



PHA ANNUAL PLAN

7/1/2026 - 6/30/2027

Jessica Anderson-Preston, Chief Executive Officer

Housing Authority of the City of Columbia, SC

1917 Harden Street

Columbia, South Carolina 29204

www.columbiahousing.org

A.	PHA Information.
A.1	<p> PHA Name: Housing Authority of the City of Columbia, SC _____ PHA Code: SC002 _____ PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning : (MM/YYYY): 07/2026 _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 1277 Number of Housing Choice Vouchers (HCVs) 4657 Total Combined Units/Vouchers 5934 </p> <p> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. </p> <p> Copies of the plan can be found at: 1917 Harden Street, Columbia, SC 29204 2133 Walker Solomon Way, Columbia, SC 29204 www.columbiahousing.org </p>

<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					
B.	Plan Elements				

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Admissions. Financial Resources. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rent Determination. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Operation and Management. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Grievance Procedures. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Homeownership Programs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Community Service and Self-Sufficiency Programs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Safety and Crime Prevention. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pet Policy. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Asset Management. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial Deviation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Significant Amendment/Modification. |

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s)

The agency maintains the following waiting lists:

- Public Housing (All Sites)
- HCV
- VASH
- Mainstream
- Lorick Place (PBV)
- Four Seasons (PBV)
- Villages of River's Edge (PBV)
- Oaks Park (PBV)
- Oak Terrace (PBV)
- Haven at Palmer's Pointe (PBV)
- Christopher Towers (PBV)
- Harbor Cove Homes (RAD)
- Section 32 Lease Purchase Program
- Foster Youth to Independence (FYI) Program under HCV
- SCAHI Lewis Scott Court (Eastover) RAD and PBV
- SCAHI Hammond Village RAD and PBV

The following waiting lists changes are planned for the fiscal year:

- Mod Rehab All remaining Mod Rehab properties will be converted to Project Based Vouchers under the RAD program and the Mod Rehab waiting lists will be discontinued.
- Project Based Vouchers will have property specific waiting lists.
- Newly converted RAD Properties will have project-specific waiting lists.
- Foster Youth to Independence (FYI)

Financial Resources

An update of the agency's financial resources is included as an appendix

Rent Determination (Payment Standard Changes, utility allowances, flat rents)

- Payment standards may change based upon the FMR's that are released by HUD each year.
- Payment Standards - Columbia Housing established payment standards at 110% of Fair Market Rents (FMRs) for the HCV Programs. We will continue to evaluate the Annual Budget Authority of the HCV Program and make adjustments to the payment standards as needed. The current payment standards became effective as of 10/1/2025.
- Utility Allowances - Columbia Housing utilizes property specific utility allowances for all project-based voucher projects and will contract with a third party for the analysis. The utility allowance schedule was updated based upon completion of the study. New utility allowances were established and became effective 7/1/2025.
- Flat Rents – CH established flat rents that are based on comparable to standards not less than 80% of the Fair Market Rents. The flat rents were updated effective 10/1/2025 to be comparable with applicable
- HCV Rent reasonableness study.
- Guidelines found in PIH 2017-23 in determining PH Flat Rent Schedule
- Survey of similar unassisted units in the neighborhood
- Maintenance Charges – effective 7/1/2026, Columbia Housing will be adopting new a new Maintenance Charge Schedule.

Deconcentration and Other Policies Governing Eligibility, Selection and Admissions (see appendix sc002v1a05)

Columbia Housing conducted an analysis of the policies that govern eligibility, selection and admissions to the PH and HCV Programs. There are proposed changes for FYE 27.

POLICY CHANGES APPLICABLE TO THE HOUSING CHOICE VOUCHER PROGRAM ONLY

Project Based Vouchers for Section 32 Lease Purchase Units

- Columbia Housing is proposing to convert public housing single-family homes through the Section 32 Lease Purchase Program. The homes will have PBVs attached that will have the option to be converted to a HCV Homeownership Voucher.

Landlord Request for Rent Increases Requirements

The Admin Plan will be updated to reflect that landlords are only allowed to request a rent increase at the family's Annual Re-examination, and the request would need to be submitted 60 days in advance. If the rental increase is not submitted on time, the landlord would have to wait until the next reexamination period.

Section 3.4 of the Housing Choice Voucher Program has been revised as noted below.

The attached Chapter 25 has been added to the HCV Administrative Plan for the Rental Assistance Demonstration Program.

o **Local Preference(s)**

Columbia Housing will use local preferences as detailed below.

CH will accept applications from local preference applicants even when the waiting list may otherwise be closed. Applicants with local preferences will not be required to complete the on-line registration but will be placed directly on the waiting list in order of approval by CH. The following local preferences will be applied in order as listed.

Section 3.4 of the Admin Plan, Local Preferences is changed as follows:

- **Public Housing RAD Conversion** – Residents in “good standing” at a CH public housing community that is approved for a RAD conversion under an early relocation approval or upon receipt of a RAD Conversion Commitment (RCC)
- **Public Housing Uninhabitable; Demolition; or Disposition** – Residents in “good standing” at a CH public housing community residing in a unit that is deemed uninhabitable and repairs cannot be made in a reasonable period of time, or who reside in a public housing unit on the date the unit was approved by HUD to be disposed or demolished under a Section 18 or other HUD approved action.
- **Public Housing Over/Under Housed Families** – Residents in “good standing” at a CH public housing community or a CH sponsored mixed finance community who are over-housed or under-housed and no appropriate size housing unit exists to house the family.
- **Tenants in Mod Rehab or Projects Approved for PBV** – Tenants that are in “good standing” at an existing Mod Rehab Project converting to RAD or opting out of the Mod Rehab Program or an existing or rehabilitation project approved by CH pursuant to a solicitation for Project Based Vouchers.
- **Foster Youth to Independence (FYI) Program** – applicants verified as eligible for the FYI Program will receive a preference for the HCV Program for the 52 FYI Vouchers awarded in 2024 will be given a preference if their term for assistance ends and they are unable to maintain housing without the subsidy. This would prevent the young adults from going back into homelessness.
- **Other tenants in HUD (CoC and HOPWA) grant funded subsidy programs** whose subsidies were not awarded for the funding year. This would prevent tenants from becoming homeless as result of loss of assistance.

POLICY CHANGES FOR PUBLIC HOUSING AND HOUSING CHOICE VOUCHER PROGRAM

Columbia Housing will amend the Public Housing Admissions and Occupancy Policy and the Housing Choice Voucher Administrative Plan to adopt all provisions of the Final Rule implementing Sections 102, 103, and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) effective **January 1, 2027**.

Section 102: Income Reviews

- ***Interim Recertifications:*** A 10% adjusted income increase/decrease threshold will be used for conducting interim recertifications and increases in earned income will not be processed until the next Annual Recertification.
 - o ***Income Decrease*** - Columbia Housing will not conduct an interim recertification if the family’s adjusted income decreases by an amount that is less than 10% of the family’s annual adjusted income.
 - o ***Income Increase*** – Columbia Housing will not conduct an interim recertification if the family’s earned income has increased. Columbia Housing will conduct an interim recertification if the family’s annual adjusted income has increased by more than 10% from other sources of income.
 - o ***Three Month Period*** - Columbia Housing will not conduct any interim

recertifications if the request for an interim is within 3 months of the family's regularly scheduled recertification.

- Streamlined Verifications: Several provisions will streamline the verification process include:

Adults Only Need to Sign Consent Form Once: The required consent form that all adult household

- members sign will be signed only once instead of annually.
 - Use of Income Determinations from Other Programs: Use income determinations made under other federal benefits programs for recertifications.
 - Review of EIV Not Required at Interim Recertification: Eliminate the requirement to use EIV to verify tenant employment and income information during an interim recertification.
- Increased Standard Deduction for Elderly/Disabled Households: Standard deductions for families with a head, co-head, or spouse who is elderly or a person with a disability is increased from \$400 to \$525 adjusted by HUD annually.
- Additional Income Exclusions: Additional income and asset exclusions, including:
 - Amounts received from Medicaid or other state/local programs meant to keep a family member with a disability living at home.
 - Veterans' aide and attendant care
 - Distributions of principal from non-revocable trusts, including Special Needs Trusts.
- Threshold for Claiming Medical/Disability Expenses Increased: Increased allowance for unreimbursed health and medical care expenses from 3% of annual income to 10%, phased-in over two years.
 - Hardship Relief: Grants hardship relief to families unable to pay rent because of unanticipated medical/disability expenses and families who are no longer eligible for the childcare expense deduction.

Eligibility for Relief - To receive hardship relief the family must have received a deduction from annual income because their sum of expenses exceeded 3% of annual income as.

Form of Relief- The family will receive a deduction for the total sum of eligible expenses that exceed 5% of annual income; 12 months after relief family must receive deduction totaling 7.5% of annual income; 24 months after relief family must receive deduction totaling 10% of annual income.

- Higher Threshold for Imputing Asset Income: Raises the imputed asset threshold from \$5,000 to \$50,000, incentivizing families to build wealth without imputing income on those assets.

- **SECTION 104: ASSET LIMITS**

- Asset Limitation: A \$100,000 asset limit for eligibility and continued assistance. Families are ineligible for assistance if assets exceed this limit or if they own real property suitable for occupancy. Columbia Housing will delay enforcement/termination for up to six months if the family is over the asset threshold at the time of annual recertification.
- Exclusion of Retirement and Educational Savings Accounts: Retirement accounts and educational savings accounts will not be considered a net family asset.
- Self-Certification of Assets under \$50,000: Self-certification of net assets will be used if estimated to be at or below \$50,000.

- **OTHER**

- Streamlined Recertifications for Fixed Income Households - Columbia Housing will

implement streamlined requirements for verifying and adjusting fixed income sources over a three-year cycle for families with an unadjusted income consisting of 90 percent or more from fixed income sources. In the initial year of a three-year cycle, CH will complete an annual income determination consistent with all applicable HUD regulations and guidance. In the second and third year of the three-year cycle, CH will obtain from the family certification that their fixed income sources have not changed, and that the family's income is still made of at least 90 percent from fixed income sources. If the family provides that certification in years two and three, CH will adjust the family's fixed income sources by the Cost-of-Living Adjustment (COLA) that is applicable to that fixed income source instead of fully reverifying and recalculating the income source. CH will provide a reexamination of non-fixed incomes sources, if applicable by applying the same inflation factor.

- Adjustments for Inflation: Deductions and the asset limitation will be adjusted for inflation annually by HUD, ensuring that deductions do not lose value over time and that families are able to build more wealth without losing program assistance.

Proposed Public Housing ACOP Changes

Changes to the addition of the household. Will update to mirror the Admin Plan.

