dispo) Application to the HUD Special Applications Center (SAC).
 - Voluntary Conversion: Please refer to the additional information on Voluntary Conversion Assessment in the next section and in Attachment mo007f01.
 - HUD Special Applications Center: Please refer to the additional information on the requirements for the submission of a Demo/Dispo Application to the HUD Special Applications Center and corresponding certification in the next section and in Attachment mo007g02 (HUD PIH Notice 2012-7: Demolition/disposition of public housing and associated requirements for PHA Plans, resident consultation, Section 3 and application processing. Effective 02/02/2012)
 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, developmental 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)
 - Attain 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 CHA resident survey responses 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):
 - Improve Public Housing management operations through the implementation of a Management Improvement Plan including the following components:
 - Annual budgeting process and monthly budget reports.
 - Annual capital planning and monthly monitoring of capital projects.
 - Submission of monthly management reports by each Public Housing Manager. These reports will include a series of management indicators; capital projects status reports; and other narrative information.
 - Unit turn around rate
 - Average unit restoration cost
 - Tenant accounts receivable
 - Average household income
 - Family self-sufficiency participation rate
 - Length of tenancy
 - Average completion time for tenant-generated work orders

- Average completion time for emergency work orders
 - Average completion time for inspection-generated work orders
 - Lease terminations
 - Daily monitoring of CHA Safety and Police reports.
 - Weekly project-level reviews of new admissions or annual reexaminations with multiple income sources or multiple assets/allowances.
 - Weekly tracking of lease violations and terminations.
 - Monthly smoke detector checks.
 - Monthly review of purchasing, rent roll, & EIV reports.
 - Monthly Utilization Report to Field Office.
 - Monthly administrative file reviews.
 - Quarterly inventory review.
 - Quality assurance monitoring of maintenance work orders.
 - Quarterly physical property inspections.
 - Quarterly pest control inspections and treatment.
 - Review and improve financial internal control systems.
 - Use CHA Housing Voucher Programs quality control procedures for monitoring participant files, HQS inspections, and program administration procedures in order 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.
 - Key management indicators of all Housing Voucher Programs will be reviewed monthly to measure and monitor program performance and administration.
5. Renovate or modernize public housing units.
- During 2012, CHA completed energy saving capital fund projects using funding from the Capital Fund Recovery Competition ARRA grant awarded for Paquin Tower combined with Energy Performance Contract financing of other energy saving improvements at all other housing sites.
 - CHA will partner with a Development Consulting Team to conduct a Voluntary Conversion Assessment or similar assessment required for a Demolition/Disposition (Demo/Dispo) Application to the HUD Special Applications Center (SAC) 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. This chart is also included as Attachment mo007f01.
 - The requirements for the submission of a Demo/Dispo Application to the HUD Special Applications Center and corresponding certification is described in detail in Attachment mo007g02 (HUD PIH Notice 2012-7: Demolition/disposition of public housing and associated requirements for PHA Plans, resident consultation, Section 3 and application processing. Effective 02/02/2012)

Voluntary Conversion Assessment Activity Description	
1a. Development(s) name(s):	<ul style="list-style-type: none"> • <u>Stuart Parker</u> (MO7-1) <i>Public housing located on Lincoln Drive, Unity Drive, and West Worley Street</i> • <u>Jessie Wrench</u> (MO7-2A and MO7-2E) <i>MO7-2A: Public housing located on Hicks Drive & Oak Street</i> <i>MO7-2E: Public housing located on North 5th Street, Park Avenue (east of Providence, south side), and the east side of Providence Rd.</i> • <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> • <u>Frank Coleman</u> (MO7-3) <i>MO7-3: LaSalle Place, Pendleton Walkway, and west side of Trinity Place</i>
1b. Development(s) (project) number(s):	See above.
1c. Asset Management Project (AMP) Number(s):	MO7-00001

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.

It is anticipated that the Columbia Housing Authority would begin with our oldest development, Stuart-Parker (MO7-1) first, which could take up to five (5) years to revitalize beginning with the required 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.

The Voluntary Conversion and/or revitalization/redevelopment of this Public Housing property would depend on the completion of all steps listed below, approval by the HUD Special Applications Center (SAC), and the ability to secure funding for the revitalization process.

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?

Yes No

3. Has the PHA completed an independent appraisal (market analysis) of the development before and after conversion?

Yes No

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?

Yes No

5. Has the PHA completed an analysis of the likely impacts of the voluntary conversion on the community in which the development is located?

Yes No

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?

Yes No

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 partner with a Development Consulting Team to conduct a Voluntary Conversion Assessment or a Demolition/Disposition (Demo/Dispo) Application to the HUD Special Applications Center (SAC) 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 above. This chart is also included as Attachment mo007f01.
 - The requirements for the submission of a Demo/Dispo Application to the HUD Special Applications Center and corresponding certification is described in detail in Attachment mo007g02 (HUD PIH Notice 2012-7: Demolition/disposition of public housing and associated requirements for PHA Plans, resident consultation, Section 3 and application processing. Effective 02/02/2012)
 - The decision to renovate or redevelop will be made following the completion of all steps in the Voluntary Conversion assessment or the submission of a Demolition/Disposition (Demo/Dispo) Application to the HUD Special Applications Center (SAC).
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 process and/or Demo/Dispo Application to the HUD Special Applications Center (SAC) in the revitalization assessment 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 informational Section 8 Landlord meetings to encourage participation and to explain the basics of the program on a bi-annual basis. These landlords would be recruited from each area of the city.
 - Conduct outreach to outlying Boone County area through regional newspapers and organizations.
 - Provide detailed information for prospective landlords on our web site.
 - Provide the option of an email landlord newsletter to all landlords and utilize social media for outreach.
 - New landlords will receive a personal visit from a Section 8 Specialist to review the Housing Assistance Payment (HAP) contract, answer questions, and provide guidance to help ensure successful participation and increase program integrity.
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
 - Offer Homeownership classes through a contract with the City of Columbia.
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.
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), 81% of households living in AMP1 and 87% of household living in AMP2 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.
 - CHA Safety Officers will make a friendly home-visit to all new Public Housing residents within 30 days of move-in. Friendly follow-up visits will also be conducted.
 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.
 - CHA will request that specific neighborhood housing groups within the Downtown Family Site (AMP1) be designated as housing for the elderly.
 - 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.
 - CHA will provide the REWARD (Residents Empowered: Working and Reaching Dreams) Program which provides employer incentives to hire Public Housing residents which in turn helps them develop marketable skills and a work history which makes them more employable at the end of the program. Long-term employment is the goal of the program.
 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.
 - Offer Homeownership classes through a contract with the City of Columbia.
 - 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.
 - CHA will partner with the PedNet Coalition, the City of Columbia Health Department, MU School of Nursing, and other health and human service agencies to implement a Missouri Foundation for Health grant-funded program to develop Promising Strategies for Improving Community Health in public housing and Columbia's First Ward/central city neighborhoods.

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 the City of Columbia Human Rights Commission and the HUD Office of Fair Housing and Employment Opportunity (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 partner with a Development Consulting Team to conduct a Voluntary Conversion Assessment and/or similar assessment as required by the HUD Special Applications Center (SAC) of the 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, gender identity, and marital status in accordance with municipal ordinances.
 - CHA will provide victims of domestic violence full the full protection of the law in accordance with the Violence against Women Reauthorization Act of 2005 (VAWA). This law 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. A full description of CHA’s VAWA policies, services, and program activities is contained in the Annual Plan **Attachment mo007e01**.
- 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, 2010

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.” Improved management practices for maintenance staff coupled with the use of outside contractors has reduced our unit “down time” and “make ready time.” Our “lease up time” continues to be problematic due to a number of factors affecting our move-in rates. These include: 1.) stricter screening standards have resulted in fewer eligible applicants; and 2.) eligible applicants are having difficulty saving up enough money for moving expenses, rent deposits, and utility deposits due in part to the poor economy. Our goal is to reduce our overall unit turnaround time to an average of less than 15 days per unit and to reduce our vacancy rate to less than 2% for our family housing sites and less than 2% for our high-rise housing sites.
 2. **Leverage private or other public funds to create additional housing opportunities:**
 - a) In 2009, CHA received \$200,000 in HOME funding from the City of Columbia to support the TBRA program for 2010 and 2011. An additional \$50,000 was awarded in 2010 to meet the increased demand for this program. TBRA supports about 20 households this year. CHA has been awarded \$106,000 in HOME funds for the TBRA program for 2012 and 2013.
 - 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 completed building five (5) affordable, ADA accessible townhomes in 2009. In 2012, CHA entered into an agreement with affordable housing consultants, ND Consulting Group, to develop a long-range strategic plan to develop additional affordable housing units in Columbia. Affordable housing options being considered include affordable rental housing, homeownership opportunities, and housing with supportive services.

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. CHA is working to be certified as a housing counseling agency in 2011 & 2012. CHA is also contracting with the City of Columbia to offer homeownership classes.

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):** From 2006-2008, CHA's PHAS scoring fluctuated 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. In response, CHA developed and implemented a management improvement plan for all AMPs which resulted in achieving high performer status in FYE2009 and FYE2010 under the transitional PHAS system. CHA was designated a Standard Performer for FYE2011 with a score of 89, one point below High Performer status. 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 was designated as a standard performer in FY2010 due to underutilization of HAP funding. This was a result of over-authorization of Section 8 Housing Choice Vouchers in 2008 causing CHA reduce expenditures through program attrition. In 2010, lower lease-up percentages for households issued Section 8 vouchers led to an underutilization of funding as it took longer than normal to increase the number of leased-up vouchers. CHA is currently utilizing 100% or better of HAP funding. CHA was designated as a High Performer in FYE2011 with a score of 100%. We will continue our efforts to be consistently designated as a high performer on the SEMAP evaluation and 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 satisfaction through surveys and other forms of 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 and monthly management reports will be reviewed with the Board of Commissioners. 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 2007. Information from the revitalization study conducted in 2005 will be considered in combination with a Physical Needs Assessment and Voluntary Conversion assessment to be conducted in 2012 for CHA's oldest family housing sites. In the years 2009-2011, CHA completed \$5,493,732 in capital improvements using ARRA formula funding (\$1,358,051); ARRA Capital Fund Recovery Competition Funding (CFRC) (\$1,797,500); Energy Performance Contracting (\$1,935,931); and \$402,250 in capital and operating funds. This ARRA formula funding allowed CHA to make significant capital improvements to our family sites; the ARRA CFRC funding is supporting at \$2.45 million conversion of the Paquin Tower HVAC system to an energy efficient geothermal/cooling tower system; and the Energy Performance Contracting process will make energy improvements to all CHA housing sites.

In 2012, the CHA will partner with ND Consulting Group to conduct a Physical Needs Assessment, a Voluntary Conversion Assessment, and other similar assessments required for a Demolition/Disposition (Demo/Dispo) Application to the HUD Special Applications Center (SAC) 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 included as Attachment mo007f01.

The requirements for the submission of a Demo/Dispo Application to the HUD Special Applications Center and corresponding certification are described in detail in Attachment mo007g02 (HUD PIH Notice 2012-7: Demolition/disposition of public housing and associated requirements for PHA Plans, resident consultation, Section 3 and application processing. Effective 02/02/2012)

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 Physical Needs Assessment, a Voluntary Conversion Assessment, and other similar assessments in 2012 that are required for a Demolition/Disposition (Demo/Dispo) Application to the HUD Special Applications Center (SAC) directly related to the cost of renovating or replacing the 294 public housing units in AMP1 – Downtown Family Site (MO-007-00001).

6. (See #5 above.)

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 contracting with the City of Columbia to provide homeownership classes. CHA is also 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

A. PHA Goal: Provide an improved living environment: CHA has employed the following strategies to improve the living environment of our public housing neighborhoods.

1. **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.
2. **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 one Police substation in our Downtown (AMP1) family neighborhood.
 - d) CHA has developed security and disaster plans for our two high-rise buildings.
3. **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 and again in March 2011. Oak Towers is designated Elderly/Near Elderly. Paquin Tower is designated Mixed Populations of Elderly/Near Elderly and Persons with Disabilities.
4. **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 47 families 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. Currently there are 41 families have been enrolled in the program.

- c) In 2009, CHA established a public housing admissions preference for working families. The working preference was added for Section 8 families in 2010.
- 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 from 2006-2009 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.

In 2012, CHA received funding from the City of Columbia to provide the REWARD (Residents Empowered: Working and Reaching Dreams) Program which provides employer incentives to hire Public Housing residents which in turn helps them develop marketable skills and a work history which makes them more employable at the end of the program. Long-term employment is the goal of the program. CHA will apply again for this funding in 2012.

