

Identifying Data of Authority

The Housing Authority of the City of Columbia, SC (CHA) is a local government subdivision in the State of South Carolina, created by state legislation on April 10, 1934. The seven member governing board is appointed by the City of Columbia Mayor and Council. It is the third oldest housing authority in the country (after Atlanta, GA and Charleston, SC) and is the largest authority in the State of South Carolina.

The CHA currently has 1,823 units in its public housing inventory. On December 17, 2015, HUD approved the demolition of the Gonzales Gardens community consisting of 280 public housing units. The CHA has relocated all residents to other affordable housing and the units were demolished by 2017. It should be noted that the CHA reached a high of 2,500 public housing units in 1999, but after awards of two HOPE VI Housing Revitalization Grants for Saxon Homes and Hendley Homes (now called Celia Saxon Homes and Rosewood Hills), the CHA's inventory was reduced by 800 units. But the Authority has been building new units and acquiring more housing in the last 15 years under its Housing Replacement Reserves (moving from 1700 units back up to 2200 units in 2016).

In January 2019, the City of Columbia deemed Allen Benedict Court Development as uninhabitable. As result, CHA conducted emergency relocation on all tenants residing in the development and began the process of placing them in other public housing communities or into lease agreements with private landlords with the use of HCVs. With ABC being our largest public housing development, the inventory has declined significantly as result of losing those 244 units.

The CHA has 3,792 units of Housing Choice Vouchers, VASH Housing, and Moderate Rehabilitation Vouchers. The number of units fluctuates based on the bedroom sizes of the families, the budget allocation, and individuals we serve. There are currently 414 VASH (Veterans Affairs Supportive Housing) Vouchers that are administered in conjunction with the Veterans Administration offices at the Dorn Medical Center in Columbia. Another part of the voucher inventory is funded by the City of Columbia to provide housing assistance for persons with AIDS (HOPWA); there are 38 vouchers in the program, 15 Housing First HOPWA, and 9 HOPWA Permanent Housing units. CHA applied to HUD in 2018 to receive funding for 40 new Mainstream Vouchers.

Because there have been limited development funds from HUD in the past twenty years, the CHA has become dedicated to expanding its housing inventory by creating more affordable housing in the Midlands. The CHA has purchased in the last five years over 600 units of market rate housing which are not a part of the public housing inventory. Currently the inventory is 294 units owned by CHA and 307 owned by CHAD, (CHA's non-profit development corporation).

There is an urgent need for emergency housing to help the homeless: In response to this, the CHA has applied for grant funding to assist homeless individuals and families. One of

HUD's requirements, besides being homeless, is the head of household must have a documented disability. The CHA currently administers 75 units in the Housing First/Homeless Program.

Although not a major program of the Authority, the CHA has two supportive housing programs. The first is a Homeownership Program that helps existing program participants and the general public in the education process of purchasing a home as well as identifying some homeownership opportunities at the Authority. The second focus is a combination of the Family Self-sufficiency Program (programs relating to career development and empowerment) and Resident Programs (programs relating educational, cultural, and recreational experiences).

The Authority has been recognized for its creative and innovative ideas in promoting government independence for families. Projects such as the Celia Saxon Revitalization and the Rosewood Hills Revitalization, utilizing HOPE VI Funding from HUD, represent the future of housing in this community. Using a New Urbanism style of development, this housing encourages a neighborhood feel with quality, energy efficient housing and some economic development with a retail shopping center.

The CHA completed building 12 homeownership units in the expanded footprint of the Gonzalez Gardens. After demolition of the property in December 2017, the CHA began redeveloping the property and plans to have the same level of success as the Celia Saxon homes and Rosewood Hills renovations (formally Saxon Homes and Hendly Homes). Currently 8 single family homes are being built and are projected to be completed by June 2019.

This Plan represents our ideas for housing and other programs in Fiscal Year July 1, 2019 to June 30, 2020.

PHA Name: The Housing Authority of the City of Columbia, SC **PHA Code:** SC002
PHA Type: Small High Performer
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2019
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 1,823 **Number of Housing Choice Vouchers (HCVs)** 3,792
Total Combined 5,615
PHA Plan Submission Type: Annual Submission Revised Annual Submission