1. Approval to inform CHA of the birth, adoption or court-awarded custody of a child within 30 days of occurrence.
2. The family must request prior approval from CHA of additional household members in writing. CHA will generally approve of the addition of household members that are the result of legal action: marriage, adoption or legal custody (if adult meets criminal background screening for eligibility), under the following criteria:
 - a. Children under 18 years of age may be added to the assisted household if documentation is provided from any state's Department of Family & Children Services (SC DSS), or the applicable school district which verifies that the assisted household is the legal residence of the children.
 - b. Regardless of the reason, the addition of children will not be approved if the children are members of another assisted household of any housing assistance program anywhere in the United States.
 - c. Adult members that were previously removed from the assisted household at the request of the Head of Household, will only be approved to return as a household member as a reasonable accommodation for a disabled household member
- b. Update changes for subsidies for Mixed Families
- c. Update to include language for Retro Rent
 - i. Retroactive Calculation: If the tenant fails to report a change in the household composition or change in income within 10 business days of the time of change, CHA retro the rent back to the effective month after the date the initial change occurred. The family will then be required to pay the retro amount within six months of the charge being applied to the account. Failure to make payment will result in termination of assistance.
 - d. Update to include the tenant's obligation to report a disruption in utility service within 48 hours of the disruption
- e. Update language for Absent Family Members to mirror the Admin Plan
 - i. An individual who is or is expected to be absent from the assisted unit for less than 180 consecutive days is considered temporarily absent and continues to be considered a family member.

- ii. An individual who is, or is expected to be, absent for 180 days or more is considered permanently absent and no longer a family member. Family members under the following circumstances may still be considered members of the household, even if absent for more than 180 days if the family verifies that the family member is likely to return within the next twelve months.
- iii. A family member who is away at school
- iv. A child placed in foster care
- v. An employed head or co-head
- vi. Family members confined to a nursing home or institution for medical reasons

OPERATIONS AND MANAGEMENT

Columbia Housing does not propose any leadership operations and management changes during the fiscal year 25-26.

- The Chief Executive Officer (CEO) directs day-to-day management and operations of the Housing Authority with assistance of the following senior management staff:
- Chief Operations Officer/CFO
- Chief of Development
- Senior Vice President of Communications
- Senior Vice President of Resident and Strategic Initiatives
- Superintendent of Maintenance
- Housing District Manager
- Vice President of Housing Choice Voucher
- Chief of Human Resources
- Vice President of Information and Technology
- Chief of Staff
- Chief of Police

Asset Management

Columbia Housing’s asset management functions concerning its public housing inventory including the long-term operations, capital investments, rehabilitation, modernization, disposition and/or demolition are detailed in its Vision 2030 Plan.

- Columbia Housing’s Development Dept oversees the waiting lists and contracts with third party entities who manage the PBV developments.
- All property management staff will receive certifications for RAD/PBV Specialists and Tax Credit.
- As result of RAD conversions, CH will be transitioning from public housing wait list to a site-based wait list.
- Property Management teams oversee leasing and management of RAD converted properties. The HCV Department manages the waiting lists for the vouchers.

Homeownership Programs (HCV Homeownership changes and Public Housing Purchase Options)

Columbia Housing applied to HUD to become a HUD Certified Housing Counseling Agency. The application is still under review for approval.

Columbia Housing intends to dispose of over 200 single family homes under the Public Housing Section 18 scattered site program and convert these units to a Section 32 Lease Purchase Homeownership Program. The homeownership program will include a lease purchase program in which prospective homebuyers may lease the unit for up to three years while preparing to purchase

the home. Each home will have a PBV attached during the leasing period that can be converted to a HCV Homeownership Voucher.

HUD PROGRAMS UNDER PHA MANAGEMENT

Program Name	Units or Families Served at Beginning of FY	Expected Turnover
Public Housing	2987	150
Housing Voucher Vouchers	4484	220
Section 8 Mod Rehab	21	All Mod Rehab will be converted under RAD
Emergency Housing Vouchers	70	5
VASH	409	65
Mainstream	43	5
HCV HOPWA	55	5
Housing First HOPWA	15	2
Permanent Housing HOPWA	9	1
Project Based Vouchers	823	50
HCV Homeownership	81	5
Continuum of Care Permanent Supportive Housing	58	8
Foster Youth to Independence (FYI)	45	3

Homeownership Programs

Housing Choice Voucher/Section 8

Columbia Housing administers a Housing Choice Voucher Homeownership Program.

Program Description:

- There are 81 homeowners receiving assistance under the HCV Homeownership Program.
- The number of participants will not be limited.
- The PHA does have an eligibility criterion for participation in the Section 8 Homeownership Program in addition to HUD criteria. (See HCV Homeownership Plan)
- Proposed HCV Homeownership Amendment to use PBVs that convert to Homeownership Vouchers for units under the Section 32 Lease Purchase Program.

Community and Self-Sufficiency Programs

Pursuant to the FSS Final Rule and New 24 CFR Part 984 Columbia Housing revised the FSS Action Plan in accordance with HUD’s regulatory changes for the program. The Plan was approved by the Board of Commissioners and HUD prior to the November 14, 2022, deadline.

Coordination with the Welfare (TANF) Agency

Coordination efforts between the PHA and TANF agency include:

- Client referrals
- Information sharing regarding mutual clients for rent determination.

- Coordination of the provision of specific social and self-sufficiency services and programs to eligible families

Services and Programs Offered to Residents by Columbia Housing

Program Name	Size	Allocation Method (waiting list/random selection/specific criteria)	Access Development Office/Other)	(Eligibility)
Housing Choice Voucher Homeownership	81	Specific Criteria	Resident and Family Services Center	Housing Choice Voucher

Family Self-Sufficiency

Program	Required Number of Participants	Actual Number of Participants (Numbers as of 2.8.2026)
Public Housing	63	30
Housing Choice Voucher (Section 8)	47	58
Project Based Vouchers (PBV)	40	1

Resident Opportunities for Supportive Services (ROSS) Grant

Columbia Housing is the recipient of a 2023 ROSS Grant for two Service Coordinator positions. We continue work with the residents assisting them with education, workforce development, and financial literacy needs.

Welfare Benefits Reduction

The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff on them
- Informing residents of new policy on admissions and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination
- Establishing or pursuing a cooperative agreement with all appropriate TANF agency regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies

Community Service

- Number of tenants required to perform community service - 895
- Number of tenants performing community service - 36
- Number of tenants granted exemptions - 840
- Number of tenants in non-compliance - 12
- Number of tenants evicted/terminated due to non-compliance - 0

Pet Policy

The current Pet Policy changes were effective September 15, 2022. (Resolution 2022-042).
There are no current or proposed changes to the Pet Policy.

Crime and Safety

There have not been any changes to Columbia Housing’s Crime and Safety Plan. The agency continues to employ a team to provide security monitoring within our communities and works with local law enforcement for additional support to strengthen our capacity.

Significant Amendment/Modification Definition:

- Any change with regard to a proposed public housing Section 18 action; and
- Any change to rent or admissions policies or organization of the waiting list

As part of the Rental Assistance Demonstration (RAD), the Housing Authority is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- Changes to the Capital Fund Budgets produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and/or rehabilitation plan for each approved RAD conversion;
- Changes to the financing structure for each approved RAD conversion.
- Proposed demolition, disposition, Homeownership, development, or mixed finance proposal

Standard Deviation:

A substantial deviation is as any change in policy, goals, or financial allocations that fundamentally alters the Columbia Housing’s mission, operation, or the services provided to residents and includes:

- **Changes to Mission and Goals:** Fundamental alterations to the agency’s 5-Year Plan goals or mission.
- **Rent and Admission Policies:** Substantial changes to the Admissions and Continued Occupancy Policy (ACOP) or Section 8 Administrative Plan (e.g., changing eligibility criteria).
- **Capital Fund Changes:** Significant additions of non-emergency work items not included in the original 5-Year Action Plan greater than 20% of the annual CFP budget or \$1,000,000 whichever is less.
- **Demolition or Disposition:** Major changes regarding demolition, disposition, homeownership programs, or conversion of public housing units.
- **RAD Conversions:** Changes in policy regarding Rental Assistance Demonstration (RAD) conversions.
- Any deviation that requires review and input of the Resident Advisory Board as well as Board of Commissioners Approval.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

Columbia Housing performed an annual deconcentration and income mixing analysis to determine if the public housing developments follow the Deconcentration Policy. The PHA does have general occupancy public housing developments covered by the deconcentration rule. The covered development indicated below has an average income that falls outside of the Established Income Range. Based on our assessment, 4 out of 5 AMPs did not fall within the target range. There are many factors that contribute to this. AMPs 1 and 5 consists primarily of developments that are primarily elderly designated or have households that been stable for a number of years and have retired, became disabled or aged out of the workforce. AMPs 2 and 3 consists primarily of single-family homes scattered throughout the county where the households are larger and family income is primarily earned income. The discrepancies are based on size, type of units and family dynamics.

**Total Average Household Income \$19,569
85% of Total Average (\$16,634) and 115% of Total Average (\$22,505)**

Deconcentration Policy for Covered Developments			
Development Name Average Income	Number of Units	Explanation (if any) {step 4 at 24 CFR 903.2©(1)(iv)}	Deconcentration policy (if no explanation) {see step 5 at 24 CFR 903.2©(1)(v)}
AMP 1 \$14,429	91	The covered development's size, location and income configuration promote income Deconcentration such as a scattered site or small developments.	See Policy
AMP 2 \$24,033	138	The covered development's size, location and income configuration promote income Deconcentration such as a scattered site or small developments.	See Policy
AMP 3 \$27,019	156	The covered development's size, location and income configuration promote income Deconcentration such as a scattered site or small developments.	See Policy
AMP 4 \$16,548	291	Average within range	
AMP 5 \$15,820	176	The covered development's size, location and income configuration promote income Deconcentration such as a scattered site or small developments.	See Policy

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s applicable Fiscal Year?

Y	N	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Choice Neighborhoods Grants.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Modernization or Development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Demolition and/or Disposition.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Housing for Elderly and/or Disabled Families.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Tenant-Based Assistance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homeownership Program under Section 32, 9 or 8(Y) Occupancy by Over-Income Families.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupancy by Police Officers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Non-Smoking Policies.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project-Based Vouchers.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Units with Approved Vacancies for Modernization.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Columbia Housing launched our Vision 2030 Plan to address the capital needs of our public housing inventory and implement and strategy to improve our housing and create a sustainability Plan. Vision 2030 is the culmination of almost two years of planning in which every Public Housing property has been thoroughly assessed by third party professionals including architects, engineers, appraisers, and environmental consultants. This assessment identified that Columbia's Public Housing has capital needs of over \$250 Million. Vision 2030 is the strategic framework through which Columbia Housing will reposition our Public Housing portfolio and create new affordable housing in the City of Columbia and throughout Richland County through the creation of public/private partnerships utilizing private capital.

