

RENT DETERMINATION

The Columbia Housing Authority operates both Public Housing and Housing Choice Voucher Programs. The CHA Board of Commissioners 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 an established 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 from program participants, 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 public housing units on an average basis. The PUM or AMP for 2017-2018 is as follows:

AMP 1	\$432.08
AMP 2	\$462.22
AMP 3	\$489.75
AMP 4	\$375.45
AMP 5	\$344.82

PUM Chart:

	PUM PEL	PUM PEL	PUM Utility	PUM Utility
	2017	2018	2017	2018
AMP 1	\$420.72	\$432.08	\$101.79	\$162.81
AMP 2	\$450.07	\$462.22	\$110.62	\$61.79
AMP 3	\$476.87	\$489.75	\$8.68	\$78.05
AMP 4	\$365.58	\$375.45	\$25.21	\$24.37
AMP 5	\$335.76	\$344.83	\$84.53	\$82.49
AMP 7	\$485.91	\$499.03		
AMP 15	\$394.75	\$405.41		
AMP 16	\$395.04	\$405.41		

In 2014, HUD issued new regulations regarding the calculation of Flat Rents. These regulations required Authorities to utilize the Fair Market Rents in each geographic area as the standard for the Flat Rents. Flat Rents are currently set at 80% of Fair Market Rent as required by HUD. The 2018-2019 table is included in this section of the Annual Plan and will become effective July 1, 2018 (but by reexamination date for each community).

SECTION 8/HOUSING CHOICE VOUCHER 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 minimum rent at \$50.

On January, 18, 2018, the CHA Board of Commissioners approved a change to the payment standard as follows to become effective immediately:

0 BR	1 BR	2 BR	3 BR	4BR	5BR
\$605	\$776	\$891	\$1,173	\$1,456	\$1,674

Note: These are the FMR for 2018. The FMR includes the rent and an allowance for utilities. Even though the payments standard has been increased, rent comparability is a factor in the CHA's calculation of an allowable rent. (Previous payment standards are included in this section.)

The payment standard was decreased for all bedroom sizes. Payment standards for units cannot increase until the second annual recertification for the voucher participant.

RESOLUTION AUTHORIZING THE CHANGE IN THE HOUSING CHOICE VOUCHER PAYMENT STANDARDS EFFECTIVE JANUARY 1, 2018

WHEREAS, the Department of Housing and Urban Development (HUD) has issued instructions regarding the annual Fair Market Rents for the Section Housing Choice Voucher Program; and

WHEREAS, the Housing Authority is required by HUD regulations to determine Payment Standards within 90%-110% of the HUD established Fair Market Rents; and

THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Columbia, SC that the proposed Payment Standards be approved for use by the Section 8 Housing Choice Voucher Program as follows and that the Executive Director may authorize payments within the range of 90%-110% of the Fair Market Rents:

2018 Proposed Payment Standard

Bedroom Size	0	1	2	3	4	5
FMR 90%	545	698	802	1056	1310	1507
HUD FMR	605	776	891	1173	1456	1674

2017 Approved Payment Standard Currently in Effect

Bedroom Size	0	1	2	3	4	5
HUD FMR	592	759	876	1159	1436	1651
FMR 110%	651	835	964	1275	1580	1816

Resolution 637- adopted 1/18/2018

Columbia Housing Authority 95 Percentile January 2018 Gross**User Reports - Columbia Housing Authority**

Bed	95 th Percentile	Nr Beds
PH 95 th Percentile		
0	491	151
1	603.75	416
2	790.3	612
3	1,048.15	598
4	823.85	104
5	869.6	19
6	0	0
7	0	0
8	0	0
9	0	0

Flat Rent Schedule 80% FMR

#	Community	OBR	1BR	2BR	3BR	4BR	5BR
2	Allen-Benedict Court	N/A	621	713	938	N/A	N/A
1	Atlas Road	N/A	498	713	743	N/A	N/A
1	Arrington Manor	484	621	713	N/A	N/A	N/A
4	Archie Drive	N/A	465	528	718	N/A	N/A
2	Arsenal Hill	N/A	510	578	783	N/A	N/A
2	Congaree Vista	N/A	N/A	N/A	778	N/A	N/A
4	Dorrah-Randall	N/A	N/A	N/A	768	N/A	N/A
1	Eastover	N/A	470	223	708	911	N/A
1	Fair Street	N/A	485	N/A	N/A	N/A	N/A
4	Fontaine Place	N/A	465	528	718	N/A	N/A
3	Hammond Village	N/A	556	628	838	N/A	N/A
3	Latimer Manor	N/A	N/A	603	808	1011	1158
5	Marion Street	484	621	713	N/A	N/A	N/A
5	Oak Read	484	621	713	N/A	N/A	N/A
3	St. Andrews	N/A	490	553	742	N/A	N/A
2	Wheeler Hill	N/A	510	575	783	N/A	N/A
4	Pinewood Terrace	N/A	N/A	586	N/A	N/A	N/A
4	Pine Forest	N/A	N/A	538	N/A	N/A	N/A
5	Celia Saxon (Lower)	N/A	485	563	783	N/A	N/A
5	Celia Saxon	N/A	N/A	548	726	N/A	N/A
5	Columbia Apartments	N/A	N/A	563	N/A	N/A	N/A
5	Elderly Cottages	N/A	485	538	N/A	N/A	N/A
4	Village at Greenfield	N/A	N/A	548	N/A	N/A	N/A
4	The Corners	N/A	N/A	538	N/A	N/A	N/A
2	Waverly Apartments	N/A	N/A	563	758	N/A	N/A
4	Rosewood Hills	N/A	N/A	1250	1350	N/A	N/A
4	Rosewood Hills Cottage	N/A	485	N/A	N/A	N/A	N/A
4	Rosewood Hills Highrise	N/A	621	N/A	N/A	N/A	N/A
4	Thornwell/Overbrook	N/A	N/A	618	N/A	N/A	N/A
4	The Reserves at Faraway Terrace	N/A	526	585	783	N/A	N/A
3	The Village at Rivers Edge	N/A	N/A	840	991	N/A	N/A
2	Congaree Vista II	N/A	N/A	N/A	775	N/A	N/A
2/3	Single Family Homes	N/A	N/A	546	771	951	N/A
1	Yorktown Apartments	N/A	N/A	613	N/A	N/A	N/A

(#) Refers to the CHA's Asset Management Projects (AMP)