

HOUSING NEEDS ASSESSMENT

Every Housing Authority Annual Plan is required to provide a detailed analysis of the composition of the waiting list at the Authority. The Columbia Housing Authority (CHA) has provided the information regarding our waiting list based on the list as of December 31, 2010. The Public Housing and Section 8 Waiting Lists are combined in our computer system. The Public Housing Waiting List remains open, and in fact, has never been closed in the agency's history. Applications are taken in accordance with the CHA Admissions and Continued Occupancy Policy (ACOP). The CHA last accepted Section 8 applications January 14, 2008. The CHA provided public notice that the list would close at that time. The list remains closed a total of 1,796 applicants waiting for vouchers. Here is additional information concerning the combined waiting list:

- The CHA has a combined waiting list of 7,336 applications.
- Of the 7,336 applications on file, we have 1,796 Section 8 applications remaining on our waiting list. There is a significant need for additional housing choice vouchers. Based on phone calls, email correspondence, and applications received, the program of choice is the voucher program.
- The number of applications on the Conventional Housing waiting list at the CHA has increased from 4,096 in January 2009 to 6,204 applications as of December 31, 2010; this is a 50% increase of the number of applications on file and is reflective of the current economy.
- Our Senior Housing (age 50 and over) waiting list has remained about the same; from 510 applicants as of January 20, 2010 to 413 as of December 31, 2010. This decrease is in part due to the CHA opening its new elderly high rise and elderly duplexes (52 units) for persons over 62 that opened in January 2010.
- There are a large number of single persons on our waiting list that are under age 50. Many of these applicants have disabilities and the CHA continues to work with other non-profits to identify housing resources for this population.
- Homeless shelters are experiencing an increase in the number of clients and many clients are turned away. The capacity is 240 beds and there have been numerous days this winter that an overflow shelter has had to be opened.
- The greatest need for housing continues to be at the one and two bedroom level, with a secondary need for three bedroom units.
- A large number of applicants seek other housing assistance because of our one-to-three year waiting period. By increasing affordable housing options, we will be better able to reach these families in need by decreasing the waiting time for an available unit.

- The State of South Carolina, and in particular Richland County, has a high number of persons with AIDS. Working with the City of Columbia using HOPWA (Housing Opportunities for Persons with AIDS) funds, the CHA has created 105 additional vouchers for this population. The program began in January 2001. The CHA has evaluated this program during the past year, and has determined that it is a viable program.
- The CHA was recently awarded 3 grants (2 from HUD and 1 from the City of Columbia) that will provide housing for disabled homeless persons. Fifty (50) persons are currently being served through these programs.
- In addition, housing needs of the last Hurricane Katrina displaced families (2005) are being met by the CHA. These evacuees are being absorbed into the CHA's public housing program.
- Since the demolition of 300 units at Hendley Homes and 400 units at Saxon Homes in 2000-2001, the need for public housing in Richland County has increased significantly. The CHA had 2500 units in 1999; in January 2011, the CHA has returned to a level of ***** units. Although Celia Saxon Homes has been completed, many of the Hope VI units were developed as homeownership units. In December 2008, the CHA moved the first public housing back into Rosewood Hills (formerly known as Hendley Homes). The Rosewood Hills Community is now 100% occupied.
- Many Section 8 applicants have had to also request Public Housing due to the long waiting period for Section 8 assistance; this has placed an extra burden on the Public Housing waiting list.
- In previous years, the CHA has always indicated to applicants that the wait time for housing would be 1-2 years. The time has increased to 2-3 years. This is only an estimate. The CHA waiting time has never been this long.
- The decline of the US economy and resulting loss of employment has brought about a greater urgent housing need for those who are losing their homes and other non-subsidized dwellings.
- CHA public housing resident families continue living in assisted units for longer periods causing vacancies to be fewer in number.
- The CHA anticipates it will be reopening the Section 8 Voucher waiting list in the near future. This will be done on a Lottery System. The CHA is prepared to accept a large number of applicants when the list is reopened.