Public Housing is statutorily prohibited from accessing private capital, but repositioning tools provided by HUD, including the Rental Assistance Demonstration (RAD) Program removes properties from the Public Housing Program to enable access to market debt and equity. Vision 2030 will result in the elimination of all Public Housing in the City of Columbia and transition to another affordable housing platform.

Columbia Housing will use a variety of HUD available tools to reposition the Public Housing portfolio including the Rental Assistance Demonstration Program, Section 18 Demolition and Disposition; and Section 18 Scattered Sites.

The attached charts detail the repositioning strategy for each public housing property and the anticipated status during the 2026-2027 Agency Plan year.

Demo/Disposition:

During the fiscal year, we are planning to conduct a Section 18 Demolition of the Reserves at Faraway Property. This development has physical infrastructures that have aged since construction and would best serve our residents through a demolition and rebuild at a future date.

Section 18 Disposition

Columbia Housing intends to dispose of 175 single family homes to related affiliate for affordable homeownership. Approximately 100 of these units will be sold for fair market value. Oak Read Highrise will undergo disposition at fair market value for obsolescence. The Arrington Manor development will undergo disposition to a related non-profit affiliate for redevelopment.

1. The unit count will remain the same pre-conversion and post-conversion.
2. Changes in bedroom distribution will be made to accommodate actual needs of all current residents assuring that all households can be rightsized.
3. Most properties will utilize RAD/Section 18 Blend to maximize potential revenue to reach the necessary rehab level.
4. There will be transfer of assistance under the RAD conversion.

Mandatory Conversions

Columbia Housing does not have any properties designated for mandatory conversions.

Voluntary Conversions

Columbia Housing certifies that we have reviewed each covered development's operations as public housing, considered the implications of converting to tenant-based assistance and concluded that the conversion of the development may be appropriate because removal of the development would meet the necessary conditions for voluntary conversions. When the Public Housing portfolio reaches less than 250 units, the remaining units will exit the program through voluntary conversion.

Conversion of Public Housing to Project Based Assistance under Rental Assistance Demonstration (RAD)

Columbia Housing intends to submit an application to convert various Public Housing communities to Project Based Vouchers under the guidelines of PIH Notice 2019-23, REV 4 and any successor Notices. Upon conversion to Project Based Vouchers, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2019-23, REV 4 and PIH 2016-17. These residents' rights, participation, waiting list and grievance procedures are included in the RAD Plan. Additionally, Columbia Housing certifies that it is currently compliant with all Fair Housing and Civil Rights requirements and is not under a Voluntary Compliance Agreement.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing CHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund budget will be reduced by the pro-rata share of Public Housing Developments converted as part of the demonstration and that CHA may also borrow funds to address their capital needs. CHA will also contribute Replacement Housing Factor (RHF) funds and Public Housing Reserve funds in the amount of approximately \$3 million dollars.

There are several public housing developments that Columbia Housing is proposing the convert to Project Based Assistance under the RAD Program. Each of these properties are within different phases of the conversion. We are anticipating either initiation or progress of closing the property during the fiscal year. Latimer Manor; Phases II and III have pending RAD closings and we are securing financing for phases IV and V. Dorrah Randal phase II Phase has a pending RAD closing and Celia Saxon has a pending RAD financing plan submission. There are pending RAD conversions for scattered sites and Villages at River's Edge properties.

Occupancy by Over-Income Families

Significant Amendment to the PHA Plan: Public Housing Income Limit Section 103 of the Housing Through Modernization Act of 2016 (HOTMA) amends section 16(a) of the United States Housing Act of 1937 (42 U.S.C. 1437n(a) to place an income limitation on public housing tenancy for families. The law requires the PHA to terminate assistance of over-income families.

After a family's income has exceeded 120% of the area median income (AMI) (or a different limitation established by the Secretary) for two consecutive years, the PHA must terminate the family's tenancy within 6 months of the second income

determination or charge the family a monthly rent equal to the greater of (1) the applicable Fair Market Rent, or (2) the amount of monthly subsidy for the unit including amounts from the operating and capital fund, as determined by regulations

Occupancy by Over-Police Officers

Courtesy officer will continue to be housed in an unrestricted unit at Oaks at St Anna's Park (non-public housing).

Project Based Vouchers

Columbia Housing will allocate Project Based Voucher to assist with the repositioning efforts identified herein. The overall repositioning strategy will result in the net loss of Public Housing Units. These units will be replaced at new construction projects located on sites throughout the city and not on former Public Housing Site. The following chart identifies new properties where the PBV's will be located in the corresponding public housing property will be repositioned. Included in the chart are the RAD and Non-RAD PBVs.

A competitive solicitation for development partners inclusive of the award of PBV's was issued for Oak Grove at Hunt Club, Willowbrook, and Summit at Belmont. The Rosewood Hills RAD conversion will include an additional 30 units of market rate units. 71 units LIHTC only units will be included in the Celia Saxon RAD conversion. Columbia Housing will award non-competitive PBV's to these properties as part of the RAD conversion process.

Homeownership

Columbia Housing plans to offer new homeownership opportunities through the disposition of the current Public Housing Single Family Homes. The current plan consists of the following components.

1. Occupied Units – Approximately 125 homes are currently occupied. Columbia Housing will dispose of these homes to our non-profit affiliate and work with the existing tenants on a purchase/lease purchase program. Existing households, not wishing to purchase their home, will be provided with alternate housing options.
2. Vacant Viable Units – Approximately 50 vacant homes are viable for rehabilitation. Columbia Housing and Richland County have developed a partnership to rehabilitate these homes and offer homeownership opportunities for existing Columbia Housing residents and/or residents of Richland County. Columbia Housing will also dispose of these homes to our nonprofit affiliate, rehab the homes and offer them for sale to households below 80% AMI at below market price or to households up to 150% of AMI at market value.

Section 32 Homeownership Program

In addition, the local partnerships for our single-family homes, Columbia Housing is proposing to administer the Section 32 Lease Purchase Homeownership Program. We are proposing an HCV Homeownership amendment to use PBVs that convert to Homeownership Vouchers for units designated for this program.

Non-Smoking Policies

All properties are designated non-smoking with designated outside smoking areas beyond 50 feet of the buildings. There will be no amendments or changes to this policy.

B.3

Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

I. Housing: Implement an asset repositioning strategy for properties that foster quality affordable housing options for the citizens of Columbia and Richland County.

Strategies:

1. Maintain ownership and/or control to the greatest extent possible and exercise Right of Refusal when appropriate.

Progress 2025-2026 - Columbia Housing has closed 6 projects to date, three are Low Income Housing Tax Credit (LIHTC) properties and owned in partnership with investors. Columbia Housing secured a First Right of Refusal and Purchase Option no later than the expiration of the initial LIHTC compliance period (15 years). The remaining 3 projects that are closed and owned by a Columbia Housing’s affiliate.

2. Obtain financing for repositioning all current CH properties.

Progress 2026-2026

The chart below summarizes the financing secured to date for repositioning CH properties.

PROJECT	UNITS	TYPE	TOTAL FINANCING
Oaks at St. Anna's Park - Oak Park	190	NC	\$52,136,091
Oaks at St. Anna's Park - Oak Terrace	95	NC	\$25,124,988
Haven at Palmer Pointe	150	NC	\$37,817,621
Lewis Scott Court	67	REHAB	\$7,679,733
Hammond Village	78	REHAB	\$10,095,037
Harbor Cove Homes	200	REHAB	\$44,139,100
TOTAL	780		\$176,992,570

3. Implement new development strategies to expand the supply of quality affordable housing.

Progress 2025-2026 - Development strategies to expand the supply of quality affordable housing that Columbia Housing has implemented include

- New financing tools for smaller developments included the SC Housing Small Rental Development Program to develop a 24-unit project on the site of the former Columbia Apartments.
- Partnership with Richland County to rehab and provide affordable homeownership opportunities.

4. Maximize the use of Project Based Vouchers as a development tool for repositioning

Progress 2025-2026 - Columbia Housing has utilized 823 Project Based Vouchers to support the successful redevelopment and repositioning of 5 former communities.

II. People: Expanding resources and services that enhance quality of life opportunities for our residents and program participants

Strategies:

1. Increase self-sufficiency by expanding education, counseling, and financial literacy services.

Progress 2025-2026 - Columbia Housing has developed partnerships to provide education, counseling and financial literacy services for our residents. Some of the partners in Richland One and Richland Two Adult Ed, SC Works, Ron King LLC, Guidewell Group, Midlands Technical College. These and other

partnerships resulted in 52 residents participating in financial literacy workshops, 7 enrolling in Midlands Technical college, 6 earning high school diplomas or equivalent, 3 college graduates, and 18 becoming homeowners.

Columbia Housing was recipient of 8 national awards at the National Association of Housing and Redevelopment Officials (NAHRO) Annual Conference. Four of the awards received were for resident programs which includes Summer Youth Employment Program, ROSS Initiatives – H.E.E.L. T.I.E.S., and P.E.A.R.L.S., Growing UP Gen Z, and Senior Healthy Programs. We received two awards of excellence for Growing UP Gen Z and ROSS Initiatives- H.E.E.L.S., T.I.E.S., and P.E.A.R.L.S.

2. Identify solutions to fill gaps in services for residents and program participants.

Progress 2025-2026 – We are filling in gaps in services through 1) building the capacity of our Resident Services personnel by investing in training, 2) identifying the most significant needs and bringing on new partners that have the capacity to provide resources, and 3) being intentionally inclusive in making sure residents voices are heard and they have a seat at the table.

Some of the most significant gaps in services include unaffordable childcare services, hands on home maintenance skills training, housing stability for aging seniors without family support, food insecurities, and programs that focus on youth development. These have been some of the gaps in services we've identified. Our team is continuing to build a network of partners that focus on addressing these needs and have secured grants and other resources to support internal operations for new and existing programming.

3. Expand homeownership opportunities through implementation of lease purchase program and obtain HUD approved housing counseling designation.

Progress 2025-2026 – Columbia Housing has a board approved Section 32 Lease Purchase Homeownership Program. Additionally, we operate a successful HCV Homeownership Program where in 2025, 15 residents purchased a home while utilizing their vouchers. Most recently, we have initiative a partner with Richland County to renovate some of the single-family homes and offer for purchased to low-income households.

