

Cayce Housing Needs

The U.S. Department of Housing and Urban Development (HUD) requires each year that housing authorities evaluate their needs and provide a detailed analysis of the demand for affordable housing within the local jurisdiction. Affordable housing needs may change over time and are contingent upon many factors to include labor markets, housing costs, income, life span, and accessibility. The 2020-2021 Annual Plan for Columbia Housing outlines that needs for housing within the City of Columbia and Richland County jurisdictions.

The Housing Authority of the City of Cayce (CHA) has evaluated the needs for housing in the local area and used the information to develop this strategic plan to address shortfalls, demand, and need for transforming its current inventory. This section of the CHA's Annual Plan includes statistical data regarding the waiting lists based on the attached reports.

Sub Component A: Housing Needs of Families in the Jurisdiction Served by Columbia Housing

Housing Needs for Public Housing Waiting List Data and Needs Analysis

Area Median Income	Number of Families	Percentage
> 30% of AMI	2672	97.1636%
>50% of AMI	49	1.7818%
>80% of AMI	21	0.7636%

Overall Housing Needs	Total Number of Renters Households Needed Overall	Impact Scale
	Affordability	5
	Supply	5
	Quality	2
	Accessibility	2
	Size	2
	Location	3

Subcomponent B: Housing Needs of Families in Public Housing

Public Housing

The entire public housing waiting list was opened in August 2017 however; closed in January 2018 apart from two categories which include housing for seniors age 62 and older and families qualifying for 4 and 5 bedrooms. In June 2019, after keeping the waiting lists open for a substantial period, the decision was made to close due to the scarcely limited amount of responses from applicants.

The greatest need for housing in the Public Housing Program continues to be the one-bedroom units, which is currently 2993 followed by two-bedroom housing units, which is currently 1523. We continue to see the affordable one-bedroom demand continue to grow throughout the housing programs. Individuals with HCVs continue to experience hardships finding one-bedroom units that fit within the payment standard.

The progress of getting families stable housing has resulted of several factors. Loss of Allen Benedict Court, a 246-unit development, impacted the number of new families the Authority was able to house during the fiscal year. With ABC being a location with many one-bedroom apartments, the CHA's highest demand for housing inventory has been greatly impacted. Ultimately, this will increase the length of time one-bedroom eligible applicants will have to remain on the public housing waiting list. Although the demand for housing remains constant, our capacity to provide housing for families has increased due to the decline of habitable public housing units. With the new administration at CH, considerable efforts have been assessing the existing housing inventory and determine the appropriate plan of action to ensure that all housing is safe for our residents.

A breakdown of public housing applicants consistent of special population consists of:

Demographic Categories	Number of Applicants
Elderly	84
Disabled Household Members	102
Families with Children	1146
1 Bedroom Applicants	1451
2 Bedroom Applicants	1118
3 Bedroom Applicants	170
4 and 5 Bedroom Qualified Families	10