Analysis of the CHA's Waiting List
Public Housing and Section 8
As of December 31, 2010

Total Number of Families on the Waiting List	7,336
Bedroom Breakdown	
Zero Bedroom Applicants (efficiencies)	413
One Bedroom Applicants	2,455
Two Bedroom Applicants	2,750
Three Bedroom Applicants	1,453
Four Bedroom Applicants	236
Five Bedroom Applicants	28
Six or more Bedroom Applicants	1
Income Distribution of Applicants 62400	
Applicants above 80% of Median	1
Applicants between 50% and 80% of Median	14
Applicants between 30% and 49.9% of Median	104
Applicants at less than 30% of Median	7217
Number of Applicant Families	
Headed by an Elderly Person	704
With a Person with a Disability	689
With a Person with Children	4034
Racial/Ethnic Breakdown	
White (Non-Hispanic)	399
Black (Non-Hispanic)	6883
Other	54

Average Length of Time to Receive Housing:
24 to 36 months

If the waiting list is closed, date it closed:
Section 8 Waiting List closed on January 14, 2008.

ELIBIGILITY, SELECTION, AND ADMISSIONS

The policies that govern eligibility, selection, and admission in both the Columbia Housing Authority Public Housing Program and Section 8 Program were updated in 2011. A copy of the new Admission and Continued Occupancy Policy (ACOP) is included in Attachment 20; the new policy contains all the procedures and policies required by HUD regulations.

The CHA is using the 45-day review period by the public for the Annual Plan to satisfy the HUD requirement of 30 days notice to the public for revision of the ACOP. Any comments concerning change to the ACOP can be sent to the Executive Director of the CHA at 1917 Harden St., Columbia, SC 29204.

The Admissions and Continued Occupancy Policy will be on the agenda at the Public Hearing conducted by the CHA Board of Commissioners on March 17, 2011. After Board approval, the plan will be submitted to HUD for review.

The ACOP is available for review at the Authority's central office and on the Authority's website at www.chasc.org.

RENT DETERMINATION

The Columbia Housing Authority operates both Public Housing and Section 8 Programs. The board has approved the following rent policies for the Public Housing Program.

PUBLIC HOUSING

1. The CHA continues to calculate rent payment at the greater of 30% adjusted monthly income or 10% of monthly income.
2. The CHA has not added any income exclusions (excluding those required by HUD) in the calculation of adjusted income.
3. The CHA has established a minimum rent of \$50.00
4. The CHA is phasing in rent for qualified residents that transition from welfare to work according to Section 508 of QHWRA. There will be no increase in their rent for the first year; it will increase 50% of the normal increase in the second year; it will fully phase in for the third year. Due to lack of demand, the CHA is not establishing individual savings accounts for these qualified residents.

FLAT RENTS

Beginning in October, 1999, the Quality Housing and Work Responsibility Act of 1998 mandated that housing authorities implement changes, regarding the calculation of rents. The primary change was that each family that resides in public housing owned or operated by the agency is given an option regarding their rent. Those options are as follows:

Option 1: Income-based rent

Option 2: Flat rent

Housing authorities have always calculated the PUM (per unit monthly) as a part of its annual budget process. This is the cost to the CHA to maintain and operate a public housing unit on an average basis. The PUM for 2009-2010 is \$340.32. This figure was used in the calculation of the Flat Rents for each community; figures below the PUM have been adjusted to reflect smaller bedroom sizes.

The second phase in developing a CHA Flat Rent for each community was to compare the public housing community with the Fair Market Rents in each area. The CHA Director of Inspections and the CHA Director of Development collaborated with the CHA Director of Public Housing to calculate the comparative rents on the attached charts. To simplify the process, housing units were broken into groups

based on the Site-Based Waiting List categories. It was also decided to break down the single-family houses into regions throughout Richland County. A flat rent was then assigned to each region.

HUD requires the CHA to annually review the Flat Rent Schedule. Because of rising costs in managing and maintaining units and the changes in the HUD Fair Market Rents as published in 2010, the CHA has determined that Flat Rents beginning with reexaminations scheduled to start July 1, 2011 (the beginning of the Agency's fiscal year), will remain the same as 2010 with the exception of the addition of the new 3 bedroom units at Rosewood Hills.

SECTION 8

The CHA Board has approved the following rent policies for the Section 8 Program.

1. The CHA is retaining the calculation of participant's contribution at the greater of 30% adjusted monthly income or 10% of monthly income.
2. The CHA has not added any income exclusions (excluding those required by HUD) in the calculation of adjusted income.
3. The CHA has established a minimum rent of \$50.

The Payment Standard is currently 100% of the Fair Market Rent for FY 2010 (Board approved October 21, 2010).