III. **Communication: Using CH's communication mediums to increase awareness of programs and services.** Strategies:

1. Enrich relationships with federal, state, county and city officials/stakeholders

Progress 2025-2026 - The Communications Department worked in concert with the Chief Executive Officer to schedule and host stakeholder meetings with members of the U.S. Congress, South Carolina General Assembly, Richland County Council, Columbia City Council, and grassroots and community leaders.

The above referenced stakeholders are included on Columbia Housing mailing lists for community newsletters, agency events, news releases, and annual reports.

Progress 2025-2026 - Control the narrative and continue to tell our own stories via social media.

The "Focus On:" newsletter series. Columbia Housing recently created the "Focus On:" newsletter series to target residents with information about important agency functions such as maintenance-related procedures, administrative issues (such as re-certifications), housekeeping, health and safety concerns; and other relevant resident matters. In addition to the door-to-door newsletter distribution, the "Focus On:" newsletters are also posted to Columbia Housing's social media platforms.

Social Media Short Video Series--Columbia Housing has found success in developing and distributing a series of short videos to address important issues in the community. This gives the agency an opportunity to

directly communicate with its residents and the community, at will. So, whether it's the opening of a waiting list, or increasing the pool of available landlords - these 2-minute videos have been extremely successful in moving residents and the community to action.

Agency News Distribution—Columbia Housing uses its social media platforms to announce key agency milestones; highlight outstanding families, residents and employees; and distribute its news releases to the general community.

2. Increase the number of partners engaged with CH that can assist and help fulfill our vision.
Progress 2025-2026 – Since the beginning of the fiscal year, Columbia Housing has added an additional 30 partners to assist us with our resident focused initiatives. These partnerships have brought in-kind and cash-based resources for programs and activities to serve our residents.

3. Conduct surveys with residents and program participants.
Progress 2025-2026 – The most recent surveys was conducted in 2024 to identify the needs of residents for our ROSS Program. Prior to the end of the fiscal year, we will provide a survey to gain resident input on services needed, challenges faced, and recommendations for overall improvement.

4. Offer and identify employment opportunities for residents and program participants.
Progress 2025-2026 – Each year Columbia Housing hires youth participate in our Summer Youth Employment Program (SYEP). Over the past year, we've hired 18 high school youth to work in all divisions throughout the agency. In addition to our SYEP, CH employs residents to work in permanent positions within various departments of the agency. Lastly, we have been hosting job fairs and working with our contractors to increase the number of Section 3 hires on our construction sites. Each time there's a new project, the development team and contractors coordinate with Resident Services to conduct outreach and establish a referral process for vacant positions and/or job fair events.

5. Facilitate opportunities for CH commissioners to engage in existing resident activities and conduct board of commissioner's meetings at CH developments.
Progress 2025-2026 - Commissioner & Resident Engagement-Commissioners receive monthly calendars of resident workshops and other resident activities in each department's report as part of the Board Packet distributed for the monthly Board of Commissioners Meeting. Commissioners are welcome at all planned residents' events.

Board Meetings at Columbia Housing Developments-The Communications Department works closely with the Chief Executive Officer to prepare for monthly Board of Commissioners meetings. That includes time/date/location of Board Meeting.

IV. Organizational Excellence: Maintaining an organization of excellence as the premier leader of affordable housing with the City of Columbia and Richland County.

Strategies:

1. Attract and retain talent through market competitiveness to support long-term growth and sustainability.
Progress 2025-2026 - Columbia Housing continues to foster a recruitment environment that is access to various candidates and skillsets that will make us stronger and better. Salary analyses are done to ensure that we are competitive with other entities so that we can retain our talent and continue to recruit the best

talent. Employees are encouraged to attend training and conferences to hone their knowledge, skills, and abilities.

2. Maintain IT infrastructure.

Progress 2025-2026

- Increased overall participation in the Cybersecurity Awareness Campaign reducing overall risk score
- Updated mobile phones for employees
- Added redundant network capabilities at strategic sites

3. Increase both programmatic and internal operational efficiencies.

Progress 2025-2026- Columbia has initiated the process for a new software system. Yardi will replace the current inefficient system and will provide a platform for seamless integration of all PHA functions from the programmatic levels of tenant leasing and recertification processing to increase financial reporting accuracy.

4. Assess and improve customer service.

Progress 2025-2026 - Columbia Housing has core customer service values that have been shared with current employees and reviewed with new employees in orientation. When employees start with CH, customer services do's and don'ts are reviewed and discussed.

5. Maintain fiscal solvency.

Progress 2025-2026 - With the implementation of the new software system, Columbia Housing will improve financial accounting and reporting with financial reporting, audit reporting will be timely and information will be used to make strategic financial decisions.

V. Fiscal Stability: Ensuring the future viability of Columbia Housing to continue to meet housing demands. Strategies:

1. Build property management expertise to facilitate CH's self-management in compliance with investor/lender.

Progress 2025-2026 – Columbia Housing property management team has worked diligently to reduce vacancy loss through aggressive leasing and waitlist management, improve rent collections and reduce delinquency, control operating expenses without sacrificing quality, and continued compliance training to avoid audit findings.

2. Assess, identify, and evaluate options for maintaining physical conditions of properties (via internal staff, outsourcing, (3rd party) or a combination of the two).

Progress 2025-2026 – Columbia Housing continues to evaluate options for maintaining physical conditions of properties. We have taken some progressive steps internally to address this strategic goal. A Superintendent of Maintenance was hired to focus primarily on maintenance operations and we have increased the number of maintenance personnel as well as their capacity through training. All divisions are working together to strategize on the sustainable maintenance practices and redevelopment options for public housing units.

Other strategies that CH has done to support maintaining physical conditions of properties and streamline maintenance operations include:

- Partnered with Dominion Energy to winterized residents' homes.
- Updated CH's paint color scheme through cycle painting and vacancy repairs.
- Enhanced online work order reporting system to include the after-hour emergency call line.
- Implemented the Maintenance Helpful Tips Services.
- Implemented NSPIRE Inspection Training for Maintenance staff.

3. Maintain existing funding and explore new funding opportunities to support the organization.

Progress 2025-2026 - Columbia Housing has initiated several new partnerships to expand funding opportunities to support our programs. We have a new partnership with Fact Forward to continue funding our Growing UP Gen Z Program, received, \$50,000 in CDBG funds from Richland County to provide assistance with security deposits and application fees for FYI and other homeless individuals during initial lease-up. We were granted \$30,000 from Truist Foundation to provide employment, training, and culturally related experiences for our Summer Youth Employment Program, supported by Centene Foundation for our SERC-MLK Youth Basketball Tournament and Cheer Competition. Presently, we are working with Richland County Community Development to secure funding for the single-family homeownership program where our public housing units would be rehabbed and sold to low to moderate income families.

B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The Capital Funds 5-Year Action Plan was approved in EPIC on 12/10/025. A copy of the Annual and 5-Year Plans are included as addendums to this report.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>The most fiscal year recent audit continues to be in process and has not been finalized. Columbia Housing will ensure that HUD and the public have an opportunity to review the audit upon finalization.</p>
C.	<p>Other Document and/or Certification Requirements.</p>

C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>The Resident Advisory Board will be meeting on March 3rd to provide feedback on the Annual Plan. Their feedback and recommendations will be documented and reviewed for amendments to the plan upon feasibility.</p>
------------	---

C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
------------	--

C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
------------	--

C.4 Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

(a) Did the public challenge any elements of the Plan?

Y N

(b) If yes, include Challenged Elements.

The public hearing will be held on April 1st at 5:00pm. Challenged elements and recommendations will be noted at the conclusion of the hearing.

C.5 Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

(b) If yes, please describe:

Statement of Housing Needs and Strategies for Addressing 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 area. 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 2025-2029 Five Year Plan for Columbia Housing outlines that needs for housing within the City of Columbia and Richland County area.

There are several sources we use to evaluate the need for affordable housing. The first is our waiting lists which are indicative of the bedroom sizes that are most needed. Another source is the Midlands Alliance Consortium on Homelessness (MACH). The 2023 Point-In-Time Count conducted by MACH indicated that 1165 individuals were living on the streets or in a shelter. 956 were living in a transitional housing project and 320 were classified as chronically homeless (long term homelessness and living with severe disability). Additionally, 76 families experienced homelessness and 86 were unaccompanied youth. Although these numbers indicate a decrease since 2019 PIT count for most of the populations, the need for affordable housing continues to be significant in the area.

The Housing Authority of the City of Columbia (Columbia Housing) evaluates the needs for housing in the local area annually and uses the information to develop this annual plan to address shortfalls, demand, and transform the existing portfolio while creating more housing opportunities. This section of the CH’s Annual Plan includes statistical data on the number of families seeking affordable housing assistance and provides demographic data on each waiting list.

Housing Needs of Families in the Jurisdiction Served by Columbia Housing

Overall Housing Needs	Impact Scale
Affordability	5
Supply	5
Quality	3
Accessibility	2
Size	4
Location	2

The greatest need for housing for our waiting lists is one and two bedroom units. Consequently, this has been a steady trend over the years with the increasing demand for affordable housing to accommodate those family sizes. With rising housing costs, many experience challenges securing affordable places to live. Households granted HCVs continue to experience hardships finding one- and two-bedroom units that fit within the payment standards. As a result, Columbia

Housing adopted payment standards at 110% of FMRs which are somewhat competitive with the local market in this area.

Housing stabilization for low-income families is impacted by many factors. Although the demand for housing remains constant, our capacity to provide housing for families decreased for several years due to the decline of habitable public housing units. We demolished and/or disposed of several developments that housed hundreds of individuals. The tenants were relocated to another public housing unit or given a Housing Choice Voucher. To address the affordable housing need, our current leadership is making considerable effort to assess the existing housing inventory and create a sustainable development plan based on resources, capacity, housing, and need.

The following documents provide statistics on Columbia Housing’s waiting lists.

1. Public Housing
2. Housing Choice Voucher (HCV)
3. Project Based Vouchers Developments (PBV)
4. Housing Opportunities for Person with AIDS (HOPWA)
5. Veterans Administration Supportive Housing (VASH)
6. Emergency Housing Vouchers (EHV) – permanently closed
7. Foster Youth to Independence Vouchers (FYI)

Public Housing Waiting List

During the fiscal year, Oak Read and Arrington Manor waiting lists were opened in December to accept new applicants. As the need to receive more applications arise, these waiting lists will reopen and stay open until an adequate number of applications are received to supplement the vacancy needs.