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) Currently working toward becoming a Housing Counseling agency building on the HUD/FDIC approved MoneySmart classes and new 2011 contract with the City of Columbia to provide homeownership 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, sexual orientation, gender identity, familial status, or 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.
- c) Protections against discrimination based on gender identity were added in 2012.

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.

	<p>V. Other PHA Goals and Objectives: (list below)</p> <p>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.</p> <p>B. CHA coordinates the activities of CHALIS with CHA services to enhance the services to CHA residents and Section 8 residents.</p>
<p>6.0</p>	<p>PHA Plan Update</p> <p>(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:</p> <p><u>PHA Plan Element</u></p> <ul style="list-style-type: none"> • Financial Resources • Operations and Management • Capital Improvements Needs • Community Service & Self-Sufficiency Programs • Safety and Crime Prevention • Fiscal Year Audit • Asset Management <p>(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:</p> <ul style="list-style-type: none"> • 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 • Paquin Tower (AMP4) Public Housing Manager’s Office located at 1201 Paquin Street • The CHA Web Site at: www.columbiaha.com • The City of Columbia, Department of Planning and Development, 701 E. Broadway, Columbia, MO 65201
<p>7.0</p>	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>Voluntary Conversion Assessment: In 2012, the CHA will partner with ND Consulting Group to conduct a Physical Needs Assessment, a Voluntary Conversion Assessment, and other similar assessments required for a Demolition/Disposition (Demo/Dispo) Application to the HUD Special Applications Center (SAC) directly related to the cost of renovating or replacing the 294 public housing units in AMP1 – Downtown Family Site (MO-007-00001).</p> <p>The requirements for the submission of a Demo/Dispo Application to the HUD Special Applications Center and corresponding certification are described in detail in Attachment mo007g02 (HUD PIH Notice 2012-7: Demolition/disposition of public housing and associated requirements for PHA Plans, resident consultation, Section 3 and application processing. Effective 02/02/2012)</p> <p>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>Section 8 Homeownership Program: 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 May 1, 2012, there were eleven (11) families participating in the Section 8 Homeownership Program.</p> <p>Section 8 Project-Based Vouchers: The Columbia Housing Authority had 33 Section 8 Project-Based Vouchers awarded by contract to Boone County Family Resources in 2001 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 2011 and 2012.</p>
<p>8.0</p>	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
<p>8.1</p>	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. 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.</p>
<p>8.2</p>	<p>Capital Fund Program Five-Year Action Plan. 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.</p>

8.3 Capital Fund Financing Program (CFFP).
 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.

9.0 Housing Needs. 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.

Housing needs have remained high during the past year with 484 households on the Public Housing waiting list and 1,086 households on the Section 8 waiting list. Of these households, 94% of Public Housing and 88% of Section 8 applicants have extremely low incomes at or below 30% AMI. The Section 8 waiting list was open for one week in October 2008 and over 1,000 households applied for housing. This was an increase of 200 households from the previous year. The Section 8 waiting list was frozen in May 2009 and remained frozen until May 2010. This was due to increased Housing Assistance Payments related to increased utility costs, an increase in the fair market rent, a decrease in average household income of program participants, and a significant reduction in monthly program turnover. The Section 8 waiting list was open for one week in November 2010 and over 1,200 households applied for housing. This represents a 20% increase in applicants as compared to October 2008. It is expected that the CHA will open its Section 8 waiting list for one week in the fall of 2012 and over 1,500 households will apply for assistance.

The number of single person households applying for public housing remains high. (89% of applicants on the waiting list have applied for an efficiency or 1 bedroom apartment.) The 2010-2014 Consolidated Plan documents a continued high need for elderly housing and housing for persons with disabilities. The number of disabled families on the Public Housing (92) waiting list remains high. Black/African American households continue to make up a disproportionate number of housing applicants. (Public Housing: 55%, Section 8: 67%)

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 turned on in their names without paying off their debt to the utility companies. This often forces families to move significant distances outside of their current utility provider's service area.

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

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.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
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	484		205
Extremely low income <=30% AMI	455	94%	
Very low income (>30% but <=50% AMI)	28	6%	
Low income (>50% but <80% AMI)	1	0%	
Families with children	57	12%	
Elderly families	10	2%	
Families with Disabilities	92	19%	
White	179	37%	
Black/African American	268	55%	
American Indian/Native Alaskan	4	1%	
Asian	10	2%	

Hawaiian/Pacific Islander	1	0%	
Hispanic	2	0%	
* 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	47	10%	
1BR	384	79%	
2 BR	37	8%	
3 BR	8	2%	
4 BR	8	2%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Section 8 Housing Voucher Program Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	1,086		264
Extremely low income <=30% AMI	958	88%	
Very low income (>30% but <=50% AMI)	111	10%	
Low income (>50% but <80% AMI)	15	1%	
Families with children	659	61%	
Elderly families	42	4%	
Families with Disabilities	101	9%	
White	308	28%	
Black/African American	730	67%	
American Indian/Native Alaskan	8	1%	
Asian	12	1%	
Hawaiian/Pacific Islander	-	0%	
Hispanic	17	2%	
Characteristics by Bedroom Size			
	# of families	% of total families	
0 BR	1	0%	
1BR	438	40%	
2 BR	356	33%	
3 BR	235	22%	
4 BR	49	5%	
5 BR	8	1%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 5 MONTHS			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

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 pages 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 and Land Bank 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 begin converting housing units on the second floor of Oak Towers (AMP3) to make them Section 504 ADA-accessible units to meet the 5% HUD requirement and community need.
- CHA will begin converting housing units at our AMP2 – Bear Creek Family Site to make them Section 504 ADA-accessible units to meet the 5% HUD requirement and community need.
- In 2012, the CHA will partner with ND Consulting Group to conduct a Physical Needs Assessment, a Voluntary Conversion Assessment, and other similar assessments required for a Demolition/Disposition (Demo/Dispo) Application to the HUD Special Applications Center (SAC) directly related to the cost of renovating or replacing the 294 public housing units in AMP1 – Downtown Family Site (MO-007-00001).

The requirements for the submission of a Demo/Dispo Application to the HUD Special Applications Center and corresponding certification are described in detail in Attachment mo007g02 (HUD PIH Notice 2012-7: Demolition/disposition of public housing and associated requirements for PHA Plans, resident consultation, Section 3 and application processing. Effective 02/02/2012)

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.

10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.

(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.

Statement of Progress in Meeting Mission and Goals Described in the Five Year Plan October 1, 2009 – September 30, 2014

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 continues to work hard to decrease our “unit turnaround time.” During FYE2009 and FYE2010, CHA experienced an increase in our average “lease up” time which is directly related to economic conditions and a significant increase in denied applications due to recent criminal histories and/or poor rental histories of applicants. 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 15 days per unit and to reduce our vacancy rate to less than 2% for all of our housing sites.
- 2. Apply for Additional Rental Vouchers:**
 - a)** CHA applied for and received \$200,000 in HOME funds from the City of Columbia in 2009 to provide Tenant-Based Rental Assistance (TBRA). These funds were designated for a two-year period for CY2010 and CY2011. Current funding supports approximately 17-20 vouchers with matching community support services. In 2010, CHA applied for and received \$50,000 in additional TBRA funding for CY2010 and CY2011. This funding will help extend funding for this program through the end of June 2012. In 2012, CHA requested \$212,000 in HOME funding for TBRA vouchers for the period July 2013-June 2015.
 - b)** CHA applied for and received 42 Shelter Plus Care vouchers and 70 Veterans Administration Supportive Housing Vouchers in 2010 and 2011. CHA also submitted an application for 100 Tenant Rental Assistance for Non-Elderly Persons with Disabilities in July 2010. This application was not funded even though the need was high.
- 3. Leverage private or other public funds to create additional housing opportunities:** CHA completed construction of the McBaine Avenue Townhomes in 2009. This project consists of five (5) fully accessible and affordable townhomes for rent and possible future homeownership by persons at or below 60% AMI. 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. Funding for this project was provided by the Missouri Housing Development Commission, the City of Columbia, and private sources.

In 2012, CHA entered into an agreement with affordable housing consultants, ND Consulting Group, to develop a long-range strategic plan to develop additional affordable housing units in Columbia. Affordable housing options being considered include affordable rental housing, homeownership opportunities, and housing with supportive services. It is considering submitting an application for affordable housing tax credits to the Missouri Housing Development Commission to provide financing for these proposed affordable housing projects.
- 4. Acquire or build units or developments:** See 3.) above.

5. **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. CHA is also contracting with the City of Columbia to offer homeownership classes.

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):** 2009 was the second year of transition to the new PHAS scoring system. CHA's property inspection scores on the Physical Assessment Sub-System (PASS) increased significantly in 2009 and all Asset Management Properties (AMP's) received passing scores. AMP4 – Paquin Tower received a score of 92 which is in the range of high performers. CHA's PHAS scoring has fluctuated in previous 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. In response, CHA developed and implemented a management improvement plan for all AMPs which resulted in achieving high performer status in FYE2009 and FYE2010 under the transitional PHAS system. In FYE2011, CHA received a PHAS score of 89, one point less than the High Performer designation. 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 was designated as a high performer scoring 100 in FYE2009 and again in FYE2011. CHA was designated as a standard performer in FY2010 due to under-utilization of HAP funding. This was a result of over-authorization of Section 8 Housing Choice Vouchers in 2008 causing CHA reduce expenditures through program attrition. In 2010, lower lease-up percentages for households issued Section 8 vouchers led to an underutilization of funding as it took longer than normal to increase the number of leased-up vouchers. CHA is currently utilizing 100% or better of HAP funding. We will work to be consistently designated as a high performer on the SEMAP evaluation and 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 year. 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 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 and monthly management reports will be reviewed with the Board of Commissioners. 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 2007. Information from the revitalization study conducted in 2005 will be considered in combination with a Physical Needs Assessment and Voluntary Conversion assessment to be conducted in 2012 for CHA's oldest family housing sites. In the years 2009-2011, CHA completed \$5,493,732 in capital improvements using ARRA formula funding (\$1,358,051); ARRA Capital Fund Recovery Competition Funding (CFRC) (\$1,797,500); Energy Performance Contracting (\$1,935,931); and \$402,250 in capital and operating funds. This ARRA formula funding allowed CHA to make significant capital improvements to our family sites; the ARRA CFRC funding is supporting at \$2.45 million conversion of the Paquin Tower HVAC system to an energy efficient geothermal/cooling tower system; and the Energy Performance Contracting process will make energy improvements to all CHA housing sites.

In 2012, the CHA will partner with ND Consulting Group to conduct a Physical Needs Assessment, a Voluntary Conversion Assessment, and other similar assessments required for a Demolition/Disposition (Demo/Dispo) Application to the HUD Special Applications Center (SAC) 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 included as Attachment mo007f01.

The requirements for the submission of a Demo/Dispo Application to the HUD Special Applications Center and corresponding certification are described in detail in Attachment mo007g02 (HUD PIH Notice 2012-7: Demolition/disposition of public housing and associated requirements for PHA Plans, resident consultation, Section 3 and application processing. Effective 02/02/2012)

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 physical needs assessment, a voluntary conversion assessment, and other similar assessments as needed in 2012 and 2013.

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 will be offering 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.
 - d) New landlords will receive a personal visit from a Section 8 Specialist to review the Housing Assistance Payment (HAP) contract, answer questions, and provide guidance to help ensure successful participation and increase program integrity.
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. In 2009, due to the economic downturn, CHA implemented a decrease in the voucher payment standard to 90% in an effort to serve more households. In 2010, CHA increased the voucher payment standard to 100% to help offset increasing utility costs. CHA will continue monitoring the impact of the adjusting the payment standard on the supply of housing to voucher holders.
 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 and is contracting with the City of Columbia to provide homeownership classes.
 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.
 - e) CHA has applied for 100 Tenant Rental Assistance for Non-Elderly Persons with Disabilities vouchers in 2010 but was not awarded the vouchers despite the high need.

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

A. PHA Goal: Provide an improved living environment: CHA has employed the following strategies to improve the living environment of our public housing neighborhoods.