FLAT RENT SCHEDULE

#	Community	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
3	<i>Allen-Benedict Court</i>	N/A	325	375	425	N/A	N/A
2	<i>Atlas Road</i>	N/A	375	425	475	N/A	N/A
1	<i>Arrington Manor</i>	325	375	425	N/A	N/A	N/A
2	<i>Archie Drive</i>	N/A	375	425	475	N/A	N/A
2	<i>Arsenal Hill</i>	N/A	375	425	475	N/A	N/A
2	<i>Congaree Vista</i>	N/A	N/A	N/A	475	N/A	N/A
3	<i>Dorrah-Randall</i>	N/A	N/A	N/A	425	N/A	N/A
4	<i>Eastover</i>	N/A	325	375	425	475	N/A
1	<i>Fair Street</i>	N/A	375	N/A	N/A	N/A	N/A
2	<i>Fontaine Place</i>	N/A	375	425	475	N/A	N/A
3	<i>Gonzales Gardens</i>	N/A	325	375	425	475	N/A
3	<i>Hammond Village</i>	N/A	375	425	475	N/A	N/A
3	<i>Latimer Manor</i>	N/A	N/A	375	425	475	525
1	<i>Marion Street</i>	325	375	425	N/A	N/A	N/A
1	<i>Oak-Read</i>	325	375	425	N/A	N/A	N/A
2	<i>St. Andrews</i>	N/A	375	425	475	N/A	N/A
2	<i>Wheeler Hill</i>	N/A	425	475	525	N/A	N/A
2	<i>Pinewood Terrace</i>	N/A	N/A	545	N/A	N/A	N/A
2	<i>Pine Forest</i>	N/A	N/A	545	N/A	N/A	N/A
2	<i>Celia Saxon (Lower)</i>	N/A	495	540	680	N/A	N/A
2	<i>Celia Saxon (Upper)</i>	N/A	N/A	549	632	N/A	N/A
2	<i>Columbia Apartments</i>	N/A	N/A	535	N/A	N/A	N/A
2	<i>Elderly Cottages</i>	N/A	485	520	N/A	N/A	N/A
2	<i>Village at Greenfield</i>	N/A	N/A	545	N/A	N/A	N/A
2	<i>The Corners</i>	N/A	N/A	545	N/A	N/A	N/A
2	<i>Waverly Apartments</i>	N/A	N/A	425	475	N/A	N/A
2	<i>Rosewood Hills</i>	N/A	N/A	950	1150	N/A	N/A
1	<i>Rosewood Hills Sr.</i>	N/A	375	N/A	N/A	N/A	N/A
2	<i>Reserves at Faraway Terrace</i>	N/A	450	550	675	N/A	N/A

(#) Refers to the CHA's Site-Based Waiting List Category

- 1 Elderly Housing
- 2 Select Housing
- 3 Standard Housing

Effective July 1, 2011

1. Irmo, Harbison, St. Andrews and Broad River Road area.	\$825.00
2. Area north of I-20 between the Broad River and I-77	\$575.00
3. Columbia Northeast, area north of I-20 and east of I-77	\$775.00
4. Dentsville east of Decker Blvd. and north of Ft. Jackson	\$675.00
5. Farrow Road and New Castle area	\$625.00
6. Eau Claire	\$575.00
7. Pulliam Ford area and Jagers Terrace	\$675.00
8. South Rosewood	\$575.00
9. Leesburg Road Corridor	\$675.00
10. Bluff Road area	\$575.00
11. North Pines area	\$650.00

OPERATIONS AND MANAGEMENT

Since the Columbia Housing Authority is a High-Performing Housing Authority, this section relating to the Operation and Management of the Authority is not a HUD required component of the Annual Plan. However, the CHA wants the community to know that:

