

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 for 2019-2020 has not been published by HUD due to the shutdown for over a month. We are anticipating having the FY 2019 PUM published prior to the beginning of the fiscal year.

With the 2019-2020 PUM not published by HUD as of the publication date of this Annual Plan, CHA will continue to use the 2018-2019 rates until further notice. The PUM or AMP for 2018-2019 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 PEL	PUM Utility	PUM Utility	PUM Utility
	2017	2018	2019	2017	2018	2019
AMP 1	\$420.72	\$432.08	TBD	\$101.79	\$162.81	TBD
AMP 2	\$450.07	\$462.22	TBD	\$110.62	\$61.79	TBD
AMP 3	\$476.87	\$489.75	TBD	\$8.68	\$78.05	TBD
AMP 4	\$365.58	\$375.45	TBD	\$25.21	\$24.37	TBD
AMP 5	\$335.76	\$344.83	TBD	\$84.53	\$82.49	TBD
AMP 7	\$485.91	\$499.03	TBD			
AMP 15	\$394.75	\$405.41	TBD			
AMP 16	\$395.04	\$405.41	TBD			

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 was effective July 1, 2018 (but by reexamination date for each community). As previously noted, CHA has not received the rates for 2019-2020. Revision will be made upon receipt of the new rates by HUD.

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 October, 18, 2018, the CHA Board of Commissioners approved a change to the payment standard as follows to become effective on January 1, 2019.

0 BR	1 BR	2 BR	3 BR	4BR	5BR
\$671	\$838	\$959	\$1255	\$1571	\$1807

Note: These are the FMR for 2019. 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 increased for all bedroom sizes. Payment standards for units cannot increase until the second annual recertification for the voucher participant.

RESOLUTION AUTHROIZING THE CHANGE IN THE HOUSING CHOICE VOUCHER PAYMENT STANDARDS EFFECTIVE JANUARY 1, 2019

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:

2019 Approved Payment Standards

Bedroom Size	0	1	2	3	4	5
FMR 90%	604	754	863	1130	1414	1626
HUD FMR	671	838	959	1255	1571	1807

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 2019 Gross**User Reports - Columbia Housing Authority**

Bed	95 th Percentile	Nr Beds
PH 95 th Percentile		
0	531.80	147
1	594	469
2	833.75	690
3	1039.25	668
4	668.15	114
5	585.25	20
6	0	0
7	0	0
8	0	0
9	0	0

Flat Rent Schedule 80% FMR

#	Community	0BR	1BR	2BR	3BR	4BR	5BR
2	Allen-Benedict Court	N/A	671	768	1004	N/A	N/A
1	Atlas Road	N/A	536	795	809	N/A	N/A
1	Arrington Manor	537	671	795	N/A	N/A	N/A
4	Archie Drive	N/A	514	611	784	N/A	N/A
2	Arsenal Hill	N/A	670	633	849	N/A	N/A
2	Congaree Vista	N/A	N/A	N/A	844	N/A	N/A
4	Dorrah-Randall	N/A	N/A	N/A	834	N/A	N/A
1	Eastover	N/A	520	699	774	1004	N/A
1	Fair Street	N/A	535	N/A	N/A	N/A	N/A
4	Fontaine Place	N/A	514	674	784	N/A	N/A
3	Hammond Village	N/A	670	682	904	N/A	N/A
3	Latimer Manor	N/A	N/A	768	1004	1257	1446
5	Marion Street	537	671	768	N/A	N/A	N/A
5	Oak Read	537	671	768	N/A	N/A	N/A
3	St. Andrews	N/A	540	699	808	N/A	N/A
2	Wheeler Hill	N/A	560	630	849	N/A	N/A
4	Pinewood Terrace	N/A	N/A	640	N/A	N/A	N/A
4	Pine Forest	N/A	N/A	592	N/A	N/A	N/A
5	Celia Saxon (Lower)	N/A	534	617	849	N/A	N/A
5	Celia Saxon	N/A	N/A	602	792	N/A	N/A
5	Columbia Apartments	N/A	N/A	617	N/A	N/A	N/A
5	Elderly Cottages	N/A	534	592	N/A	N/A	N/A
4	Village at Greenfield	N/A	N/A	602	N/A	N/A	N/A
4	The Corners	N/A	N/A	592	N/A	N/A	N/A
2	Waverly Apartments	N/A	N/A	617	824	N/A	N/A
4	Rosewood Hills	N/A	N/A	1250	1350	N/A	N/A
4	Rosewood Hills Cottage	N/A	534	N/A	N/A	N/A	N/A
4	Rosewood Hills Highrise	N/A	671	N/A	N/A	N/A	N/A
4	Thornwell/Overbrook	N/A	N/A	672	N/A	N/A	N/A
4	The Reserves at Faraway Terrace	N/A	575	639	849	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	841	N/A	N/A
2/3	Single Family Homes	N/A	N/A	600	837	951	N/A
1	Yorktown Apartments	N/A	N/A	667	N/A	N/A	N/A

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