1. **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.
2. **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 space for a Police substation in AMP1, our downtown family neighborhood.
 - d) CHA will provide free housing for up to two (2) police officers as police officers in residence in order to increase security for public housing residents. The location of each police officer's residence will be based on the need to increase security for public housing residents living in areas with a significant number of CHA Safety Department incident reports and reports of criminal activity by the Columbia Police Department.
 - e) CHA currently provides free housing to one (1) police officer currently living at 27 Bryant Walkway in AMP1 as police officer in residence based on the need to increase security for public housing residents living in the Bryant Walkway area. The terms and conditions of his tenancy are clearly spelled out in the written lease between CHA and the officer.
 - f) CHA has developed security and disaster plans for our two high-rise buildings.
1. **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 and again in March 2011. Oak Towers is designated Elderly/Near Elderly. Paquin Tower is designated Mixed Populations of Elderly/Near Elderly and Persons with Disabilities. CHA is examining the need for additional designated elderly housing in AMP1.

2. 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.

II. 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 47 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 was achieved. There were 38 families enrolled in the program in June 2010. Currently there are 41 families have been enrolled in the program.
- c) In 2009, CHA established a public housing admissions preference for working families. The working preference was added for Section 8 families in 2010.
- 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: 2009 saw the completion of two three-year HUD grants focusing on employment training. The ROSS-RSDM and Neighborhood Networks allowed CHA to partner 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. CHA is actively seeking other funding opportunities to provide on-site employment services combined with family self-sufficiency activities.

In 2012, CHA received funding from the City of Columbia to provide the REWARD (Residents Empowered: Working and Reaching Dreams) Program which provides employer incentives to hire Public Housing residents which in turn helps them develop marketable skills and a work history which makes them more employable at the end of the program. Long-term employment is the goal of the program. CHA will apply again for this funding in 2012.

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 full-time Independent Living Coordinator serving our elderly and disabled residents. Partnerships with local health and human service agencies provide increased service coordination for independent living. The MU School of Nursing provides nursing students for health-related activities such as health fairs and blood-pressure screening. The MU School of Social Work provides social work interns at both Paquin and Oak Towers. A service provider's council has been formed to support the Shelter-Plus-Care, TBRA, and VASH voucher programs.

4. Other:

- a) Promoted various local homeownership programs for public housing and Section 8 households;
- b) Currently working toward becoming a Housing Counseling agency building on the HUD/FDIC approved MoneySmart classes and new 2011 contract with the City of Columbia to provide homeownership classes.
- c) Promoted better resident understanding of Earned Income Disallowance and other asset building opportunities.

- d) CHA provided 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.
- e) CHA partnered with the PedNet Coalition, the City of Columbia Health Department, MU School of Nursing, and other health and human service agencies to implement a Missouri Foundation for Health grant-funded program to develop Promising Strategies for Improving Community Health in public housing and Columbia's First Ward/central city neighborhoods.

I. 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, sexual orientation, gender identity, 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.
 - b) 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.
 - c) Through the Basic Needs Coalition, and other local coalitions, CHA staff members promote affirmative equal access to assisted housing.
 - d) CHA staff provided programs to local community organizations promoting affirmative equal access to assisted housing.
 - e) CHA staff actively partnered with local agencies to promote fair housing;
 - f) CHA provided speakers who explained and promoted equal access to our housing assistance programs.
 - g) 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, sexual orientation, gender identity, 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.

II. 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 coordinated the 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.

	<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"> • Changes to rent or admissions policies or organization of the waiting list; • Changes to the Public Housing Admissions and Continued Occupancy Policy; • Changes to the Section 8 Housing Choice Voucher Program Administrative Plan; • 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 • Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.
<p>11.0</p>	<p>Required Submission for HUD Field Office Review. 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. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Index of Documents in PHA Plan 2012

(H:\Admin\PHA PLANS\2012)

PHA Plan (submit electronically)

mo007v01	2012 Annual PHA Plan, HUD 50075
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Attachments (must submit electronically with PHA Plan)

mo007a01	CFP 50112 Annual Statement & 5-Year Action Plan (Original)
mo007b01	CFP 50111 Performance & Evaluation (3/31/12)
mo007c01	CFP 50110 Performance & Evaluation (3/31/12)
mo007d01	Resident Advisory Board (RAB) Comments
mo007e01	Violence Against Women Act, Goals, Programs and Policies
mo007f01	Voluntary Conversion Assessment
mo007g01	PIH Notice 2012-7

Certifications (must submit with signature by mail or electronically w/scanned signature)

11.a	Form HUD-50077, PHA Certifications of Compliance w/Plans & Regulations
11.b	Form HUD-50070, Certification for a Drug-Free Workplace
11.c	Form HUD-50071, Certification of Payments to Influence Federal Transactions
11.d	Form SF-LLL, Disclosure of Lobbying Activities
11.e	Form SF-LLL-A, disclosure of Lobbying Activities Continuation Sheet
11.f	Challenged Elements (any elements of the Plan that are challenged)
11.g	Civil Rights Certification
11.h	Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

PHA Plan Elements (must have readily available to the public)

6.01	Eligibility, Selection & Admissions Policies & Procedures
6.02	A Statement of Financial Resources
6.03	A Statement of Policies for Rent Determination
6.04	A Statement of Rules and Policies Governing Operations & Management
6.05	A Description of the Grievance & Review Procedures
6.06	Designated Housing for Elderly and Disabled Families
6.07	Community Service and Self-Sufficiency
6.08	A Statement describing Safety and Crime Prevention
6.09	A Statement Describing Policies and Requirements Pertaining to Pets
6.10	Civil Rights Certification
6.11	The Results of the Most Recent Fiscal Year Audit
6.12	A Statement of the Asset Management Functions of PHA Inventory

www.Hud.gov/pih/pha/plans/phaps-home.html
Submitted on-line to HUD on: **July 12, 2012**

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 3/31/14

PART I: SUMMARY	Grant Type and Number
PHA Name, Address Housing Authority of the City of Columbia, Missouri 201 Switzler St. / Columbia, MO 65203	Capital Fund Program Grant No: MO36P00750112 Replacement Housing Factor Grant No: Date of Capital Fund Financing:
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	FFY of Grant 2012 FFY of Grant Approval 2012

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)	\$167,072.60			
3	1408 Management Improvements	\$51,768.70			
4	1410 Administration (may not exceed 10% of line 20)	\$83,536.30			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$25,000.00			
10	1460 Dwelling Structures	\$358,985.40			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$149,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$835,363.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance	\$5,000.00			
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of Line 20 Related to Security – Hard Costs	\$50,000.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$198,985.40			



 Signature of Executive Director 7/6/2012 Date

Signature of Public Housing Director Date

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 3/31/14

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: MO36P00750112
Replacement Housing Factor Grant No:
Date of Capital Fund Financing:

FFY of Grant

2012
FFY of Grant Approval
2012

Development 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		\$167,072.60				
		total for line item 1406:		\$167,072.60	\$0.00	\$0.00	\$0.00	
Mgt. Improve.	Staff Training	1408.020	20 sessions	\$20,000.00				
Mgt. Improve.	Protective Services - Salaries	1408.060		\$0.00				
Mgt. Improve.	Protective Services - Benefits	1408.065		\$0.00				
Mgt. Improve.	Computer Software	1408.200	2 progs	\$1,000.00				
Mgt. Improve.	Consultant Fees (M/I)	1408.600		\$30,768.70				
		total for line item 1408:		\$51,768.70	\$0.00	\$0.00	\$0.00	
Administration	Management Fees (to COCC)	1410.000	1 ea	\$83,536.30				
		total for line item 1410:		\$83,536.30	\$0.00	\$0.00	\$0.00	
MO007000002/3	A & E Fees	1430.010	1 ea	\$0.00				
		total for line item 1430:		\$0.00	\$0.00	\$0.00	\$0.00	
MO007000001	Landscaping, Beautification	1450.360	350 sf	\$3,500.00				
MO007000002	Landscaping, Beautification	1450.360	250 sf	\$2,500.00				
MO007000003	Landscaping, Beautification	1450.360	200 sf	\$2,000.00				
MO007000004	Landscaping, Beautification	1450.360	200 sf	\$2,000.00				
MO007000001	Landscaping, Erosion Control	1450.400	1000 sf	\$5,000.00				
MO007000001	Concrete Work	1450.560	350 sf	\$3,500.00				
MO007000002	Concrete Work	1450.560	250 sf	\$2,500.00				
MO007000003	Concrete Work	1450.560	200 sf	\$2,000.00				
MO007000004	Concrete Work	1450.560	200 sf	\$2,000.00				
		total for line item 1450:		\$25,000.00	\$0.00	\$0.00	\$0.00	
MO007000002/3	504 Enhancements, Dwellings	1460.110	5 units	\$5,000.00				
MO007000003	Painting, Exterior	1460.180	1 bldg	\$20,000.00				
MO007000004	Painting, Exterior	1460.180	1 bldg	\$20,000.00				
MO007000003	Floor Tile	1460.250	Hallways	\$20,000.00				
MO007000001	Floor Slabs / Foundations	1460.270	3 units	\$6,000.00				

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 3/31/14

PART II: SUPPORTING PAGES		Grant Type and Number		FFY of Grant			
PHA Name, Address		Capital Fund Program Grant No: MO36P00750112		2012			
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:		2012			
Development Number / Name / Activities	General Description of Major Work Categories	Development Acct Number	Quantity	Total Estimated Cost		Total Actual Cost	only for P. & E Report
				Original	Revised		
MO007000002	Floor Slabs / Foundations	1460.270	2 units	\$4,000.00			
MO007000004	Electrical Upgrades	1460.490	10 ea	\$10,000.00			
MO007000002	Exhaust Fans	1460.550	20 units	\$5,000.00			
MO007000001	Plumbing Enhancements	1460.580	20 ea	\$10,000.00			
MO007000002	Plumbing Enhancements	1460.580	10 ea	\$5,000.00			
MO007000003	Plumbing Enhancements	1460.580	10 ea	\$5,000.00			
MO007000004	Plumbing Enhancements	1460.580	200 ea	\$40,000.00			
MO007000003	Boiler Enhancements	1460.640	3 ea	\$198,985.40			
MO007000004	Boiler Enhancements	1460.640	3 ea	\$5,000.00			
MO007000003/4	Elevator Enhancements	1460.670	3 & 2	\$5,000.00			
			total for line item 1460:	\$358,985.40	\$0.00	\$0.00	
MO007000001	Renovation, AMP 1 Whse/Shop	1470.830	1 ea	\$0.00			
- We are renovating our AMP 1 Warehouse/Maintenance Shop to accommodate three additional offices for our Housing Managers in an effort to better serve our Residents.							
			total for line item 1470:	\$0.00	\$0.00	\$0.00	
Non-Dwell Equip.	Office Furniture	1475.011	3 sets	\$5,000.00			
Non-Dwell Equip.	Office Equipment	1475.014	1 cm, 2 srv	\$35,000.00			
Non-Dwell Equip.	Maintenance Tools & Equip	1475.021	Tools	\$10,000.00			
Non-Dwell Equip.	Grounds Tools & Equipment	1475.024	Tools	\$1,000.00			
Non-Dwell Equip.	Security Systems, Non-Dwelling	1475.050	4 cameras	\$50,000.00			
Non-Dwell Equip.	Park / Playground Equipment	1475.055	1 set	\$5,000.00			
Non-Dwell Equip.	Vehicles, Management	1475.085	1 ea	\$40,000.00			
Non-Dwell Equip.	Vehicles Accessories, Mgmt.	1475.090	1 set	\$3,000.00			
			total for line item 1475:	\$149,000.00	\$0.00	\$0.00	
GRAND TOTAL:				\$835,363.00	\$0.00	\$0.00	

