

Strategies for Assessing Housing Needs

Project Based Vouchers

The Cayce Housing Authority intends to convert its Public Housing units and close out its Section 9 Public Housing Program in 2020. Units will be converted in accordance with “Best Interests and Consistency” 24CFR970.17(c); Very Small PHA’s. Cayce Housing Authority owns and operates fewer than 50 Public Housing units under its ACC and has determined that it is in the best interests of the residents and the Housing Authority to close out its Public Housing Program. Ownership of the units will be transferred to an affiliate of the Housing Authority and the Tenant Protection Vouchers received as a result of the Section 18 approval will be project based to the existing units. The Columbia Housing Authority is the management agent of the Cayce Housing Authority and will administer the Project Based Vouchers. Columbia Housing Authority will provide Choice Mobility Vouchers from its voucher allocation to tenants who wish to exercise the Choice Mobility option under the Project Based Voucher Program.

Subcomponent C: Possible Strategies for Addressing Needs

Due to the lack of inventory for affordable housing in Lexington, there is not enough affordable housing (less than allowed under the Fair Market Rents) for families and individuals. The CHA continues to see more families doubling up, because they cannot pay the private market rents, which are frequently above the Fair Market Rents (FMR).

Possible Strategies for Addressing Housing Needs	Indicates Adopted Strategies	Reason for employing Strategies
Maximize the number of affordable housing units available to the PHA within its current resources	X	Ensure that housing is accessible and free of health hazards
Increase the number of affordable housing units	X	Decrease homelessness and number of families needing affordable housing
Target available assistance to families at or below 30% of AMI	X	The PH waiting list is 97% applicants at or below 30% of AMI

Target available assistance to families at or below 50% of AMI		
Target available assistance to elderly	X	Ensure that one of the most vulnerable populations have stable housing
Target available assistance to families with disabilities		
Increase awareness of PHA	X	Inform more LEP

The following activities will support the strategies for addressing housing needs for low income individuals and families.

- Reposition current portfolio to create more sustainable housing stock and leverage resources to expand initiatives to create more affordable housing.
- Create partnerships with other housing providers to
- Redevelop housing on public housing property that has been demolished
- Capitalize on financial resources by liquidating nonpublic housing assets.
- Promote LEP outreach activities