Public Housing waiting list

Applicant Demographics	Number of Applicants	% Of total Families
Elderly	266	9%
Disabled Household Member	706	24%
Families with Children	2501	84%
1 Bedroom Applicants	192	7%
2 Bedroom Applicants	1575	53%
3 Bedroom Applicants	662	23%
4 Bedroom Applicants	1543	53%
5 Bedroom Applicants	15	1%

5+ Bedroom Applicants		
Total Applicants	2987	
	Number of Applicants	
White	266	
Black/African American	2244	
American Indian/Alaska Native	52	
Native Hawaiian/Other Islander	19	
Hispanic	6	
Other	2	
Declined/ Did not answer	398	

Columbia Housing operated a HUD approved Housing Designation Program which provides 111 public housing units for elderly (age 62 and above) in Oak Read Highrise. We have 136 units designated for the near elderly (50 to 61) and elderly populations. These developments are Arrington Manor, Rosewood Hills, Fair Street, and Celia Saxon Elder Cottages. Over the years, we have decreased the number of public housing units designated for seniors. On the other hand, we have created the VISION 2030 Repositioning Plan which entails hundreds of units of newly developed housing designated for seniors through our nonprofit affiliate South Carolina Affordable Housing Initiative Inc. (SCAHI) and development partners. In 2024, construction on Oak Terrace was completed and the development was fully occupied by the end of the year. In Spring 2025, occupancy began at The Haven Palmer’s Point which is designated for elderly. As we continue to reposition our portfolio, consideration will be given as the demand for elderly designated housing continues to rise for individuals seeking affordable housing options.

RAD Converted Properties

In 2024, Columbia Housing converted two of its public housing properties to RAD PBV developments. Those properties are Lewis Scott Court and Hammond Village. The developments have been repositioned as RAD/Section 18 Blend and are undergoing renovations.

Housing Choice Voucher Program Needs

The Housing Choice Voucher Program remains the program of choice, presumably for its element of housing choice and the opportunity to port from one location to another. Partnering with other agencies during the lottery process increased outreach and made the process accessible to many applicants who desire a voucher. The Housing Choice Voucher Waiting List is currently closed and has not been accepting applications for general applicants for several years. It has been opened for special applicants for project-based vouchers, Foster Youth to Independence Program, and RAD-converted developments only.

Demographic Categories	Number of Applicants
<i>Total HCV Applicants</i>	619 (56 are FYI)
<i>HOPWA</i>	<i>Referral Based</i>
<i>VASH</i>	<i>Referral Based</i>
<i>FYI</i>	<i>Referral Based</i>
<i>PBV</i>	382 (Lorick Place) 623 (Oaks At St Anna's Park/Oak Park) 227 (Oak Terrace) 362 (Villages of River's Edge) 72 (Four Seasons) 467 (Haven at Palmer's Pointe) 333 (Christopher Towers) 197 (Hammond Village) 194 (Lewis Scott Court) 500 (Harbor Cove)

Housing Choice Voucher Waiting List

Bedroom size of HCV applicants is determined at the time of voucher issuance. The data collected for this subgroup does not include actual bedroom size for the waiting list.

Housing Choice Voucher Waiting List Demographics

Applicant Demographics	Number of Applicants	% Of total Families
Elderly	35	6%
Disabled Household Member	39	6%
Families with Children	619	92%
Total Applicants	676	
Ethnicity/Race	Number of Applicants	
White	11	
Black/African American	320	
American Indian/Alaska Native	1	
Native Hawaiian/Other Islander	1	
Asian	0	
Other	0	
Declined	0	
Total Applicants	676	
Hispanic	0	

Foster Youth to Independence Program (FYI) Waiting List Demographics

Applicant Demographics	Number of Applicants	% Of total Families
Elderly	0	0%
Disabled Household Member	0	0%
Families with Children	8	15%
Total Applicants	56	
1 Bedroom Applicants	49	88%
2 Bedroom Applicants	5	9%
3 Bedroom Applicants	1	2%
4 Bedroom Applicants	0	0%
5 Bedroom Applicants	0	0%
5+ Bedroom Applicants		
Ethnicity/Race	Number of Applicants	
White	6	
Black/African American	46	
American Indian/Alaska Native	1	
Native Hawaiian/Other Islander	0	
Asian	1	
Other	0	
Declined		
Total Applicants		
Hispanic	2	

Project Based Vouchers Waiting Lists

Columbia Housing opened several PBV waiting lists since the beginning of the fiscal year. The following charts provide an overview of the waiting lists application dates and number of applicants currently on each list.

Waiting List	Date Opened	Date Closed
Chris Towers PBV	11/24/2025	11/24/2025
Four Seasons PBV	2/9/2026	2/9/2026
Harbor Cove RAD	1/22/2026	1/23/2026
Lewis Scott PBV	1/26/2026	1/26/2026
Lorick Place PBV	1/22/2026	1/22/2026
Oak Park PBV	1/27/2026	1/27/2026

Villages of River's Edge PBV	1/30/2026	1/30/2026
---------------------------------	-----------	-----------

Lorick Place Waiting List Demographics

Applicant Demographics	Number of Applicants	% Of Total Families
Elderly	4	1%
Disabled Household Member	23	2%
Families with Children	302	79%
1 Bedroom Applicants	0	0%
2 Bedroom Applicants	239	63%
3 Bedroom Applicants	143	38%
4 Bedroom Applicants	0	0%
5 Bedroom Applicants	0	0%
5+ Bedroom Applicants		
Total Applicants	382	
Ethnicity/Race	Number of Applicants	
White	21	
Black/African American	353	
American Indian/Alaska Native	5	
Native Hawaiian/Other Islander	1	
Hispanic	10	
Other - Asian	0	
Declined	0	

Oak Park Project Based Voucher Waiting List Demographics

Applicant Demographics	Number of Households	% Of Total Families
Elderly	24	4%
Disabled Household Member	69	11%
Families with Children	450	73%
1 Bedroom Applicants	106	17%
2 Bedroom Applicants	295	48%
3 Bedroom Applicants	203	33%
4 Bedroom Applicants	16	3%
5 Bedroom Applicants	3	1%

5+ Bedroom Applicants		
Total Applicants	623	
Ethnicity/Race	Number of (Individuals)	
White	30	
Black/African American	587	
American Indian/Alaska Native	8	
Native Hawaiian/Other Islander	2	
Hispanic	15	
Other - Asian	0	
Declined	0	

Oak Terrace Waiting List

Applicant Demographics	Number of Applicants (Households)	% Of Total Families
Elderly	214	95%
Disabled Household Member	106	47%
Families with Children	7	3%
1 Bedroom Applicants	220	97%
2 Bedroom Applicants	5	3%
3 Bedroom Applicants	2	3%
4 Bedroom Applicants	0	0%
5 Bedroom Applicants	0	0%
5+ Bedroom Applicants		
Total Applicants	227	
Ethnicity/Race	Number of Households	
White	35	
Black/African American	186	
American Indian/Alaska Native	4	
Native Hawaiian/Other Islander	0	
Hispanic	6	
Other - Asian	2	
Declined	0	

The Haven at Palmer's Point Waiting List Demographics

Applicant Demographics	Number of Households	% Of Total Families
Elderly	463	100%
Disabled Household Member	219	47%
Families with Children	8	2%
1 Bedroom Applicants	450	97%
2 Bedroom Applicants	15	4%
3 Bedroom Applicants	2	0%
4 Bedroom Applicants	0	0%
5 Bedroom Applicants 5+ Bedroom Applicants	0	0%
Total Applicants	467	
Ethnicity/Race	Number of Households	
White	66	
Black/African American	395	
American Indian/Alaska Native	4	
Native Hawaiian/Other Islander	0	
Hispanic	12	
Other - Asian	0	
Declined	0	

Villages at River's Edge Waiting

Applicant Demographics	Number of Applicants	% Of Total Families
Elderly	5	2%
Disabled Household Member	32	9%
Families with Children	288	80%
1 Bedroom Applicants	8	3%
2 Bedroom Applicants	227	63%
3 Bedroom Applicants	119	33%
4 Bedroom Applicants	7	2%
5 Bedroom Applicants 5+ Bedroom Applicants	1	<1%
Total Applicants	362	
Ethnicity/Race	Number of Applicants	
White	19	
Black/African American	334	

American Indian/Alaska Native	5	
Native Hawaiian/Other Islander	0	
Hispanic	11	
Other - Asian	0	
Declined	0	

Four Seasons Waiting List

Applicant Demographics	Number of Households	% Of Total Families
Elderly	4	6%
Disabled Household Member	9	13%
Families with Children	43	60%
1 Bedroom Applicants	0	0%
2 Bedroom Applicants	72	100%
3 Bedroom Applicants	0	0%
4 Bedroom Applicants	0	0%
5 Bedroom Applicants	0	0%
5+ Bedroom Applicants		
Total Applicants	72	
Ethnicity/Race	Number of Applicants	
White	8	
Black/African American	65	
American Indian/Alaska Native	0	
Native Hawaiian/Other Islander	0	
Hispanic	0	
Other - Asian	1	
Declined	0	

Christopher Towers Waiting List

Program Name	Number of Households	% Of Total Families
Elderly	122	37%
Disabled Household Member	112	34%
Families with Children	97	30%
1 Bedroom Applicants	232	70%
2 Bedroom Applicants	74	23%
3 Bedroom Applicants	20	6%
4 Bedroom Applicants	7	3%
5 Bedroom Applicants 5+ Bedroom Applicants	0	0%
Total Applicants	333	
Ethnicity/Race	Number of Applicants	
White	45	
Black/African American	279	
American Indian/Alaska Native	11	
Native Hawaiian/Other Islander	0	
Hispanic	9	
Other - Asian	4	
Declined	0	

Hammond Village Waiting List

Applicant Demographics	Number of Households	% Of Total Families
Elderly	13	7%
Disabled Household Member	22	12%
Families with Children	124	63%
1 Bedroom Applicants	77	39%
2 Bedroom Applicants	69	35%
3 Bedroom Applicants	42	22%
4 Bedroom Applicants	9	5%
5 Bedroom Applicants 5+ Bedroom Applicants	0	0%
Total Applicants	197	
Ethnicity/Race	Number of Applicants	
White	11	

Black/African American	182	
American Indian/Alaska Native	2	
Native Hawaiian/Other Islander	0	
Hispanic	5	
Other - Asian	0	
Declined	0	

Lewis Scott Court Waiting List

Applicant Demographics	Number of Households	% Of Total Families
Elderly	9	5%
Disabled Household Member	33	17%
Families with Children	118	61%
1 Bedroom Applicants	71	37%
2 Bedroom Applicants	79	41%
3 Bedroom Applicants	36	19%
4 Bedroom Applicants	6	3%
5 Bedroom Applicants 5+ Bedroom Applicants	2	1%
Total Applicants	194	
Ethnicity/Race	Number of Applicants	
White	18	
Black/African American	170	
American Indian/Alaska Native	2	
Native Hawaiian/Other Islander	0	
Hispanic	3	
Other - Asian	0	
Declined	0	

Harbor Cove Waiting List (formerly Capital Heights and Bayberry Mews)

Applicant Demographics	Number of Households	% Of Total Families
Elderly	4	1%
Disabled Household Member	41	9%
Families with Children	415	83%

1 Bedroom Applicants	0	0%
2 Bedroom Applicants	0	0%
3 Bedroom Applicants	350	70%
4 Bedroom Applicants	104	21%
5 Bedroom Applicants 5+ Bedroom Applicants	46	10%
Total Applicants	500	
Ethnicity/Race	Number of Applicants	
White	25	
Black/African American	472	
American Indian/Alaska Native	4	
Native Hawaiian/Other Islander	0	
Hispanic	5	
Other - Asian	1	
Declined	0	

Special Programs

Veterans Affairs Supportive Housing (VASH) Waiting List

The 2023 Point-In-Time count conducted by the United Way of the Midlands identified 135 Veterans experiencing homelessness. Although there continues to be a need to ensure that Veterans receive adequate housing, the turnover rate for VASH Vouchers is significantly high. This has required CH and the VA to create strategies to stabilize the Veterans and ensure that they are provided with services that deter the likelihood of them becoming homeless again. The program provides funding for 414 VASH Vouchers. The VA makes referrals for individuals who are eligible based upon their criterion.