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 3/31/2014

PART I: SUMMARY

PHA Number/Name: MO007	Housing Authority of the City of Columbia, Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan (or) _____ Revision No: _____	
	Development Number / Name / PHA-Wide Activities / Line Item Accounts	FFY Grant: 2012 PHA FYE: 2013 Work Statement for Year 2	FFY Grant: 2013 PHA FYE: 2014 Work Statement for Year 3	FFY Grant: 2014 PHA FYE: 2015 Work Statement for Year 4	FFY Grant: 2015 PHA FYE: 2016 Work Statement for Year 5
MO007000001 - Downtown	Year 1	\$ 71,754.10	\$ 363,000.00	\$ 225,000.00	\$ 106,300.00
MO007000002 - Bear Creek	See	\$ 5,000.00	\$ 38,754.10	\$ 115,000.00	\$ 46,300.00
MO007000003 - Oak Tower	Annual	\$ 310,000.00	\$ 38,000.00	\$ 58,754.10	\$ 31,300.00
MO007000004 - Paquin Tower	Annual	\$ 115,000.00	\$ 55,000.00	\$ 88,000.00	\$ 71,288.55
	Statement				
HA-Wide (719)		\$ -	\$ -	\$ -	\$ -
HA-Wide Contingency		\$ -	\$ -	\$ -	\$ -
Physical Improvements (Subtotals of Above):		\$ 501,754.10	\$ 494,754.10	\$ 486,754.10	\$ 255,188.55
1406 Operations		\$ 167,072.60	\$ 167,072.60	\$ 167,072.60	\$ 167,072.60
1408 Management Improvements	See	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	\$ 191,565.55
1410 Administration	Annual	\$ 83,536.30	\$ 83,536.30	\$ 83,536.30	\$ 83,536.30
1411 Audit	Statement	\$ -	\$ -	\$ -	\$ -
1415 Liquidated Damages		\$ -	\$ -	\$ -	\$ -
1430 Fees and Costs		\$ -	\$ -	\$ -	\$ -
1440 Site Acquisition		\$ -	\$ -	\$ -	\$ -
1470 Nondwelling Structures		\$ -	\$ -	\$ -	\$ -
1475 Nondwelling Equipment		\$ 61,000.00	\$ 68,000.00	\$ 66,000.00	\$ 138,000.00
1485 Demolition		\$ -	\$ -	\$ 10,000.00	\$ -
1490 Replacement Reserve		\$ -	\$ -	\$ -	\$ -
1492 Moving to Work Demonstration		\$ -	\$ -	\$ -	\$ -
1495.1 Relocation Costs		\$ -	\$ -	\$ -	\$ -
1499 Development Activities		\$ -	\$ -	\$ -	\$ -
1501 Collateralization or Debt Service		\$ -	\$ -	\$ -	\$ -
Total CFP Funds for 5-year Plan:		\$ 835,363.00	\$ 835,363.00	\$ 835,363.00	\$ 835,363.00
Total Non-CFP Funds in 5-year Plan		\$ -	\$ -	\$ -	\$ -
Replacement Housing Factor Funds:		\$ -	\$ -	\$ -	\$ -

Activities for Year 1	Activities for Year 2	FFY Grant: 2013	PHA FYE: 2014	Activities for Year 3	FFY Grant: 2014	PHA FYE: 2015
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	Handrails, Interior	\$ -	
	Floor Tile	\$ 10,000.00	Floor Tile	Floor Tile	\$ 10,000.00	
	Sub Floors	\$ -	Sub Floors	Sub Floors	\$ -	
	Floor Slabs / Foundations	\$ -	Floor Slabs / Foundations	Floor Slabs / Foundations	\$ -	
	Window Screens	\$ -	Window Screens	Window Screens	\$ -	
	Windows	\$ -	Windows	Windows	\$ -	
	Door Hardware	\$ -	Door Hardware	Door Hardware	\$ -	
	Interior Doors	\$ -	Interior Doors	Interior Doors	\$ -	
	Hallway Doors, Towers	\$ -	Hallway Doors, Towers	Hallway Doors, Towers	\$ -	
	Screen Doors	\$ -	Screen Doors	Screen Doors	\$ 120,000.00	
	Entry Doors	\$ -	Entry Doors	Entry Doors	\$ -	
	Room Dividers	\$ -	Room Dividers	Room Dividers	\$ -	
	Mailboxes	\$ -	Mailboxes	Mailboxes	\$ -	
	Gutters / Downspouts	\$ -	Gutters / Downspouts	Gutters / Downspouts	\$ -	
	Siding, Exterior	\$ -	Siding, Exterior	Siding, Exterior	\$ -	
	Roofing	\$ -	Roofing	Roofing	\$ -	
	Porches / Balconies	\$ -	Porches / Balconies	Porches / Balconies	\$ -	
	Electrical Upgrades	\$ 5,000.00	Electrical Upgrades	Electrical Upgrades	\$ 5,000.00	
	Smoke Detectors	\$ -	Smoke Detectors	Smoke Detectors	\$ -	
	Interior Lighting	\$ -	Interior Lighting	Interior Lighting	\$ -	
	Hallway Lighting	\$ -	Hallway Lighting	Hallway Lighting	\$ -	
	Emergency Lighting	\$ -	Emergency Lighting	Emergency Lighting	\$ -	
	Exhaust Fans	\$ -	Exhaust Fans	Exhaust Fans	\$ -	
	Range Exhaust Hoods	\$ -	Range Exhaust Hoods	Range Exhaust Hoods	\$ -	
	Plumbing Enhancements	\$ 5,000.00	Plumbing Enhancements	Plumbing Enhancements	\$ 5,000.00	
	Water Heaters	\$ -	Water Heaters	Water Heaters	\$ 168,000.00	
	Fire Sprinkler System, Dwelling	\$ -	Fire Sprinkler System, Dwelling	Fire Sprinkler System, Dwelling	\$ -	
	Cold Water Pumps, Towers	\$ -	Cold Water Pumps, Towers	Cold Water Pumps, Towers	\$ -	
	Domestic Water, Towers	\$ -	Domestic Water, Towers	Domestic Water, Towers	\$ -	
	Sump Pumps, Towers	\$ -	Sump Pumps, Towers	Sump Pumps, Towers	\$ -	
	Boiler Enhancements	\$ 300,000.00	Boiler Enhancements	Boiler Enhancements	\$ -	
	Elevator Enhancements	\$ -	Elevator Enhancements	Elevator Enhancements	\$ -	
	Gas Lines	\$ -	Gas Lines	Gas Lines	\$ -	
	Furnaces	\$ -	Furnaces	Furnaces	\$ -	
	A/C, Central, Family Sites	\$ -	A/C, Central, Family Sites	A/C, Central, Family Sites	\$ -	
	A/C, Windows, Towers	\$ -	A/C, Windows, Towers	A/C, Windows, Towers	\$ -	
	A/C Systems	\$ -	A/C Systems	A/C Systems	\$ -	
	Laundry Facilities, Towers	\$ -	Laundry Facilities, Towers	Laundry Facilities, Towers	\$ -	
	Trash Chutes, Towers	\$ -	Trash Chutes, Towers	Trash Chutes, Towers	\$ 75,000.00	
	Pest Control	\$ 5,000.00	Pest Control	Pest Control	\$ 5,000.00	
	Unit Restoration	\$ 5,000.00	Unit Restoration	Unit Restoration	\$ 5,000.00	
	Force Account Salaries	\$ -	Force Account Salaries	Force Account Salaries	\$ -	
	Force Account Benefits	\$ -	Force Account Benefits	Force Account Benefits	\$ -	
	Refrigerators	\$ -	Refrigerators	Refrigerators	\$ -	
	Ranges	\$ -	Ranges	Ranges	\$ -	
	Laundry Equipment, Towers	\$ -	Laundry Equipment, Towers	Laundry Equipment, Towers	\$ -	
	Force Account Salaries	\$ -	Force Account Salaries	Force Account Salaries	\$ -	

Activities for Year 1	Activities for Year 2	FFY Grant: 2013	PHA FYE: 2014	Activities for Year 3	FFY Grant: 2014	PHA FYE: 2015
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	\$ -	
Annual	504 Enhancements, Non-Dwelling	\$ -		504 Enhancements, Non-Dwelling	\$ -	
Statement	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	\$ -		Office Furniture	\$ -	
Non-Dwelling Equipment	Office Equipment	\$ 15,000.00		Office Equipment	\$ -	
	Communication Equipment	\$ -		Communication Equipment	\$ -	
	Maintenance Tools & Equip	\$ -		Maintenance Tools & Equip	\$ -	
	Grounds Tools & Equipment	\$ -		Grounds Tools & Equipment	\$ -	
	Community Space Furniture	\$ -		Community Space Furniture	\$ -	
	Community Space Equipment	\$ -		Community Space Equipment	\$ -	
Non-Dwelling Equipment	Laundry Equipment, Non-Dwell	\$ -		Laundry Equipment, Non-Dwell	\$ -	
	Security Systems, Non-Dwelling	\$ 25,000.00	Non-Dwelling Equipment	Security Systems, Non-Dwelling	\$ 25,000.00	
	Park / Playground Equipment	\$ -		Park / Playground Equipment	\$ -	
	Vehicles, Maintenance	\$ -	Non-Dwelling Equipment	Vehicles, Maintenance	\$ 40,000.00	
	Vehicle Accessories, Maint	\$ -	Non-Dwelling Equipment	Vehicle Accessories, Maint	\$ 3,000.00	
Non-Dwelling Equipment	Vehicles, Management	\$ 20,000.00		Vehicles, Management	\$ -	
Non-Dwelling Equipment	Vehicle Accessories, Mgmtnt	\$ 1,000.00		Vehicle Accessories, Mgmtnt	\$ -	
	Demolition Cost	\$ -		Demolition Cost	\$ -	
	Relocation Expense	\$ -		Relocation Expense	\$ -	
	Contingency	\$ -		Contingency	\$ -	
CFP Estimated Cost for Year 2 (total of above):		\$ 835,363.00	CFP Estimated Cost for Year 3 (total of above):		\$ 835,363.00	

Capital Fund Program Five-Year Action Plan

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

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

Expires 3/31/2014

PHA Name: <u>Housing Authority of the City of Columbia, Missouri</u>		X <u>Original 5-Year Plan</u> (or) <u>Revision No: _____</u>	
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
\$ 167,072.60	\$ 167,072.60	\$ 167,072.60	\$ 167,072.60
Mgt Improvements	Staff Training	Mgt Improvements	Staff Training
\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Protective Services - Salaries	Protective Services - Salaries	Mgt Improvements	Protective Services - Salaries
\$ -	\$ -	\$ -	\$ 134,734.30
Protective Services - Benefits	Protective Services - Benefits	Mgt Improvements	Protective Services - Benefits
\$ -	\$ -	\$ -	\$ 35,831.25
Resident Services - Salaries	Resident Services - Salaries		Resident Services - Salaries
\$ -	\$ -		\$ -
Resident Services - Benefits	Resident Services - Benefits		Resident Services - Benefits
\$ -	\$ -		\$ -
Mgt Improvements	Computer Software	Mgt Improvements	Computer Software
\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Mgt Improvements	Consultant Fees (M/I)	Mgt Improvements	Consultant Fees (M/I)
\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
Administration	Management Fees	Administration	Management Fees
\$ 83,536.30	\$ 83,536.30	\$ 83,536.30	\$ 83,536.30
	A&E Fees		A&E Fees
\$ -	\$ -		\$ -
	Site Acquisitions		Site Acquisitions
\$ -	\$ -		\$ -
	Lighting, Exterior		Lighting, Exterior
\$ -	\$ -		\$ -
MO007000003	Fencing	MO007000004	Fencing
\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
	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
\$ -	\$ -		\$ -
MO007000002	Concrete Work	MO007000003	Concrete Work
\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
	Parking Lots		Parking Lots
\$ -	\$ -		\$ -
	Fuel Storage Tanks		Fuel Storage Tanks
\$ -	\$ -		\$ -
	Force Account Salaries	MO007000001,2,3,4	Force Account Salaries
\$ -	\$ -	\$ -	\$ 1,000.00
	Force Account Benefits	MO007000001,2,3,4	Force Account Benefits
\$ -	\$ -	\$ -	\$ 300.00
	Security Systems, Apartments		Security Systems, Apartments
\$ -	\$ -		\$ -
	Asbestos Abatement		Asbestos Abatement
\$ -	\$ -		\$ -
MO007000004	Pressurized Stairwells, Towers		Pressurized Stairwells, Towers
\$ 3,000.00	\$ 3,000.00		\$ -
MO007000001	504 Enhancements, Dwellings	MO007000002	504 Enhancements, Dwellings
\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
MO007000001	Painting, Interior	MO007000002	Painting, Interior
\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 20,000.00
	Painting, Exterior		Painting, Exterior
\$ -	\$ -		\$ -
	Ceiling Tile		Ceiling Tile
\$ -	\$ -		\$ -
MO007000003	Kitchen Cabinets / Fixtures	MO007000004	Kitchen Cabinets / Fixtures
\$ 43,754.10	\$ 43,754.10	\$ 43,754.10	\$ 54,988.55
	Bath Cabinets / Fixtures		Bath Cabinets / Fixtures
\$ -	\$ -		\$ -

