



FY 2009 Annual Agency Plan

EXECUTIVE SUMMARY

The following is a summary of the 2009 Annual Plan which provides a blueprint for the accomplishment of our goals and objectives as supported by the Board of Commissioners, employees, and residents of the Columbia Housing Authority.

CHA Mission:

The Columbia Housing Authority mission is to provide affordable housing that is safe and attractive while offering outstanding services to improve the quality of life for our residents and the community.

The Columbia Housing Authority (CHA) is completing this FY 2009 Agency Plan in consultation with CHA residents and the local community.

- Resident Advisory Board Meeting – September 3, 2008
- Public Hearing Meeting – September 3, 2008
- CHA Board of Commissioners Meeting – October 16, 2008
- Submittal to HUD Due Date - October 17, 2008

The Agency Plan is summarized as follows:

1. Housing Needs

The demand for public housing is evident by our current waiting list. Our greatest demand continues to be for small bedroom units (1 and 2 bedroom units) especially handicap accessible units. Our wait list is moving rapidly to accommodate the housing needs of our general area.

2. Financial Resources

The CHA plans to expend approximately \$1.8 million in the fiscal year of 2009 for operations, capital improvements, and administrative costs. This is not inclusive of prior fiscal year program expenses that have already been incurred.

CHA would like to allocate \$26,000 for Resident Services. However, the allocation is based upon HUD funding and the ability of our operating budget to support these services.

3. Eligibility, Selection and Admission Policies

- We have adopted local preferences. Families who are working, elderly, disabled, or displaced will be offered housing before other single persons.
- We have adopted an aggressive screening policy to ensure that to the best of our ability all new admissions will be good neighbors and residents. Our screening practices meet all fair housing and fair credit reporting requirements.



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4. Rent Determination - Discretionary Policies

Our discretionary rent policies include:

- \$50.00 minimum rent
- All applicants and current residents have a choice between income-based or flat rent as established by CHA.

5. Capital Improvements

Our projected funding under the Capital Fund Program is projected to be approximately \$441,585. Our primary focus for the FY 2009 program year includes:

PHA-Wide: Replace deteriorated sidewalks/parking/landscaping
 Ranges & Refrigerators

TN046-004: Install new central HVAC systems (66 units)
 Renovate kitchen and bathroom area cabinets
 Update exterior and fascia of all units
 Recreation equipment

TN046-005: Install new central HVAC systems (40 units)
 Renovate exterior and fascia of units

6. Demolition and/or Disposition

The CHA has no current plans for the demolition of units or the disposition of PHA property.

7. Section 8 Homeownership Program

The CHA has no Section 8 program; this component does not apply.

8. Project-Based Section 8 Voucher Program

The CHA has no Section 8 program; this component does not apply.

9. Other Plan Actions

In summary, Columbia Housing Authority has taken the necessary steps to ensure that this Agency Plan is consistent with the approved State of Tennessee Consolidated Housing Plan.

The 2009 Agency Plan outlines a comprehensive plan for the Columbia Housing Authority to become the choice provider of exceptional affordable housing services for the City of Columbia and Maury County located in Tennessee.