Continuum of Care (CoC) Permanent Supportive Housing

Addressing homelessness in the Columbia area has been more of the strategic initiatives conducted by Columbia Housing. To increase the number of affordable housing units in the Columbia area and reduce wait time, the CH created a Homeless Program Department in 2007. The CH partnered with the City of Columbia, United Way of the Midlands and the University of South Carolina, School of Medicine to provide housing to chronically homeless individuals with disabilities through the Housing First Program. The CH continues to partner with numerous agencies in the Midlands Area Consortium for the Homeless (MACH) to create additional

housing for homeless individuals and families. Currently the total number of units funded under the programs is 73 units.

Data collected from the 2023 Point-In-Time Count indicated that the number of individuals experiencing homelessness decreased 4% since 2019. The efforts are due to programs such as the Continuum of Care and HOPWA administered by Columbia Housing. The local area is seeing an increase in the number of youth ages 18-24 experiencing homelessness, which has risen 9% since 2019. We will apply for additional FYI Vouchers and other programs such as Family Unification Program (FUP) to address youth homelessness and other populations such as those connected with foster care.

Foster Youth to Independence (FYI)

In October 2024, Columbia Housing was awarded 52 Youth to Independence Vouchers (FYI) for youth who have left foster care or aging out of foster and are homeless or at risk of being homeless. An MOU was created to establish partnerships with SC Department of Social Services and United Way of the Midlands for implementation of this program. To date, 45 of the 52 vouchers have been leased. Additionally, we have received \$50,000 in CDBG Funds to assist with security deposits and other fees for the FYI youth. This partnership has been impactful in helping to eliminate barriers the youth faced to getting housed quickly.

Emergency Housing Vouchers (EHV's)

In July 2021, CH was allocated 84 EHV's in partnership with the local CoC to provide housing for homeless or at risk of homeless individuals and families. As of September 30, 2023, housing authorities were not allowed to reissue EHV's post turnover. All applicants on the waiting list as of this date could not be issued an EHV per HUD's regulations. To date, 70 EHV participants remain on the program.

Housing Opportunities for Persons With AIDS (HOPWA)

The CH administers a multi-part housing program for persons diagnosed with AIDS or and AIDS related illness through funding allocated by the Housing Opportunity for Person With AIDS (HOPWA) Grants funded mostly by the City of Columbia. Each year, Columbia Housing responds to requests for proposals to continue funding the program and provide housing to individuals and families with at least one person in the household diagnosed with AIDS. The program has been quite comprehensive in which CH established great partnerships with PALSS and Prisma Health Supportive Housing to provide supportive services for HOPWA families.

1. The current HOPWA allocation for Housing Choice Vouchers provides funding for approximately 55 vouchers for persons diagnosed with AIDS or an AIDS related illness. This amount is less than previous allocations which initially helped 95 families with vouchers.

2. The HOPWA Permanent Housing Program was created to address increasing rents and the inability of clients to locate housing. With funding allocated by the City of Columbia through the HOPWA Program, CH purchased and renovated 9 units to provide housing for eligible individuals and families. The units are managed and maintained by property management staff.
3. The HOPWA Housing First Program provides housing for 15 households where individuals are homeless and diagnosed with AIDS or AIDS related illnesses. The scope of this program includes CH renting the units from landlords and paying utility costs for the tenants. This program is transitional to the HCV or Permanent Housing Programs.

The HOPWA Program is greatly needed to assist persons diagnosed with AIDS with stable housing and supportive services that include medical treatment. The reduction in funding over the past four years has decreased the number of families being served.

Impediments to Fair Housing Choice

An impediment to fair housing is resources to provide access for special populations to obtain affordable housing. The subsidy granted by the Housing Choice Voucher has been the gateway to addressing this impediment because it keeps housing costs affordable; however, the limited funding for the HCV and rising cost of rent limit the number of households that can be served. Another impediment is the need for wages to be compatible with Fair Market Rent rising costs. As wages continue to stay the same while the cost of housing and goods increase, securing housing of choice is limited for many families. In response to these impediments, Columbia Housing's Plan creates affordable housing for individuals with challenges and makes them aware of fair housing protections while promoting homeownership and making available non-traditional affordable housing opportunities such as permanent supportive housing or Foster Youth to Independence Programs.

Strategy for Addressing Housing Needs

The Five-Year Plan identifies housing needs for the local area. Based on the information provided, the greatest housing needs are for individuals with low incomes, needing one and two bedrooms. To meet the most significant housing needs in the local area, Columbia Housing had to assess its existing capacity. The number of individuals on the combined waiting lists exceeds the availability of housing resources controlled by CH. As a result, we have identified several strategies to address housing needs and support the most vulnerable population of citizens in the area.

Possible Strategies for Addressing Needs

The low vacancy rate for affordable housing becomes a challenge when helping families with HCV secure quality housing in desired areas. Due to the lack of inventory for affordable housing in Columbia, there is not enough affordable housing (less than allowed under the Fair Market Rents) for families and individuals to lease up their vouchers. CH 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 71% applicants at or below 30% of AMI
Target available assistance to families at or below 50% of AMI	x	The PH waiting list is 17% applicants is between 30% and 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	x	The CoC Homeless Program targets housing for disabled homeless families.
Take advantage of HUD’s waivers to increase the allowable payment standards for the HCV Program	x	Allows for more housing opens for tenants with HCVs and makes the voucher competitive with the local rental market.

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 include profit and non-profit entities;
- Expand the number of HCV landlords participating in the program;
- Administer special population programs such as Continuum of Care, VASH, HOPWA, Mainstream Vouchers, and Family Unification Grant and FYI.
- Redevelop housing on public housing property that has been demolished;
- Maintain lease up rate 98% for the HCV Program;
- Capitalize on financial resources by liquidating nonpublic housing assets and

DECONCENTRATION POLICY IN PUBLIC HOUSING

It is Columbia Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income communities and lower income families into higher income communities. Toward this end, we may skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Columbia Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our communities, the income levels of census tracts in which our communities are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement. This information is available in the Columbia Housing Authority's Deconcentration of Poverty Plan.

DECONCENTRATION INCENTIVES IN PUBLIC HOUSING

The Columbia Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular community.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

OFFER OF A PUBLIC HOUSING UNIT

When the Columbia Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income targeting goal.

The Columbia Housing Authority will contact the family by mail to make the unit offer. The family will be given five (5) business days from the date the letter was mailed to contact the Columbia Housing Authority regarding the offer.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have two (2) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file. If the family rejects the offer of the

unit, the Columbia Housing Authority will send the family a letter documenting the offer and the rejection.

REJECTION OF A PUBLIC HOUSING UNIT

If in making the offer to the family the Columbia Housing Authority skipped over other families on the waiting list in order to meet their deconcentration goal or offered the family any other deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Columbia Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other deconcentration incentive, and the family rejects the unit without good cause, the family's application will be removed from the waiting list.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered the right to an informal review of the decision to alter their application status.

Deconcentration Analysis

Total Average Household Income \$19,569
85% of Total Average (\$16,634) and 115% of Total Average (\$22,505)

Deconcentration Policy for Covered Developments			
Development Name Average Income	Number of Units	Explanation (if any) {step 4 at 24 CFR 903.2©(1)(iv)}	Deconcentration policy (if no explanation) {see step 5 at 24 CFR 903.2©(1)(v)}
AMP 1 \$14,428	91	The covered development's size, location and income configuration promote income Deconcentration such as a scattered site or small developments.	See Policy
AMP 2 \$24,033	138	The covered development's size, location and income configuration promote income Deconcentration such as a scattered site or small developments.	See Policy

AMP 3 \$27,019	156	The covered development's size, location and income configuration promote income Deconcentration such as a scattered site or small developments.	See Policy
AMP 4 \$16,548	291	Average within range	
AMP 5 \$15,820	176	The covered development's size, location and income configuration promote income Deconcentration such as a scattered site or small developments.	See Policy

RENT DETERMINATION

The Columbia Housing Authority operates both Public Housing and Housing Choice Voucher Programs. The CH Board of Commissioners has approved the following rent policies for the Public Housing Program. There were not any revisions to the public housing rent determination policy. The changes to the Payment Standards for the Housing Choice Voucher Program were approved by the Board of Commissioners.

PUBLIC HOUSING

1. CH continues to calculate rent payment at the greater of 30% adjusted monthly income or 10% of monthly income.
2. CH has not added any income exclusions (excluding those required by HUD) in the calculation of adjusted income.
3. CH has an established minimum rent of \$50.00
4. CH is no longer allowing new earned income disallowance as of January 1, 2024.