Activities for Year: 4		FFY Grant: 2015	PHA FYE: 2016	Activities for Year: 5		FFY Grant: 2016	PHA FYE: 2017
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	MO007000003	Floor Tile	\$ 10,000.00		
MO007000002	Sub Floors	\$ 5,000.00	MO007000001	Sub Floors	\$ 5,000.00		
MO007000001	Floor Slabs / Foundations	\$ 5,000.00	MO007000002	Floor Slabs / Foundations	\$ 5,000.00		
	Window Screens	\$ -		Window Screens	\$ -		
MO007000001,2	Windows	\$ 40,000.00		Windows	\$ -		
	Door Hardware	\$ -		Door Hardware	\$ -		
MO007000002	Interior Doors	\$ 5,000.00	MO007000001	Interior Doors	\$ 5,000.00		
MO007000004	Hallway Doors, Towers	\$ 75,000.00		Hallway Doors, Towers	\$ -		
MO007000002	Screen Doors	\$ 50,000.00		Screen Doors	\$ -		
MO007000001	Entry Doors	\$ 120,000.00	MO007000001	Entry Doors	\$ 75,000.00		
	Room Dividers	\$ -		Room Dividers	\$ -		
	Mailboxes	\$ -		Mailboxes	\$ -		
	Gutters / Downspouts	\$ -		Gutters / Downspouts	\$ -		
MO007000002	Siding, Exterior	\$ 5,000.00	MO007000001	Siding, Exterior	\$ 5,000.00		
MO007000002	Roofing	\$ 5,000.00	MO007000001	Roofing	\$ 5,000.00		
	Porches / Balconies	\$ -		Porches / Balconies	\$ -		
MO007000003	Electrical Upgrades	\$ 5,000.00	MO007000004	Electrical Upgrades	\$ 5,000.00		
	Smoke Detectors	\$ -		Smoke Detectors	\$ -		
MO007000001	Interior Lighting	\$ 5,000.00	MO007000002	Interior Lighting	\$ 5,000.00		
	Hallway Lighting	\$ -		Hallway Lighting	\$ -		
	Emergency Lighting	\$ -		Emergency Lighting	\$ -		
MO007000002	Exhaust Fans	\$ 5,000.00	MO007000001	Exhaust Fans	\$ 5,000.00		
	Range Exhaust Hoods	\$ -		Range Exhaust Hoods	\$ -		
MO007000004	Plumbing Enhancements	\$ 5,000.00		Plumbing Enhancements	\$ -		
	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	\$ 5,000.00	MO007000004	Boiler Enhancements	\$ 5,000.00		
MO007000004	Elevator Enhancements	\$ 5,000.00	MO007000003	Elevator Enhancements	\$ 5,000.00		
	Gas Lines	\$ -		Gas Lines	\$ -		
MO007000001	Furnaces	\$ 5,000.00	MO007000002	Furnaces	\$ 5,000.00		
MO007000002	A/C, Central, Family Sites	\$ 5,000.00	MO007000001	A/C, Central, Family Sites	\$ 5,000.00		
	A/C, Windows, Towers	\$ -		A/C, Windows, Towers	\$ -		
	A/C Systems	\$ -		A/C Systems	\$ -		
	Laundry Facilities, Towers	\$ -		Laundry Facilities, Towers	\$ -		
	Trash Chutes, Towers	\$ -		Trash Chutes, Towers	\$ -		
MO007000002	Pest Control	\$ 5,000.00	MO007000003	Pest Control	\$ 5,000.00		
MO007000001	Unit Restoration	\$ 5,000.00	MO007000002	Unit Restoration	\$ 5,000.00		
	Force Account Salaries	\$ -	MO007000001,2,3,4	Force Account Salaries	\$ 1,000.00		
	Force Account Benefits	\$ -	MO007000001,2,3,4	Force Account Benefits	\$ 300.00		
	Refrigerators	\$ -		Refrigerators	\$ -		
	Ranges	\$ -		Ranges	\$ -		
	Laundry Equipment, Towers	\$ -		Laundry Equipment, Towers	\$ -		
	Force Account Salaries	\$ -	MO007000001,2,3,4	Force Account Salaries	\$ 1,000.00		

Activities for Year: 4		FFY Grant: 2015	PHA FYE: 2016	Activities for Year: 5		FFY Grant: 2016	PHA FYE: 2017
AMP Number / Name / HA-Wide Activities	Major Work Categories	Estimated Cost	AMP Number / Name / HA-Wide Activities	Major Work Categories	Estimated Cost	AMP Number / Name / HA-Wide Activities	Major Work Categories
	Force Account Benefits	\$ -	MO007000001,2,3,4	Force Account Benefits	\$ 300.00		
	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	\$ -	MO007000001,2,3,4	Force Account Salaries	\$ 1,000.00		
	Force Account Benefits	\$ -	MO007000001,2,3,4	Force Account Benefits	\$ 300.00		
	Office Furniture	\$ -		Office Furniture	\$ -		
Non-Dwelling Equipment	Office Equipment	\$ 15,000.00		Office Equipment	\$ -		
	Communication Equipment	\$ -		Communication Equipment	\$ -		
	Maintenance Tools & Equip	\$ -		Maintenance Tools & Equip	\$ -		
	Grounds Tools & Equipment	\$ -		Grounds Tools & Equipment	\$ -		
	Community Space Furniture	\$ -		Community Space Furniture	\$ -		
	Community Space Equipment	\$ -		Community Space Equipment	\$ -		
Non-Dwelling Equipment	Laundry Equipment, Non-Dwell	\$ 25,000.00		Laundry Equipment, Non-Dwell	\$ 90,000.00		
Non-Dwelling Equipment	Security Systems, Non-Dwelling	\$ 5,000.00		Security Systems, Non-Dwelling	\$ -		
	Park / Playground Equipment	\$ -		Park / Playground Equipment	\$ 5,000.00		
	Vehicles, Maintenance	\$ -		Vehicles, Maintenance	\$ 40,000.00		
Non-Dwelling Equipment	Vehicle Accessories, Maint	\$ 20,000.00		Vehicle Accessories, Maint	\$ 3,000.00		
Non-Dwelling Equipment	Vehicles, Management	\$ 1,000.00		Vehicles, Management	\$ -		
	Vehicle Accessories, Mgmtmt	\$ -		Vehicle Accessories, Mgmtmt	\$ -		
MO007000001	Demolition Cost	\$ 10,000.00		Demolition Cost	\$ -		
	Relocation Expense	\$ -		Relocation Expense	\$ -		
	Contingency	\$ -		Contingency	\$ -		
CFP Estimated Cost for Year 4 (total of above):		\$ 835,363.00	CFP Estimated Cost for Year 5 (total of above):		\$ 835,363.00		

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 3/31/14

PART I: SUMMARY	Grant Type and Number Capital Fund Program Grant No: MO36P00750111	FFY of Grant 2011
PHA Name, Address Housing Authority of the City of Columbia, Missouri 201 Switzler St. / Columbia, MO 65203	Replacement Housing Factor Grant No: Date of Capital Fund Financing:	FFY of Grant Approval 2011

Original Annual Statement ___ Reserve for Disasters/Emergencies ___ Revised Annual Statement (revision no: ___)
X Performance and Evaluation Report for Period Ending: March 31, 2012 ___ Final Performance and Evaluation Report

updated: 06-Jul-12

Line	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20)					
3	1408 Management Improvements	\$22,000.00				
4	1410 Administration (may not exceed 10% of line 20)	\$90,712.20		\$90,712.20		\$90,712.20
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$15,000.00		\$4,616.80		\$4,616.80
8	1440 Site Acquisition					
9	1450 Site Improvement	\$45,000.00				
10	1460 Dwelling Structures	\$566,312.84		\$357,968.59		\$357,968.59
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	\$53,596.96		\$4,615.00		\$4,615.00
13	1475 Nondwelling Equipment	\$114,500.00				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities					
18a	1501 Collateralization or Debt Service paid by the PHA					
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$907,122.00	\$0.00	\$457,912.59		\$457,912.59
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 compliance	\$5,000.00				
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of Line 20 Related to Security - Hard Costs	\$10,000.00				
25	Amount of line 20 Related to Energy Conservation Measures	\$394,154.16		\$394,154.16		\$394,154.16


 Date 7/6/2012
 Signature of Executive Director _____ Date _____
 Signature of Public Housing Director _____ Date _____

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 3/31/14

PART II: SUPPORTING PAGES		Grant Type and Number		FFY of Grant				
PHA Name, Address		Capital Fund Program Grant No: MO36P00750111		2011				
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:		2011				
Development 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
Operations	Operations	1406.000		\$0.00				
		total for line item 1406:		\$0.00	\$0.00	\$0.00		
Mgt. Improve.	Staff Training	1408.020	20 sessions	\$20,000.00				N/A
Mgt. Improve.	Protective Services - Salaries	1408.060		\$0.00				
Mgt. Improve.	Protective Services - Benefits	1408.065		\$0.00				
Mgt. Improve.	Computer Software	1408.200	2 progs	\$1,000.00				N/A
Mgt. Improve.	Consultant Fees (M/I)	1408.600		\$1,000.00				N/A
		total for line item 1408:		\$22,000.00	\$0.00	\$0.00		
Administration	Management Fees (to COCC)	1410.000	1 ea	\$90,712.20		\$90,712.20		N/A
		total for line item 1410:		\$90,712.20	\$0.00	\$90,712.20		
MO007000002/3	A & E Fees	1430.010	1 ea	\$15,000.00		\$4,616.80		In Progress
		total for line item 1430:		\$15,000.00	\$0.00	\$4,616.80		
MO007000002	Fencing	1450.160	1000 ft	\$5,000.00				Not Started
MO007000002	Clothes Lines	1450.280	10 ea	\$5,000.00				Not Started
MO007000001/2	Tree Work	1450.240	10 Trees	\$10,000.00				Not Started
MO007000001	Landscaping, Beautification	1450.360	350 sf	\$3,500.00				Not Started
MO007000002	Landscaping, Beautification	1450.360	250 sf	\$2,500.00				Not Started
MO007000003	Landscaping, Beautification	1450.360	200 sf	\$2,000.00				Not Started
MO007000004	Landscaping, Beautification	1450.360	200 sf	\$2,000.00				Not Started
MO007000001	Landscaping, Erosion Control	1450.400	1000 sf	\$5,000.00				Not Started
MO007000001	Concrete Work	1450.560	350 sf	\$3,500.00				Not Started
MO007000002	Concrete Work	1450.560	250 sf	\$2,500.00				Not Started
MO007000003	Concrete Work	1450.560	200 sf	\$2,000.00				Not Started
MO007000004	Concrete Work	1450.560	200 sf	\$2,000.00				Not Started

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 3/31/14

PART II: SUPPORTING PAGES		Grant Type and Number		FFY of Grant			
PHA Name, Address		Capital Fund Program Grant No: MO36P00750111		2011			
Housing Authority of the City of Columbia, Missouri 201 Switzler St. / Columbia, MO 65203		Replacement Housing Factor Grant No: Date of Capital Fund Financing:		FFY of Grant Approval 2011			
Development 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		
			total for line item 1450:	\$45,000.00	\$0.00	\$0.00	
MO007000002/3	504 Enhancements, Dwellings	1460.110	5 units	\$5,000.00			Not Started
MO007000004	Bath Cabinets / Fixtures	1460.230	200 units	\$37,158.68			Not Started
MO007000004	Floor Tile	1460.250	Lobby	\$20,000.00			Not Started
MO007000001	Floor Slabs / Foundations	1460.270	3 units	\$6,000.00			Not Started
MO007000002	Floor Slabs / Foundations	1460.270	2 units	\$4,000.00			Not Started
MO007000003	Electrical Upgrades	1460.490	10 ea	\$10,000.00			Not Started
MO007000003/4	Smoke & CO Detectors	1460.500	150 units	\$15,000.00			Not Started
MO007000002	Exhaust Fans	1460.550	20 units	\$5,000.00			Not Started
MO007000001	Plumbing Enhancements	1460.580	20 ea	\$10,000.00			Not Started
MO007000002	Plumbing Enhancements	1460.580	10 ea	\$5,000.00			Not Started
MO007000003	Plumbing Enhancements	1460.580	10 ea	\$5,000.00			Not Started
MO007000004	Plumbing Enhancements	1460.580	200 ea	\$40,000.00			Not Started
MO007000003	Boiler Enhancements	1460.640	3 ea	\$5,000.00			Not Started
MO007000004	Boiler Enhancements	1460.640	Geo	\$394,154.16		\$357,968.59	Complete
MO007000003/4	Elevator Enhancements	1460.670	3 & 2	\$5,000.00			Not Started
			total for line item 1460:	\$566,312.84	\$0.00	\$357,968.59	
MO007000001	Renovation, AMP 1 Whse/Shop	1470.830	1 ea	\$53,596.96		\$4,615.00	In Progress
- We are renovating our AMP 1 Warehouse/Maintenance Shop to accommodate three additional offices for our Housing Managers in an effort to better serve our Residents.							
			total for line item 1470:	\$53,596.96	\$0.00	\$4,615.00	
Non-Dwell Equip.	Office Furniture	1475.011	3 sets	\$7,500.00			Not Started
Non-Dwell Equip.	Office Equipment	1475.014	1 cm, 2 srv	\$35,000.00			Not Started
Non-Dwell Equip.	Maintenance Tools & Equip	1475.021	Tools	\$10,000.00			Not Started
Non-Dwell Equip.	Grounds Tools & Equipment	1475.024	Tools	\$1,000.00			Not Started

