

## OPERATIONS AND MANAGEMENT

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Since the Columbia Housing Authority is a High-Performing Housing Authority, this section relating to the Operations and Management 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. The Admissions and Continued Occupancy Policy (ACOP) has been revised and will be approved the CHA Board of Commissioners on April 15, 2010 after the 45-day public review period.
- **The CHA has over 2,050 units of Public Housing units in its inventory.** With an active Capital Fund new construction project at the Village at the River's Edge, and HUD Replacement Housing funds, the number of units in the CHA's inventory is constantly changing/increasing. With the planned demolition of Allen-Benedict Court, the CHA could see a 244 unit loss in housing units.
- There are 3,047 Housing Choice Vouchers in the Section 8 Assisted Housing Program. These numbers include:
  - \* Homeless Voucher Program - 25 vouchers
  - \* Mainstream (disabled) Voucher Program - 100 vouchers
  - \* Homeownership Vouchers - 34 vouchers

The CHA also has:

- \* Single Room Occupancy Program (SRO) - 29 vouchers
  - \* Moderate Rehabilitation Program - 99 certificates
  - \* Housing Opportunities for Persons with AIDS (HOPWA) Program - 90 vouchers
  - \* Disaster Voucher Program (DVP) - 1 voucher
  - \* Veterans Affairs Supportive Housing (VASH) - 105 vouchers
  - \* Tenant Protection Vouchers - 28 vouchers
- Total: 352

**Total households assisted in Section 8 Divisions: 3,399**

- For the fiscal year 2008-2009, HUD has not notified the CHA of its Public Housing Assessment Score (PHAS). The CHA has been designated a High-Performing Housing Authority by the Department of Housing and Urban Development for the past 14 years. The CHA earned a score of 90% for the Section Eight Management Assessment Program (SEMAP). This resulted in the CHA also being classified as a High Performer for Section 8.
- HUD contracts on an annual basis a subcontractor to conduct a Resident Assessment Satisfaction Survey (RASS). HUD did not conduct a RASS survey in 2009.

- 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 164 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 housing project 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