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

The Public Housing Program utilizes flat rent which serves as a maximum rent for families regardless of income level. Under the 2014 Appropriations Act, PHA's must set flat rents at a minimum of 80% of the HUD published Fair Market Rent. Flat rents be implemented pursuant to the guidance set forth in PIH Notice 2017-23 which establishes a phase-in for rent increase in excess of 35% per year for affected households. Public Housing flat rents must be a minimum of 80% of the HUD published Fair Market Rents regardless of household income and new FMR's were published by HUD with an effective date of October 1, 2025, as reflected in the table below:

Bedroom Size	0	1	2	3	4	5
HUD 2026 FMR (10/1/2025)	\$1032	\$1164	\$1276	\$1623	\$1911	\$2198
Flat Rent (Effective 10/1/2025)	\$826	\$931	\$1021	\$1298	\$1529	\$17582
Percent of HUD FMR	80%	80%	80%	80%	80%	80%

HOUSING CHOICE VOUCHER/SECTION 8 PROGRAM

The Department of Housing and Urban Development (HUD) issued instructions regarding the annual Fair Market Rents for the Section Housing Choice Voucher Program; whereas the Housing Authority is required by HUD regulations to determine Payment Standards within 90%-110% of the HUD established Fair Market Rents.

Section 8/Housing Choice Voucher Program

1. CH is retaining the calculation of participant's contribution at the greater of 30% adjusted monthly income or 10% of monthly income.
2. CH has not added any income exclusions (excluding those required by HUD in the calculation of adjusted income).

The Payment Standard in the Housing Choice Voucher Program is used to determine the maximum amount of subsidy that can be paid on behalf of an assisted household. Payment Standards must be set between 90% and 110% of the applicable Fair Market Rent (FMR) unless HUD issues waivers that grant exceptions in higher rental markets.

10/1/2025 Approved Payment Standards

Bedroom Size	0	1	2	3	4	5
HUD 2026 FMR (10/1/25)	\$1032	\$1164	\$1276	\$1623	\$1911	\$2198
CH Payment Standards	\$1135	\$1280	\$1404	\$1785	\$2102	\$2418
Percent of HUD FMR	110%	110%	110%	110%	110%	110%

UTILITY ALLOWANCES PUBLIC HOUSING

During the fiscal year, Columbia Housing adopted an updated schedule of utility allowances for public housing. The utility allowance changes were presented to the Board of Commissions for approval and became effective 7/1/2025. A copy of the new utility allowance schedule is included as an addendum to this plan. Columbia Housing will utilize property specific utility allowances for all Project-Based Voucher projects.

**Columbia Housing Authority
Financial Resources
Public Housing Program**

Revenues	Fiscal Year 2027	Fiscal Year 2026	Net Change
Unit Count			0
Tenant Revenue	\$ 3,170,779.81	\$ 3,078,427.00	\$ 92,352.81
HUD Operating Grant Revenue	\$ 8,370,067.37	\$ 8,126,279.00	\$ 243,788.37
HUD Capital Grant Revenue	\$ 1,225,755.62	\$ 1,190,054.00	\$ 35,701.62
Other Revenue	\$ 257,767.80	\$ 250,260.00	\$ 7,507.8
Total Revenue	\$ 13,024,370.60	\$ 12,645,020.00	\$ 379,350.60
Expenditures	Fiscal Year 2027	Fiscal Year 2026	Net Change
Operating - Administration	\$ 3,101,667.00	\$ 3,011,327.57	\$ 90,339.43
Tenant Services	\$ 278,162.67	\$ 270,060.85	\$ 8,101.82
Utilities	\$ 1,826,657.62	\$ 1,773,454.00	\$ 53,203.62
Maintenance	\$ 6,267,468.32	\$ 6,084,920.70	\$ 182,547.62
Protective Services	\$ 584,568.63	\$ 567,542.36	\$ 17,026.27
Insurance	\$ 458,308.80	\$ 444,960.00	\$ 13,348.80
General	\$ 353,847.28	\$ 343,541.05	\$ 10,306.23
Interest/Amortization	\$ 99,724.60	\$ 96,820.00	\$ 2,904.60
Extraordinary Maintenance	\$ -	\$ -	\$ -
Total Expenditures	\$ 12,970,404.92	\$ 12,592,626.53	\$ 377,778.39
Excess (Deficiency) of Revenue Over (Under) Expenses	\$ 53,965.68	\$ 52,393.47	\$ 1,572.21

Columbia Housing Authority
Financial Resources
Business Activities

Revenues	Fiscal Year 2027	Fiscal Year 2026	Net Change
Unit Count	323	323	0
Tenant Revenue	\$ 1,662,039.74	\$ 1,613,630.82	\$ 48,408.92
HUD Operating Grant Revenue	\$ -	\$ -	\$ -
HUD Capital Grant Revenue	\$ -	\$ -	\$ -
Other Revenue	\$ 10,621.57	\$ 10,312.20	\$ 309.37
Total Revenue	\$ 1,672,661.31	\$ 1,623,943.02	\$ 48,718.29
Expenditures	Fiscal Year 2027	Fiscal Year 2026	Net Change
Operating - Administration	\$ 167,351.67	\$ 162,477.35	\$ 4,874.32
Tenant Services	\$ 1,962.66	\$ 1,905.50	\$ 57.16
Utilities	\$ 123,276.58	\$ 119,686.00	\$ 3,590.58
Maintenance	\$ 953,783.00	\$ 926,002.92	\$ 27,780.08
Protective Services	\$ -	\$ -	\$ -
Insurance	\$ 12,009.39	\$ 11,659.60	\$ 349.79
General	\$ 20,880.63	\$ 20,272.46	\$ 608.17
Interest/Amortization	\$ 134,525.30	\$ 130,607.09	\$ 3,918.21
Extraordinary Maintenance	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,413,789.23	\$ 1,372,610.92	\$ 41,178.31
Excess (Deficiency) of Revenue Over (Under) Expenses	\$ 258,872.08	\$ 251,332.10	\$ 7,539.98

**Columbia Housing Authority
Financial Resources
Central Office Cost Center**

Revenues	Fiscal Year 2027	Fiscal Year 2026	Net Change
Unit Count	0	0	0
Tenant Revenue	\$ -	\$ -	\$ -
HUD Operating Grant Revenue	\$ -	\$ -	\$ -
HUD Capital Grant Revenue	\$ 622,385.95	\$ 604,258.20	\$ 18,127.75
Other Revenue	\$ 3,373,520.72	\$ 3,275,262.84	\$ 98,257.88
Total Revenue	\$ 3,995,906.67	\$ 3,879,521.04	\$ 116,385.63
Expenditures	Fiscal Year 2027	Fiscal Year 2026	Net Change
Operating - Administration	\$ 2,917,536.53	\$ 2,832,559.74	\$ 84,976.79
Tenant Services	\$ -	\$ -	\$ -
Utilities	\$ 69,754.17	\$ 67,722.50	\$ 2,031.67
Maintenance	\$ 132,401.86	\$ 128,545.50	\$ 3,856.36
Protective Services	\$ -	\$ -	\$ -
Insurance	\$ 95,481.00	\$ 92,700.00	\$ 2,781.00
General	\$ 96,011.45	\$ 93,215.00	\$ 2,796.45
Interest/Amortization	\$ -	\$ -	\$ -
Extraordinary Maintenance	\$ -	\$ -	\$ -
Total Expenditures	\$ 3,311,185.01	\$ 3,214,742.74	\$ 96,442.27
Excess (Deficiency) of Revenue Over (Under) Expenses	\$ 684,721.66	\$ 681,119.00	\$ 3,602.66

**Columbia Housing Authority
Financial Resources
Housing Choice Voucher Program**

Revenues	Fiscal Year 2027	Fiscal Year 2026	Net Change
Unit Count	0	0	0
Tenant Revenue	\$ -	\$ -	\$ -
HUD Operating Grant Revenue	\$ 3,886,147.33	\$ 3,772,958.58	\$ 113,188.75
HUD Capital Grant Revenue	\$ -	\$ -	\$ -
Other Revenue	\$ 3,677.10	\$ 3,570.00	\$ 107.1
Total Revenue	\$ 3,889,824.43	\$ 3,776,528.58	\$ 113,295.85
Expenditures	Fiscal Year 2027	Fiscal Year 2026	Net Change
Operating - Administration	\$ 2,946,432.26	\$ 2,860,613.85	\$ 85,818.41
Tenant Services	\$ -	\$ -	\$ -
Utilities	\$ -	\$ -	\$ -
Maintenance	\$ 392,294.04	\$ 380,868.00	\$ 11,426.04
Protective Services	\$ -	\$ -	\$ -
Insurance	\$ 39,942.88	\$ 38,779.50	\$ 1,163.38
General	\$ 94,475.26	\$ 91,723.56	\$ 2,751.70
Interest/Amortization	\$ -	\$ -	\$ -
Extraordinary Maintenance	\$ -	\$ -	\$ -
Total Expenditures	\$ 3,473,144.44	\$ 3,371,984.91	\$ 101,159.53
Excess (Deficiency) of Revenue Over (Under) Expenses	\$ 416,679.99	\$ 404,543.67	\$ 12,136.32

COLUMBIA HOUSING AGENCY PLAN - RAD PROJECTS 2026

PROPERTY	TOTAL UNITS	REPOSITIONING TOOL	REPOSITIONING STRATEGY	2026 STATUS
Latimer Manor	200	DEMO RAD/Section 18 Blend with TOA	Demo/New Construction	Phase I (20 units TOA) CLOSED UNDER CONSTRUCTION Phase II (24 units TOA) Closing 3/2026 Phase III (24 units TOA) Closing 3/2026
			114 Units TOA	
			86 RAD Units On-Site	
			TEB/4% LIHTC	
Dorrah Randall	52	DEMO RAD/Section 18 Blend with TOA	Demo/New Construction	Phase I (28 Units TOA) CLOSED UNDER CONSTRUCTION Phase II On Site Closing 6/2026
			28 Units TOA	
			24 RAD Units On-Site	
			TEB/4% LIHTC	
Hammond Village	78	REHAB RAD/Section 18 Blend	Substantial Rehab	CLOSED UNDER CONSTRUCTION
			FHA 221d4 Mortgage	
Lewis Scott Court	67	REHAB RAD/Section 18 Blend	Substantial Rehab	CLOSED UNDER CONSTRUCTION
			FHA 221d4 Mortgage	
Rosewood	76	REHAB RAD/Section 18 Blend	Rehabilitation	Closing Estimated 5/2026
			FHA 221d4 Mortgage	
Celia Saxon	59	REHAB RAD/Section 18 Blend	Rehabilitation	Closing Estimated 8/2026
			FHA 221d4 Mortgage	
			Combine with Celia Saxon LIHTC Units (71)	
Harbor Cove Homes	200	REHAB RAD TOA Units	Substantial Rehab	CLOSED UNDER CONSTRUCTION
			20 RAD TOA Latimer / 28 RAD TOA Dorrah	
			FHA 221d4 Mortgage	
Scattered Sites	305	REHAB RAD/Section 18 Blend	Rehabilitation	Closing Estimated 9/2026
			501c3 Bonds	
Willowbrook	104	NEW CONSTRUCTION RAD TOA Units	New Construction on new site	Closing 3/2026
			24 RAD TOA Latimer Manor	
Oak Grove at Hunt Club	96	NEW CONSTRUCTION RAD TOA Units	New Construction on new site	Closing 3/2026
			24 RAD TOA Latimer	
Summit at Belmond	72	NEW CONSTRUCTION RAD Conversion	New Construction on the Dorrah Randall site 72 Total Units - 24 RAD Units	Closing 8/2026

Rental Assistance Demonstration

Columbia Housing intends to submit additional applications to convert various Public Housing communities to Project Based Vouchers under the guidelines of PIH Notice 2019-23, REV 4 and any successor Notices. Upon conversion to Project Based Vouchers, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2019-23, REV 4 and PIH 2016-17. These residents' rights, participation, waiting list and grievance procedures are described below. Additionally, the Columbia Housing Authority certifies that it is currently compliant with all Fair Housing and Civil Rights requirements and is not under a Voluntary Compliance Agreement.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing CHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund budget will be reduced by the pro-rata share of Public Housing Developments converted as part of the demonstration and that CH may also borrow funds to address their capital needs. CH will also contribute Replacement Housing Factor (RHF) funds and Public Housing Reserve funds in the amount of approximately \$3 million dollars.