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
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 OMB No. 2577-0226
Expires 3/31/14

PART II: SUPPORTING PAGES		Grant Type and Number		FFY of Grant				
PHA Name, Address		Capital Fund Program Grant No: MO36P00750111		2011				
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:		2011				
Development Number / Name / PHA-Wide Activities	General Description of Major Work Categories	Development Acct Number	Quantity	Total Estimated Cost		Total Actual Cost	only for P & E Report	
				Original	Revised			Funds Obligated
Non-Dwell Equip.	Community Space Furniture	1475.035	Lobby Furn	\$25,000.00				Not Started
Non-Dwell Equip.	Security Systems, Non-Dwelling	1475.050	4 cameras	\$10,000.00				Not Started
Non-Dwell Equip.	Park / Playground Equipment	1475.055	1 set	\$5,000.00				Not Started
Non-Dwell Equip.	Vehicles, Management	1475.085	1 ea	\$20,000.00				Not Started
Non-Dwell Equip.	Vehicles Accessories, Mgmt.	1475.090	1 set	\$1,000.00				Not Started
total for line item 1475:				\$114,500.00	\$0.00	\$0.00	\$0.00	
GRAND TOTAL:				\$907,122.00	\$0.00	\$457,912.59	\$457,912.59	

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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	Grant Type and Number Capital Fund Program Grant No: MO36P00750110	FFY of Grant 2010
PHA Name, Address Housing Authority of the City of Columbia, Missouri 201 Switzler St. / Columbia, MO 65203	Replacement Housing Factor Grant No: Date of Capital Fund Financing:	FFY of Grant Approval 2010

___ Original Annual Statement ___ Reserve for Disasters/Emergencies ___ Revised Annual Statement (revision no: 2) updated: 06-Jul-12
X Performance and Evaluation Report for Period Ending: March 31, 2012 ___ 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					
2	1406 Operations (may not exceed 20% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$61,701.96	\$44,270.99	\$44,270.99	\$44,270.99	\$44,270.99
4	1410 Administration (may not exceed 10% of line 20)	\$98,639.60	\$98,639.60	\$98,639.60	\$98,639.60	\$98,639.60
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	\$101,335.97	\$92,327.76	\$81,411.16	\$81,411.16	\$81,411.16
10	1460 Dwelling Structures	\$556,945.51	\$546,679.02	\$531,934.17	\$531,934.17	\$531,934.17
11	1465.1 Dwelling Equipment—Nonexpendable	\$40,512.96	\$41,470.67	\$41,470.67	\$41,470.67	\$41,470.67
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	\$127,260.00	\$163,007.96	\$122,523.67	\$99,683.67	\$99,683.67
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities					
18a	1501 Collateralization or Debt Service paid by the PHA					
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$986,396.00	\$986,396.00	\$920,250.26	\$897,410.26	\$897,410.26
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 compliance	\$5,000.00				
23	Amount of line 20 Related to Security - Soft Costs	\$159,500.00	\$36,445.86	\$36,445.86	\$36,445.86	\$36,445.86
24	Amount of Line 20 Related to Security - Hard Costs	\$10,000.00	\$6,620.00	\$2,800.00	\$2,800.00	\$2,800.00
25	Amount of line 20 Related to Energy Conservation Measures	\$173,000.00	\$473,660.29	\$473,660.29	\$473,660.29	\$473,660.29

Signature of Executive Director *Paul Storch* Date 7/6/2012

Signature of Public Housing Director _____ Date _____

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Capital Fund Program and Capital Fund Program Replacement Housing Factor and
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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		Grant Type and Number		FFY of Grant	
PHA Name, Address		Capital Fund Program Grant No: MO36P00750110		2010	
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:		2010	

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		\$0.00	\$0.00			N/A
		total for line item 1406:		\$0.00	\$0.00	\$0.00	\$0.00	
Mgt. Improve.	Staff Training	1408.020	3 sessions	\$20,000.00	\$2,569.03	\$2,569.03	\$2,569.03	N/A
Mgt. Improve.	Protective Services - Salaries	1408.060	3.5	\$27,788.93	\$27,788.93	\$27,788.93	\$27,788.93	N/A
Mgt. Improve.	Protective Services - Benefits	1408.065	3.5	\$8,656.93	\$8,656.93	\$8,656.93	\$8,656.93	N/A
Mgt. Improve.	Computer Software	1408.200	2 progs	\$2,676.60	\$2,676.60	\$2,676.60	\$2,676.60	N/A
Mgt. Improve.	Consultant Fees (M/I)	1408.600	EPC	\$2,579.50	\$2,579.50	\$2,579.50	\$2,579.50	N/A
		total for line item 1408:		\$61,701.96	\$44,270.99	\$44,270.99	\$44,270.99	
Administration	Management Fees (to COCC)	1410.000	1 ea	\$98,639.60	\$98,639.60	\$98,639.60	\$98,639.60	N/A
		total for line item 1410:		\$98,639.60	\$98,639.60	\$98,639.60	\$98,639.60	
MO007000002	Fencing	1450.160		\$10,000.00	\$0.00			
MO007000003	Handrails, Exterior	1450.240	500 ft	\$14,077.20	\$7,871.00	\$6,900.00	\$6,900.00	Complete
MO007000002	Clothes Lines	1450.280		\$5,000.00	\$0.00			
MO007000001	Landscaping, Beautification	1450.360	350 sf	\$50,000.00	\$46,886.35	\$46,886.35	\$46,886.35	Complete
MO007000002	Landscaping, Beautification	1450.360		\$2,258.77	\$0.00			
MO007000003	Landscaping, Beautification	1450.360		\$10,000.00	\$0.00			
MO007000002	Landscaping, Erosion Control	1450.400		\$5,000.00	\$0.00			
MO007000001	Concrete Work	1450.560	350 sf	\$1,750.00	\$10,855.60	\$4,810.00	\$4,810.00	In Progress
MO007000002	Concrete Work	1450.560	100 sf	\$1,250.00	\$4,000.00	\$1,600.00	\$1,600.00	In Progress
MO007000003	Concrete Work	1450.560		\$1,000.00	\$0.00			
MO007000004	Concrete Work	1450.560	50 sf	\$1,000.00	\$1,500.00			In Progress
MO007000001	Parking Lots	1450.600	500 sf	\$0.00	\$895.98	\$895.98	\$895.98	Complete
MO007000003	Parking Lots	1450.600	5,000 sf	\$0.00	\$19,841.40	\$19,841.40	\$19,841.40	Complete
MO007000004	Parking Lots	1450.600	250 sf	\$0.00	\$477.43	\$477.43	\$477.43	Complete

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PART II: SUPPORTING PAGES		Grant Type and Number		FFY of Grant				
PHA Name, Address		Capital Fund Program Grant No: MO36P00750110		2010				
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:		2010				
AMP Number / Name /	General Description of Major Work Categories	Development Acct Number	Quantity	Total Estimated Cost		Total Actual Cost		only for P & E Report
HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended	Status of Work
			total for line item 1450:	\$101,335.97	\$92,327.76	\$81,411.16	\$81,411.16	
MO007000002	504 Enhancements, Dwellings	1460.110		\$5,000.00	\$0.00			
MO007000003	Floor Tile	1460.250	Common	\$8,506.17	\$11,452.73	\$11,452.73	\$11,452.73	Complete
MO007000004	Floor Tile	1460.250	Common	\$2,206.00	\$2,605.23	\$2,206.00	\$2,206.00	In Progress
MO007000001	Sub Floors	1460.260		\$5,000.00	\$0.00			
MO007000001	Floor Slabs / Foundations	1460.270		\$3,000.00	\$0.00			
MO007000002	Floor Slabs / Foundations	1460.270		\$2,000.00	\$0.00			
MO007000004	Windows	1460.310	200 AC	\$50,000.00	\$45,326.95	\$45,326.95	\$45,326.95	Complete
MO007000002	Entry Doors	1460.370	78 units	\$21,600.00	\$16,302.00	\$16,302.00	\$16,302.00	Complete
MO007000001	Mailboxes	1460.400		\$0.00	\$3,345.00	\$3,345.00	\$3,345.00	Complete
MO007000003	Mailboxes	1460.400		\$0.00	\$12,850.00			In Progress
MO007000004	Mailboxes	1460.400		\$0.00	\$23,131.04	\$21,635.42	\$21,635.42	In Progress
MO007000002	Electrical Upgrades	1460.490		\$5,000.00	\$0.00			
MO007000001	Plumbing Enhancements	1460.580	10 ea	\$2,500.00	\$3,332.73	\$3,332.73	\$3,332.73	Complete
MO007000002	Plumbing Enhancements	1460.580		\$2,500.00	\$0.00			
MO007000003	Plumbing Enhancements	1460.580		\$2,500.00	\$0.00			
MO007000004	Plumbing Enhancements	1460.580		\$2,500.00	\$0.00			
MO007000004	Boiler Enhancements	1460.640	Geo	\$428,333.34	\$428,333.34	\$428,333.34	\$428,333.34	Complete
MO007000003/4	Elevator Enhancements	1460.670		\$5,000.00	\$0.00			
MO007000003/4	Pest Control	1460.800		\$10,000.00	\$0.00			
MO007000004	Force Account - Salaries	1460.900		\$1,000.00	\$0.00			
MO007000004	Force Account - Benefits	1460.950		\$300.00	\$0.00			
			total for line item 1460:	\$556,945.51	\$546,679.02	\$531,934.17	\$531,934.17	
MO007000003/4	Laundry Equipment - Towers	1465.016	2 sets	\$40,512.96	\$41,470.67	\$41,470.67	\$41,470.67	Complete

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PART II: SUPPORTING PAGES		Grant Type and Number		FFY of Grant				
PHA Name, Address		Capital Fund Program Grant No: MO36P00750110		2010				
Housing Authority of the City of Columbia, Missouri 201 Switzer St. / Columbia, MO 65203		Replacement Housing Factor Grant No:		FFY of Grant Approval				
		Date of Capital Fund Financing:		2010				
AMP Number / Name /	General Description of Major Work Categories	Development Acct Number	Quantity	Total Estimated Cost		Total Actual Cost		only for P & E Report
HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended	
			total for line item 1465:	\$40,512.96	\$41,470.67	\$41,470.67	\$41,470.67	
Non-Dwell Equip.	Office Furniture	1475.011		\$5,000.00	\$0.00			
Non-Dwell Equip.	Office Equipment	1475.014	3 cm, 2 cs	\$30,000.00	\$60,907.89	\$24,243.60	\$24,243.60	In Progress
Non-Dwell Equip.	Maintenance Tools & Equip	1475.021	TIs & Scrub	\$25,000.00	\$26,987.76	\$26,987.76	\$26,987.76	Complete
Non-Dwell Equip.	Grounds Tools & Equipment	1475.024		\$1,000.00	\$0.00			
Non-Dwell Equip.	Community Space Furniture	1475.035	Lobby Furn	\$15,000.00	\$12,167.80	\$12,167.80	\$12,167.80	Complete
Non-Dwell Equip.	Security Systems, Non-Dwelling	1475.050	4 cameras	\$10,000.00	\$6,620.00	\$2,800.00	\$2,800.00	In Progress
Non-Dwell Equip.	Park / Playground Equipment	1475.055		\$5,000.00	\$0.00			
Non-Dwell Equip.	Vehicles, Maintenance	1475.075	2 ea	\$33,260.00	\$33,260.00	\$33,260.00	\$33,260.00	Complete
Non-Dwell Equip.	Vehicles Accessories, Maint.	1475.080	2 sets	\$3,000.00	\$224.51	\$224.51	\$224.51	Complete
Non-Dwell Equip.	Vehicles, Maintenance	1475.085	1 ea	\$0.00	\$22,840.00	\$22,840.00	\$22,840.00	On Order
			total for line item 1475:	\$127,260.00	\$163,007.96	\$122,523.67	\$99,683.67	
			GRAND TOTAL:	\$986,396.00	\$986,396.00	\$920,250.26	\$897,410.26	



Housing Authority of the City of Columbia, Missouri

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

Resident Advisory Board (RAB) Comments

Comments Regarding the Proposed

PHA 5-Year Plan (October 1, 2011 – September 30, 2016) and

PHA Annual Plan (October 1, 2012 – September 30, 2013)

The Columbia Housing Authority (CHA) presented its updated PHA 5-Year Plan (October 1, 2011 – September 30, 2016) and its PHA Annual Plan (October 1, 2012 – September 30, 2013) to the Resident Advisory Board (RAB) in draft form on May 3, 2012, and in final draft form on June 7, 2012, for review and comment.