- Copies of all CHA policies are available for review at the CHA's Central Office, 1917 Harden Street, Columbia, SC 29204. The Admissions and Continued Occupancy Policy has been revised and will be approved by the CHA Board of Commissioners on March 19, 2009 after the 45 day public review period.
- The CHA has over 1,878 units of Public Housing units in its inventory. With an active HOPE VI project at Rosewood Hills and HUD Housing funds, the number of units in the CHA's inventory is constantly changing/increasing.
- There are over 3,378 vouchers and certificates in the Section 8 Assisted Housing Program. These numbers include:
 - * Single Room Occupancy Program (SRO)- 29 vouchers
 - * Moderate Rehabilitation Program – 99 certificates
 - * Homeless Voucher Program – 25 vouchers
 - * Housing Opportunities for Persons with AIDS (HOPWA) Program – 85 vouchers
 - * Disaster Voucher Program (DVP) - 1
 - * Veterans Affairs Supportive Housing (VASH) – 70 vouchers
 - * Mainstream (Disabled) – 100 vouchers
- In fall 2008, the CHA received a rating of 92% for its Public Housing Assessment Score (PHAS) from HUD. This score earned the CHA the classification of High-Performing Housing Authority by the Department of Housing and Urban Development. The CHA earned a score of 100 under the Section Eight Management Assessment Program (SEMAP). This resulted in the CHA being classified as a High Performer for Section 8.
- On an annual basis, HUD contracts to conduct a Resident Assessment Satisfaction Survey (RASS). RASS scores are used to calculate high-performance status. Here are the results:

	<u>CHA Score</u>	<u>National Average</u>
Maintenance and Repair	83.2%	87.7%
Communication	69.4%	74.3%
Safety	70.8%	78.3%
Services	87.0%	90.8%
Neighborhood Appearance	73.3%	75.7%

HUD requires any authority with a score of less than 75% in any one area to create an Implementation Plan to improve the scores. The CHA has created a Plan to improve the scores for 2008 and has included the Plan in this section. CHA will continue to use this plan in 2009 in an effort to improve its scores.

- HUD requires all housing authorities to have a Pest Control Policy in place. The authority approved the policy in 2000 and contracts with local businesses for pest control in an open bid process.
- The CHA has 162 employees (full-time and part-time) organized into four divisions that report to the Executive Director:
 - Housing and Facilities Management
 - Assisted Housing
 - Family Self-Sufficiency and HOPE VI
 - Finance and Administration

The CHA's organizational chart is also included in this section of the Annual Plan.

- A major organization change was implemented July 1, 2008 shifting from HUD projects (1 public housing budget) to 12 Asset Management Projects (AMPs) (12 public housing budgets). Beginning July 1, 2008, the CHA reports all information to HUD according to the following AMPs:
 - Amp 1 Gonzales Gardens
 - Amp 2 Allen Benedict Court
 - Amp 3 Southeast Housing
 - Amp 4 Northeast Housing
 - Amp 5 Central Housing
 - Amp 6 Hope VI Housing
 - Amp 7 Single Family Housing
 - Amp 8 Elderly Complex
 - Amp 9 Latimer Manor
 - Amp 10 Marion Street Highrise
 - Amp 11 Single Family East
 - Amp 12 Broad River

ADDITIONAL INFORMATION

HUD requires every housing authority to include in its Annual Plan under Section 18 the following miscellaneous information:

- A **Progress Report** on the Columbia Housing Authority's Five-Year Plan for 2005-2010 follows this page.
- The CHA has consulted with the **Resident Advisory Board** in the development of all of its Annual Plans. Their comments will be included in the final plan submitted to HUD

Membership of the Resident Advisory Board:

Representing Public Housing: Floyd O. Cutner – 2211 Read St.
Sarah Gregory – 1505 Garden Plaza
Harriet Childs – 100 Lorick Circle
James Robertson – 2211 Read St.

Representing Section 8: Kimberly Diamond – 912 Catawba Dr.
Laronda Bethel – 2626 St. Phillips
Veronda Fitzgerald – 1401 Longcreek Dr.,
Apt. 102-D
Sheshuama Davis – 2417 Ramsgate Rd.
Elita Brannon – 3924 Westmore Dr.

- The Membership of the CHA Board of Commissioners:

Bobby Gist, Chairperson	University of South Carolina
Arthur Bjontegard	Retired, Banker
Katherine Bellfield	Retired, Community Activist
Patrick Noble	Consultant
Katherine Smith	Attorney
James Robertson	Retiree
Bessie Watson	Government Employee

- The CHA has provided copies of the Annual Plan and Five-Year Plan to the local government entities: the City of Columbia and Richland County, South Carolina. After they review the Plans, the CHA will be requesting a **Statement of Consistency** from the City and County Managers. These signed statements will become a part of the final plan. The CHA has been in communication with both of these entities in the development of the Plan and meets with them on a quarterly basis, so we anticipate no problems for the Statement of Consistency.