UNITS ANTICIPATED TO BE CONVERTED UNDER RAD

The charts in this plan identify units to be converted under the RAD program. The RAD conversion will include the following elements.

1. The unit count will remain the same pre-conversion and post-conversion.
2. Changes in bedroom distribution will be made to accommodate the actual needs of all current residents assuring that all households can be rightsized.
3. Most properties will utilize a RAD/Section 18 Blend to maximize potential revenue to reach the necessary rehab level.
4. There will be transfer of assistance under the RAD conversion.

RAD RESIDENT RIGHTS AND PARTICIPATION

1. No Re-screening of Tenants upon Conversion. Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.

2. Right to Return. Any residents that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved (see Section 1.6.B.7 and Section 1.7.A.8 on conditions warranting a transfer of assistance), residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept Columbia Housing's offer to permanently relocate to another assisted unit and thereby waive their right to return to the development after rehabilitation or construction is completed.

3. Renewal of Lease. Under current regulations at 24 CFR § 983.257(b)(3), upon lease expiration, a PHA can choose not to renew the lease, without good cause. In such a case, the regulatory consequence is the loss of the assisted unit. Under RAD, the PHA must renew all leases upon lease expiration, unless cause exists. Consequently, 24 CFR § 983.257(b)(3) will not apply. This provision must be incorporated by the

PBV owner into the tenant lease or tenancy addendum, as appropriate.

4. Phase-in of Tenant Rent Increases. If a tenant’s monthly rent increases by more than 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is waiving section 3(a) (1) of the Act, as well as 24 CFR § 983.3 (definition of “total tenant payment” (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three-year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section “standard TTP” refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the “most recently paid TTP” refers to the TTP recorded on line 9j of the family’s most recent HUD Form 50058

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP and the standard TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 66% of difference between most recently paid TTP and the standard TTP
- Year 3: Year 3 AR and all subsequent recertifications – Full standard TTP

Please Note: Once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward.

5. Public Housing Family Self Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs. Current PH FSS participants will continue to be eligible for FSS once their housing is converted under RAD, and PHAs will be allowed to use any PH FSS funds granted previously or pursuant to the FY 2013 PH FSS NOFA, to serve those FSS participants who live in units converted by RAD and who will as a result be moving to the HCV FSS program, subject to the following:

- a. If a PHA has an HCV FSS program, a PHA must convert the PH FSS program participants at the covered project to their HCV FSS program. Please see future FSS Notices of Funding Availability and other guidance for additional details, including FSS coordinator funding eligibility of PHAs under a RAD conversion.
- b. If a PHA does not have an HCV FSS program, the PHA must establish an HCV FSS program and convert the PH FSS program participants at the covered project into their HCV FSS program. PHAs are not required to offer enrollment in FSS to residents in converting projects and other HCV participants, other than to residents in converting projects that were enrolled in the PH FSS program. Please see future FSS Notices of Funding Availability and other guidance for additional details, including FSS coordinator funding eligibility of PHAs under a RAD conversion.

All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR Part 984 and in accordance with the participants’ contracts of participation. However, residents who were converted from the PH FSS program to the HCV FSS program through RAD may not be terminated from the HCV FSS program or have HCV assistance withheld due to the participant’s failure to comply with the contract of participation. Consequently, 24 CFR984.303(b)(5)(iii) does not apply to FSS participants in converted properties.

Participants assisted by ROSS-SCs must be RAD-PBV residents. RAD PBV residents must live in a former

public housing project that converted under the RAD program and was previously served by a ROSS-SC to be considered as an eligible participant. ROSS-SCs may not serve non-RAD PBV residents.

6. Resident Participation and Funding. In accordance with Attachment 1B, residents of covered projects converting assistance to PBVs will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.

7. Resident Procedural Rights. The following items must be incorporated into both the Section 8 Administrative Plan and the owner’s lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

a. Termination Notification. HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257, related to owner termination of tenancy and eviction, as modified by the waiver in Section 1.6(C)(3) above, the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall not be less than:

- i.** A reasonable period of time, but not to exceed 30 days:
 - If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - In the event of any drug-related or violent criminal activity or any felony conviction;
- ii.** 14 days in the case of nonpayment of rent; and
- iii.** 30 days in any other case, except if a State or local law provides for a shorter period of time, such shorter period shall apply.

b. Grievance Process. HUD is incorporating additional procedural rights to comply with the requirements of section 6 of the Act. For issues related to tenancy and termination of assistance, PBV program rules require the PHA to provide an opportunity for an informal hearing, as outlined in 24CFR § 982.555. RAD will waive 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, and require that:

- i.** In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi), an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a PHA (as owner) action in accordance with the individual’s lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident’s rights, obligations, welfare, or status.
 - For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program.
 - For any additional hearings required under RAD, the PHA (as owner) will perform the hearing.
- ii.** An informal hearing will not be required for class grievances or to disputes between residents not involving the PHA (as owner) or contract administrator. This hearing requirement shall not apply to and is not intended as a forum for initiating or negotiating policy changes between a group or groups of

residents and the PHA (as owner) or contract administrator.

- iii. The PHA (as owner) give residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
- iv. The PHA (as owner) provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

8. Earned Income Disregard (EID). Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited to only persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in section 5.617(b) limiting EID to only disabled persons is waived. The waiver and resulting alternative requirement only apply to tenants receiving the EID at the time of conversion. No other tenants (e.g., tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion (e.g., due to loss of employment); tenants that move into the property following conversion, etc.) is covered by this waiver.

9. Capital Fund Education and Training Community Facilities (CFCF) Program. CFCF provides capital funding to PHAs for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and job training programs for public housing residents based on an identified need. Where a community facility has been developed under CFCF in connection to or serving the residents of an existing public housing project converting its assistance under RAD, residents will continue to qualify as "PHA residents" for the purposes of CFCF program compliance. To the greatest extent possible the community facility should continue to be available to public housing residents

PBV: Other Miscellaneous Provisions

1. Access to Records, Including Requests for Information Related to Evaluation of Demonstration.

PHAs must agree to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.

2. Additional Monitoring Requirement. The PHA's Board must approve the operating budget for the covered project annually in accordance with HUD requirements.

3. Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).

Under existing PBV program rules, projects that qualify as "existing housing" under 24 CFR § 983.52(a) are not subject to Davis-Bacon (prevailing wages, the Contract Work Hours and Safety Standards Act, and other related regulations, rules, and requirements) or Section 3 (24 CFR Part 135). However, the Davis-Bacon Act and Section 3 shall apply to all initial repairs that are identified in the Financing Plan to the extent that such repairs qualify as construction or rehabilitation, regardless of whether the project qualifies as "existing housing." Developmental requirements under 24 CFR §983.154 and fair housing provisions under 24 CFR § 983.152(c)(vi) continue to apply.

4. Establishment of Waiting List. In establishing the waiting list for the converted project, the PHA shall utilize the project-specific waiting list that existed at the time of conversion, unless the assistance is being transferred to another neighborhood. If a project-specific waiting list does exist, but the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the waitlist of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list. In addition, the waiting list must be established and maintained in accordance with PBV program requirements.

If a project-specific waiting list for the project does not exist, the PHA shall establish a waiting list in accordance 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the converted project's initial waiting list. For the purpose of establishing the initial waiting list, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing waiting list given the number of applicants,

PHA resources, and community characteristics of the proposed conversion under RAD. Such activities should be pursuant to the PHA's policies for waiting list management, including the obligation to affirmatively further fair housing.

A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area, informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate.

Applicants on the agency's centralized public housing waiting list who wish to be placed onto the newly established waiting list are done in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and the obligation to provide meaningful access for persons with limited English proficiency (LEP).

To implement this provision, HUD is waiving 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the converted project in accordance with 24 CFR § 983.251(c).

5. Mandatory Insurance Coverage. The project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed property of a project, except with the written approval of HUD to the contrary.

6. Agreement Waiver. For public housing conversions to PBV, there will be no Agreement to Enter into a Housing Assistance Payments (AHAP) contract. Therefore, all regulatory references to the Agreement (AHAP), including regulations under 24 CFR Part 983 Subpart D are waived.

7. Future Refinancing. Owners must receive HUD approval for any refinancing or restructuring of permanent debt within the HAP contract term to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)

8. Administrative Fees for Public Housing Conversions. For the initial Calendar Year in which a project's assistance has been converted, RAD PBV projects will be funded with public housing money. Since the public housing funding will not have been transferred to the TBRA account and since this funding is not section 8 assistance the annual contributions contract (ACC) between the PHA and HUD will cover

the project units but be for zero dollars. For this transition period, the ACC will primarily serve as the basis for covering the units and requiring PHA compliance with HUD requirements, but it will not be (as it is in the regular PBV program) the funding vehicle for the PBV RAD vouchers. Given this and given the fact that PHAs will be receiving full public housing funding for the PBV units during this transition period, PHAs will not receive ongoing section 8 administrative fee funding during this time.

Generally, PHAs receive ongoing administrative fees for units under a HAP contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Responsibility Act of 1998" and 24 CFR 982.152(b). During the transition period mentioned in the preceding paragraph, these provisions are waived, and PHAs will not receive section 8 ongoing administrative fees for PBV RAD units.

After this transition period, the ACC will be amended to include section 8 funding that corresponds to the units covered by the ACC. At that time, the regular section 8 administrative fee funding provisions will apply.