The PHA Five Year Plan and Annual Plan were accepted by the Resident Advisory Board with the following recommendations:

- The apartment doors at Paquin Tower need to be replaced.
- The CHA Safety Department should help establish Neighborhood Watch programs in all Public Housing neighborhoods and offer safety training for Public Housing Residents.
- The CHA should work with the Columbia Disabilities Commission to ensure fair housing for all.

Attested to by:

A handwritten signature in black ink, appearing to read "Phil Steinhaus".

Phil Steinhaus, CEO
Columbia Housing Authority



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203
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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.

CHA Lease Termination Notice and Notice To Vacate

The CHA Lease Termination Notice and Notice To Vacate includes the following language regarding the protections provided by VAWA:

The CHA 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 Resident 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 Resident or lawful occupant." The CHA will pursue all such terminations in accordance with the policies outlined in the ACOP, and as prescribed by HUD. The Resident will abide by the VAWA policies.

When a Resident family is facing lease termination because of the actions of a Resident, household member, guest, or other person under the Resident's control and a Resident or immediate family member of the Resident'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. 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
- B. One of the following:
 1. A police or court record documenting the actual or threatened abuse; or
 2. 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 Resident understands that this Termination Notice is considered the request for any certification for VAWA purposes and that the 14 days are ended as of (*insert date.*)

The Resident must request the certification form prior to the 14 day deadline. 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. 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.

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.

Voluntary Conversion / Physical Needs Assessment

PHA: Housing Authority of the City of Columbia, Missouri -- MO-007

PHA Plan Year: FYE2013 (October 1, 2012 – September 30, 2013)

During FYE2012, the Columbia Housing Authority (CHA) will partner with a Development Consulting Team to conduct a Voluntary Conversion Assessment, physical needs assessment, or similar assessments required for a Demolition/Disposition (Demo/Dispo) Application to the HUD Special Applications Center (SAC) 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.

The requirements for the submission of a Demo/Dispo Application to the HUD Special Applications Center and corresponding certification is described in detail in **Attachment mo007h02 (HUD PIH Notice 2012-7: Demolition/disposition of public housing and associated requirements for PHA Plans, resident consultation, Section 3 and application processing. Effective 02/02/2012)**

Voluntary Conversion Assessment or HUD Special Applications Center (SAC) Demolition/Disposition Application Process and Activity Description
<p>1a. Development(s) name(s):</p> <ul style="list-style-type: none"> • <u>Stuart Parker</u> (MO7-1) <i>Public housing located on Lincoln Drive, Unity Drive, and West Worley Street</i> • <u>Jessie Wrench</u> (MO7-2A and MO7-2E) <i>MO7-2A: Public housing located on Hicks Drive & Oak Street</i> <i>MO7-2E: Public housing located on North 5th Street, Park Avenue (east of Providence, south side), and the east side of Providence Rd.</i> • <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>MO-72B 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> • <u>Frank Coleman</u> (MO7-3) <i>MO7-3: LaSalle Place, Pendleton Walkway, and west side of Trinity Place</i>

1b. Development(s) (project) number(s): See above.

1c. Asset Management Project (AMP) Number(s): MO7-00001

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.

It is anticipated that the Columbia Housing Authority would begin with our oldest development, Stuart-Parker (MO7-1) first, which could take up to five (5) years to revitalize beginning with the required 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.

The Voluntary Conversion and/or revitalization/redevelopment of this Public Housing property would depend on the completion of all steps listed below, approval by the HUD Special Applications Center (SAC), and the ability to secure funding for the revitalization process.

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?

Yes No

3. Has the PHA completed an independent appraisal (market analysis) of the development before and after conversion?

Yes No

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?

Yes No

5. Has the PHA completed an analysis of the likely impacts of the voluntary conversion on the community in which the development is located?

Yes No

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?

Yes No

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

The Columbia Housing Authority will complete all of the required steps listed above before proceeding with any voluntary conversion or redevelopment of public housing properties. In the event at a voluntary conversion assessment demonstrates the cost effectiveness of converting current public housing ACC units to housing vouchers, CHA is committed to developing additional multi-family affordable housing on the current downtown (AMP 1) properties. All public housing residents who are issued housing vouchers as a result of any voluntary conversion plan will be given the first opportunity to move into the newly developed multi-family housing using their housing vouchers or other eligibility.



Phil Steinhaus, CEO
Columbia Housing Authority

May 1, 2010

Date



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

SPECIAL ATTENTION OF:

Regional Managers; Office of Public Housing
Directors; Program Center Coordinators;
Public Housing Agencies; Resident
Management Corporations

NOTICE PIH 2012-7 (HA)

Issued: February 2, 2012
This notice remains in effect until
amended, superseded or rescinded

Subject: Demolition/disposition of public housing and associated requirements for PHA Plans, resident consultation, Section 3 and application processing.

- 1) Purpose: To explain application processing requirements in requesting HUD approval to demolish, dispose or both demolish-and-dispose of public housing under Section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p) (1937 Act). This notice is intended to be used in conjunction with HUD's implementing regulations at 24 CFR part 970, as well as related rules at parts 50 and 58 (Environmental Assessment), 903 (PHA Plan) and 941 (Public Housing Development).
- 2) Background:
 - A. Section 5A: Public Housing Agencies (PHAs) prepare PHA Plans pursuant to Section 5A of the 1937 Act, as amended by other statutes, including the Housing and Economic Recovery Act of 2008 (HERA).
 - B. Section 18: PHAs may submit an application to demolish, dispose or both demolish-and-dispose of public housing to HUD's Special Application Center (SAC application) under Section 18 of the 1937 Act and 24 CFR part 970 for HUD approval. Section 18 of the 1937 Act requires PHAs to include and authorize proposed demolitions or dispositions in their PHA Plan and to certify that the actions contemplated in the PHA Plan comply with Section 18 of the 1937 Act. Furthermore, pursuant to 24 CFR section 970.17, PHAs applying for disposition must certify that retention of the property is not in the best interests of the residents or the PHA. This includes proposed dispositions that are justified for reasons that are in the best interests of the public housing residents and are consistent with the goals of the PHA and its PHA Plan and that it is otherwise consistent with the 1937 Act
- 3) PHA Plan Requirement: For PHAs required to prepare and submit an annual PHA plan to HUD, proposed demolitions or dispositions must be identified in the PHA Plan or in a significant amendment to the PHA Plan. Pursuant to 24 CFR section 903.7(h), PHAs must include a description of any public housing owned by the PHA for which the PHA has

applied or will apply for demolition or disposition approval under Section 18 of the 1937 Act and the timetable for demolition or disposition. HUD will not process or approve a SAC application without evidence that the PHA has complied with this requirement.

MTW Agencies include proposed demolitions or disposition in the Annual MTW Plan or an amendment to that plan, in compliance with applicable MTW Plan requirements (e.g. that at least one public hearing was held, that the Annual MTW Plan was available for public comment for at least thirty (30) days, and that the Agency took no less than fifteen (15) days between the public hearing and the approval of the plan by the Board of Commissioners/ Directors in order to incorporate any public comments into the plan). HUD will not process or approve a SAC application without evidence that the MTW Agency has complied with this requirement.

Qualified PHAs, as defined by HERA, no longer submit annual PHA Plans to HUD but are still required to hold an annual public hearing on their public housing activities, including any and all planned demolitions or dispositions. HUD will not process or approve a SAC application without evidence that the PHA has complied with this requirement.

4) Resident Consultation:

- A. Consultation for PHA Plan: For all proposed demolitions or dispositions, PHAs comply with the resident consultation requirements for the PHA Plan (24 CFR part 903), including sections 903.13, 903.15, 903.17, and 903.21(a), for a public hearing, a comment period and consultation with the applicable resident advisory board (RAB). PHAs ensure reasonable outreach to encourage broad public participation in the hearing on the PHA Plan (or significant amendment) as required by 24 CFR section 903.17(c).
- B. Consultation for SAC application: For proposed SAC applications, PHAs comply with resident consultation requirements under 24 CFR section 970.9, which include consultation with: (i) residents residing in the project proposed for a SAC application; (ii) resident organizations for the project, if any; (iii) PHA-wide resident organizations affected by the SAC application, if any; and (iv) the Resident Advisory Board (RAB) or equivalent body. PHAs should provide a copy of the SAC application to these residents and resident groups, post the SAC application on its website, and/or make the SAC application available for review at its central office.

PHAs should inform these resident and resident groups of the right to submit written comments about the SAC application, and inform them that the PHA will respond to their comments in writing and then submit their comments and its written responses to those comments to HUD as part of the SAC application. PHAs should also consult these resident and resident groups on the relocation plan, if any.

In addition, PHAs ensure that they communicate with residents in a manner that is effective for persons with hearing, visual, and other communications-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973, and as applicable, the Americans with Disabilities Act. This includes ensuring that notices, policies, and

procedures are made available via accessible communications methods including the use of alternative formats, such as Braille, audio, large type, sign language interpreters, and assistive listening devices, etc. (24 CFR section 8.6). In addition, PHAs ensure public hearing facilities and services are physically accessible to persons with disabilities in accordance with Section 504 and that persons with limited English proficiency (LEP) will have meaningful access to programs and activities. Furthermore, HUD encourages all grant recipients and sub-recipients to adopt the goals and objectives of Section 508 of the Rehabilitation Act of 1973 by ensuring that electronic and information technology is made available to persons with disabilities on a comparable basis as it is made available to persons without disabilities.

- C. Consultation for Dispositions with Development: The intent of consultation is to assure resident participation and awareness of future development plans. For disposition actions where public housing is redeveloped as new public housing as either conventional or under a mixed-finance method pursuant to 24 CFR part 941, subpart F, resident consultation occurs within the context of the PHA Plan amendment and SAC application, as noted above. Specifically, residents and resident groups are presented with information on the number and affordability of the public housing units and other affordable units to be developed, the number of bedrooms per unit, the screening and application requirements for new units, the ownership structure of the units, and any opportunity to return or other occupancy preferences for displaced residents. If such information is not available prior to the SAC application or subject to change after final SAC action, residents are informed of the potential for development plan revisions and provided with a means, such as a newsletter or open meeting, for how such revisions will be presented to residents.
- 5) HUD Civil Rights Review: HUD's Office of Fair Housing and Equal Opportunity (FHEO) conducts a civil rights review of SAC applications (FHEO review). Pursuant to 24 CFR section 970.7(a)(17), HUD may request additional information from PHAs in support of their SAC applications, including compliance with the nondiscrimination requirements of the relocation plan under 24 CFR section 970.21(a), compliance of any housing redevelopment or replacement plans with applicable site and neighborhood standards under 24 CFR section 941.202, and consistency of the SAC application with the PHA's affirmatively furthering fair housing certification under section 903.7(o). HUD will provide additional guidance to PHAs and its staff on how SAC applications must demonstrate that proposed demolition/disposition actions are in compliance with civil rights related requirements.
- 6) Environmental Reviews: Prior to submitting a SAC application, an Environmental Review for the proposed demolition or disposition must be completed pursuant to 24 CFR part 50 or 58, including compliance with environmental justice requirements. HUD will not process or approve a SAC application without the applicable local HUD Field Office of Public Housing indicating that one of the following has occurred: (1) the Environmental Review was completed by HUD under 24 CFR part 50 for the proposed demolition and/or disposition action, and the action is environmentally acceptable; (2) the Environmental Review was completed by a Responsible Entity under 24 CFR part 58 and HUD has approved a Request for Release of Funds; or (3) a Responsible Entity under 24 CFR part 58 has made a

determination that the project or activity is exempt under 24 CFR 58.34(a)(12) because the project or activity is categorically excluded under 24 CFR 58.35(a)(4) or (5) and none of the related environmental laws are triggered.

- 7) Existing Financial Transactions: PHAs with an approved Capital Fund Financing Program (CFFP) transaction, Section 30 PHA Mortgaged Transaction (PMT) or Operating Fund Financing Program (OFFP) certify as part of the SAC application the existing agreement is not at-risk as a result of the proposed demolition or disposition. SAC reviews such certifications with the respective program office.
- 8) Security and Utility Deposits as Relocation Expenses: Pursuant to 24 CFR section 970.21(e)(2), the payment of a displaced resident's security, utility or both security-and-utility deposits at a comparable housing unit may be an "actual and reasonable" relocation expense. To determine whether such a payment is reasonable, the PHA considers the current public housing security deposit's applicability to the new comparable housing unit. For example, if the current public housing security deposit is significantly less than the security deposit required for the new comparable unit, the PHA may decide to provide the resident with funds for the new security deposit. PHAs do not unreasonably hold public housing security deposits so they can use other 1937 Act funds for payments of residents' new security deposits. Loans or grants directly to displaced residents for new deposits are not permitted if the PHA's source is either Capital or Operating Funds. The PHA pays such deposits directly to the utility company or landlord with subsequent returns or refunds back to the PHA. The resident holds no interest in a utility or security deposit paid by the PHA.
- 9) Processing SAC Applications: Prior to submitting an application, PHAs ensure the application is complete with all information and documentation required by 24 CFR part 970 and the HUD-52860 form. The SAC will not process an application found to be incomplete or deficient on a substantial item (e.g. supporting information required under 24 CFR sections 970.7(a)(1) - (17)). If a PHA submits a SAC application that is substantially incomplete or deficient, SAC stops the review, rejects the application in a formal letter to the PHA, and registers the application's status as "inactive" in HUD's Inventory Management System (IMS)/PIH Information Center (PIC) system (IMS/PIC). If SAC determines deficiencies to be minor or insubstantial, application processing may continue with the SAC requesting additional information. Information identified under 24 CFR sections 970.7(a)(1) - (17) is not deemed minor or insubstantial.

A PHA may submit a new application for the same demolition or disposition that HUD has rejected under a new application number in IMS/PIC. HUD reviews the new application pursuant to the requirements of 24 CFR part 970. After it has rejected an application, HUD will not allow a PHA to submit the missing items or correct deficiencies in that rejected application. HUD may disapprove a complete application based on the criteria of 24 CFR section 970.29. Specifically, HUD disapproves applications if: (1) the PHA's certification is inconsistent with the PHA plan and/or any information or data available to or requested by HUD under the requirements of 24 CFR part 970; or (2) the application was not developed in consultation with the residents and resident groups as required in 24 CFR section 970.9.

10) Disposition Justification Criteria: A PHA may propose a disposition of units under 24 CFR section 970.17(c) if it certifies to HUD that the disposition is consistent with the goals of the PHA and the PHA Plan, and is otherwise consistent with the 1937 Act. PHAs include a narrative statement (and other information, if applicable) in their SAC applications to support their certifications. HUD reviews PHAs' certifications and narratives, along with other information that is available to or requested by HUD, on a case-by-case basis to determine if the certifications meet the criteria of Section 18 of the 1937 Act and 24 CFR part 970. However, generally the following apply:

A. Justifications supported by Insufficient Public Housing Funds: HUD disapproves SAC applications when a PHA's supporting certification is based on insufficient public housing funds (either Capital and/or Operating) as such certifications are inconsistent with the 1937 Act in light of alternative resources. Especially with the passage of the Rental Assistance Demonstration (RAD) program under the Consolidated and Further Continuing Appropriations Act of 2012 (for as long as the program remains authorized), there are options other than disposition. Specifically, the options available to PHAs to operate, maintain, and/or reposition low-income housing units (notwithstanding limited appropriations and deferred capital needs), include but are not limited to: (i) RAD; (ii) Choice Neighborhoods grants; (iii) public housing mixed-finance rehabilitation pursuant to 24 CFR part 941, subpart F; (iv) Capital Fund Financing Program (CFFP); (v) use of excess Operating Fund reserves; and (vi) voluntary conversion under Section 22 of the 1937 Act.

B. Justifications supported by Obsolescence Criteria: HUD processes SAC applications for the disposition of units under this section when a PHA supports its certification based on evidence that the units are obsolete and meet the criteria for demolition in accordance with 24 CFR section 970.15, as further explained in this notice. Alternatively, if units are obsolete and if a PHA submits a SAC application for both demolition and disposition, which, if approved by HUD, would allow the PHA to demolish the obsolete units using public housing funds and then dispose of the underlying land to allow for the new development of low-income housing units, including units developed pursuant to mixed-finance public housing rules at 24 CFR part 941, subpart F.

11) Section 3 Compliance: For purposes of Section 3 of the Housing and Urban Development Act of 1968 (Section 3), HUD's regulation to provide employment, training, and economic opportunities to the greatest extent feasible to Section 3 residents or business concerns is applicable, to any projects or activities funded by public housing funds, regardless of the amount of funds (24 CFR section 134.3(a)(3)). PHAs must comply with Section 3 if public housing funds are used to demolish public housing in accordance with a HUD approval under 24 CFR part 970. In addition, in the event that Section 3 does not apply to demolition and/or disposition actions, planning and carrying out Section 3 activities related to these proposed actions would satisfy, in part, the commensurate public benefit requirement for below fair market value (FMV) dispositions pursuant to 24 CFR section 970.19.

12) Use Restrictions: When a PHA proposes to dispose of public housing below FMV based on a commensurate public benefit pursuant to 24 CFR section 970.19, HUD generally requires the PHA to execute a use restriction or a similar recorded document in a form acceptable to HUD

that assures the use of the property for the HUD-approved commensurate public benefit for a period generally not less than thirty (30) years. HUD generally requires that such use restriction is recorded in a first priority position against the property and survives the foreclosure of any mortgages or other liens on the property.

- 13) Use of Disposition Proceeds: Subject to HUD approval, a PHA uses disposition proceeds and any interest earned on proceeds (after payment of HUD-approved disposition and relocation costs) for the following: (1) unless waived by HUD, retirement of outstanding obligations, if any, issued to finance original development or modernization of the project; or (2) payment of CFFP debt or later issued modernization debt on the project. If any proceeds remain after any required repayment of these debts, proceeds may be used for the provision of low-income housing or to benefit the residents of the PHA, which uses may include: (a) modernization or operation of existing public housing; (b) development of public housing as defined by 24 CFR part 941; (c) funding of homeownership units in accordance with an approved homeownership plan under sections 9, 24, and 32 of the 1937 Act; (d) construction, rehabilitation, and/or acquisition of dwelling units assisted by funds under Section 8 of the 1937 Act; (e) benefits to the residents of the PHA (e.g. job training, child care programs, service coordination); (f) leveraging other funds to secure commercial enterprises on-site to serve public housing residents; (g) funding shortfalls or other new allocations of vouchers under Section 8; and (h) other housing assisted under the 1937 Act or benefits to the residents of the PHA, as approved by HUD. Proceeds may be leveraged with other funds so long as net proceeds are used on a pro-rata basis to fund only the HUD-approved uses (e.g. low-income housing units). PHAs include a specific description of their proposed use of proceeds in their SAC applications. HUD approval is required of all proposed uses of proceeds to ensure PHAs use proceeds in compliance with Section 18 of the 1937 Act and 24 CFR section 970.19.
- 14) Demolition Review Criteria for Cost Ineffectiveness: If a PHA proposes to demolish public housing or non-dwelling structures under 24 CFR section 970.15, HUD reviews the PHA's certification and supporting documentation in accordance with the following to determine that rehabilitation of the public housing is cost prohibitive. The PHA's application evidences that no reasonable program of modifications is cost-effective to return the project to its useful life. HUD evaluates the PHA's determination of the cost-effectiveness of rehabilitation in comparison to the project's total development cost (TDC) in accordance with the following:
- A. Rehabilitation cost-estimate is supported by a list of specific and detailed work-items indentified on form HUD-52860-B;
 - B. Rehabilitation cost-estimate includes only work-items necessary to address the project's immediate needs (up to three years);
 - C. Rehabilitation cost-estimate includes only work-items necessary to return the project to an average quality (e.g. not costs associated with non-assisted housing).
 - D. Rehabilitation cost-estimate includes only necessary repair costs (e.g. with the exception of air conditioners, no new items such as on-site improvements other than those required by local ordinances, washer/dryer hook-ups, garbage disposals, porches);
 - E. Rehabilitation cost-estimate includes only hard construction costs (HCC) as defined in 24 CFR part 905 (generally anything inside a dwelling and within five feet of the exterior

walls, but not site improvements, parking lots, security cameras, playgrounds, community center);

- F. If a PHA uses HUD-accepted cost-standards such as the R.S. Means cost index and the Marshall & Swift cost index, then work-item cost-estimates may include labor costs (e.g. general conditions, profit and overhead) but then these labor costs are not be included as separate cost items;
- G. If costs of asbestos or lead-based paint abatement are in the rehabilitation cost-estimate, then PHAs submit verifying inspection reports. If costs of repairing structural defects are in the rehabilitation cost-estimate, then PHAs submit a report by a licensed professional engineer;
- H. If costs of rehabilitating unit(s) to be accessible to families with disabilities are in the rehabilitation cost-estimate, then PHAs compare such unit counts with the requirement for 5% of total housing stock under Section 504 of the Rehabilitation Act of 1973; and
- I. The following fees are acceptable safe harbors for public housing rehabilitation: Construction contingency at 5% - 10%; Architect fees at 4% - 7% and PHA administration fees up to 2%.

15) Demolition Review Criteria for Obsolescence: If a PHA proposes to demolish public housing or non-dwelling structures under 24 CFR section 970.15, the SAC application provides a detailed description of the project's physical obsolescence, including a description of work items identified in the PHA's rehabilitation cost-estimate, as well as any other details of the project's obsolescence (e.g. other factors that have seriously affected the marketability, usefulness or management of the project). A PHA may submit its most recent Physical Needs Assessment (PNA) as part of its SAC application in order to further support its certification of obsolescence. HUD may conduct or contract a site inspection of a proposed demolition at its discretion and/or to review allegations of PHA certification inconsistencies. A high vacancy rate alone does not justify obsolescence as PHAs lease vacant units in accordance with the Annual Contributions Contract (ACC) with HUD. If the PHA proposes demolition of only a portion of a project, then the description of the partial demolition ensures the viability of the remaining portion of the project.

16) No Demolition or Disposition Prior to HUD's Approval: PHAs may not begin any demolition or disposition, including the resident relocation process, prior to receiving written HUD approval of the SAC application. Pursuant to the ACC, PHAs continue to occupy public housing units until a SAC application is submitted and may continue to lease-up units during HUD's review or after HUD's approval of an SAC application depending on community needs and the unit conditions.

Pursuant to 24 CFR section 970.25(b), PHAs may consolidate occupancy within or among buildings of a project or among projects, or with other housing for the purposes of improving living conditions of, or providing more efficient services to residents, without submitting a SAC application or during HUD's review of an application. If a PHA moves or relocates residents under this occupancy consolidation exception, then such actions are in accordance with public housing occupancy rules (which may include involuntary moves) or other applicable federal requirements and not in accordance with the relocation requirements of 24 CFR part 970. Relocation assistance, including replacement housing, must be provided on a

nondiscriminatory basis, without regard to race, color, religion, creed, national origin, handicap, age, familial status, or gender, in compliance with Federal and state laws. For persons with disabilities displaced from a unit subject to reasonable accommodations, comparable housing must include comparable accommodations. HUD's relocation Handbook 1378 includes guidance on planning for meeting the relocation needs of persons with disabilities.

Pursuant to 24 CFR section 970.21(e), if a PHA determines there is an imminent threat to the health and safety of the residents in a project that has been approved by HUD for demolition and/or disposition, then the 90-day notice of relocation is not required, but instead relocation can begin immediately after HUD approval of the SAC application.

- 17) Technical Assistance: PHAs may consult with SAC on a proposed SAC application prior to an application submission in IMS/PIC. To request technical assistance, call 312-353-6236 or send an email to SACTA@hud.gov.
- 18) Submitting Comments and Other Information: Residents and members of the public may submit comments about a proposed SAC application directly to HUD's Special Applications Center (SAC) at 77 W. Jackson Blvd. Chicago, IL 60604 or via email at SACTA@hud.gov. HUD reviews and considers all comments and other information prior to a determination to approve or disapprove an application. Pursuant to 24 CFR section 970.29, HUD disapproves a SAC application if a PHA certification is found inconsistent with any information and data available to HUD.
- 19) Effective Date: All sections of this notice apply to demolition and/or disposition actions, new SAC application submitted to HUD, and SAC applications currently under review by HUD, except for Sections 9, 14, and 15 which apply to SAC applications submitted to HUD on or after October 17, 2011 and Section 10 which applies to SAC applications submitted to HUD on or after the date of this notice.
- 20) Paperwork Reduction Act: The information collection requirements contained in this notice are approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The OMB control numbers are 2577-0029 and 2577-0075.

/s/

Sandra B. Henriquez, Assistant Secretary for
Public and Indian Housing