



U. S. Department of Housing and Urban Development

South Carolina State Office  
Strom Thurmond Federal Building  
1835 Assembly Street  
Columbia, South Carolina 29201-2480

April 5, 2021

Ms. Bonita Shropshire  
Executive Director  
SC State Finance and Development Housing Authority  
300-C Outlet Pointe Blvd.  
Columbia, SC 29210

Dear Ms. Shropshire:

SUBJECT: 2021 Annual Public Housing Agency Plan Approval

This letter is to inform you that SC State Finance and Development Housing Authority's (SCSF&DHA's) Annual Plan (PHA Plan) submission (SC911v01) for the PHA Fiscal Year beginning July 1, 2021 is approved. Approval of the Annual Plan does not constitute an endorsement of the strategies and policies outlined in the Plan.

In providing assistance to families under programs covered by this Plan, the SCSF&DHA will comply with the rules, standards, and policies established in its approved Plan, as provided in 24 CFR Part 903 and other applicable regulations. Your approved Plan and all required attachments and documents must be made available for review and inspection at the principal office of the SCSF&DHA during normal business hours.

If you have any questions regarding your PHA Plan or the information in this letter, please contact Keith Landrum, Portfolio Management Specialist, at (803) 253-3232 or Keith.Landrum@hud.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Bickley".

Digitally signed by: eric.a.bickley@hud.gov  
DN: CN = eric.a.bickley@hud.gov  
Date: 2021.04.05 15:19:53 -04'00'

Eric Bickley  
Director  
Public Housing Program Center

## **A RESOLUTION**

### **ADOPTING THE PUBLIC HOUSING AGENCY PLAN AND ADMINISTRATIVE PLAN FOR USE BY THE AUTHORITY IN THE ADMINISTRATION OF THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM AND OTHER MATTERS RELATED HERETO.**

**WHEREAS**, the Authority administers the Section 8 Housing Choice Voucher Program (the “Voucher Program”) under an Annual Contributions Contract (ACC) with the United States Department of Housing and Urban Development (HUD) in seven counties (Clarendon, Colleton, Dorchester, Fairfield, Kershaw, Lee and Lexington) of the State of South Carolina; and

**WHEREAS**, HUD regulations require the Authority to develop a Public Housing Agency Plan (“PHA Plan”) that describes the Authority’s mission and long-range goals and objectives for achieving its mission over a five-year period as it relates to the Voucher Program, and its approach to managing and providing services within the program for the fiscal year beginning July 1, 2021; and

**WHEREAS**, HUD regulations also require the Authority to adopt a written Administrative Plan that establishes local policies for administration of the Voucher Program and to revise the plan, if needed, to comply with HUD requirements; and

**WHEREAS**, the staff of the Authority has, in the manner required by HUD, prepared its Annual PHA Plan and Administrative Plan for the Voucher Program and has made said Plans available for comment by members of the public in a manner consistent with HUD Regulations; and

**WHEREAS**, the PHA Plan and Administrative Plan prepared by the staff of the Authority is attached to this Resolution; and

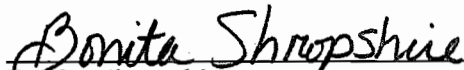
**WHEREAS**, HUD regulations require that the Authority’s PHA Plan and Administrative Plan for the Voucher Program be adopted by the Authority’s Board of Commissioners;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY IN MEETING DULY ASSEMBLED:** that the attached Public Housing Agency Annual Plan for Fiscal Year 2022 and Administrative Plan are adopted for use by the Authority in the administration of the Section 8 Housing Choice Voucher Program.

**STATE OF SOUTH CAROLINA  
COUNTY OF LEXINGTON**

I, the undersigned Secretary of the South Carolina State Housing Finance and Development Authority (the "Authority") **DO HEREBY CERTIFY** that the foregoing is a true, correct and verbatim copy of the Resolution duly adopted by the Authority at a duly called meeting held on March 17, 2021 at which meeting a quorum was present and acting throughout, which Resolution has been compared by me with the original thereof as recorded in the minute book of the Authority, and that said Resolution has not been modified, amended or repealed and is in full force and effect on the date hereof in the form attached hereto.

**WITNESS MY HAND** this 17th day of March, 2021.

  
\_\_\_\_\_  
Bonita Shropshire  
Secretary, South Carolina State Housing  
Finance and Development Authority

<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>																																		
A.1	<p><b>PHA Name:</b> South Carolina State Housing Finance and Development Authority    <b>PHA Code:</b> SC911  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 07/2021  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Housing Choice Vouchers (HCVs):</b> 2139  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission                      <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)</p>																																		
	<table border="1"> <thead> <tr> <th data-bbox="165 1312 440 1360">Participating PHAs</th> <th data-bbox="440 1312 571 1360">PHA Code</th> <th data-bbox="571 1312 870 1360">Program(s) in the Consortia</th> <th data-bbox="870 1312 1144 1360">Program(s) not in the Consortia</th> <th data-bbox="1144 1312 1453 1360">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td data-bbox="165 1360 440 1459">Lead HA:</td> <td data-bbox="440 1360 571 1459"></td> <td data-bbox="571 1360 870 1459"></td> <td data-bbox="870 1360 1144 1459"></td> <td data-bbox="1144 1360 1453 1459"></td> </tr> <tr> <td data-bbox="165 1459 440 1558"></td> <td data-bbox="440 1459 571 1558"></td> <td data-bbox="571 1459 870 1558"></td> <td data-bbox="870 1459 1144 1558"></td> <td data-bbox="1144 1459 1453 1558"></td> </tr> <tr> <td data-bbox="165 1558 440 1656"></td> <td data-bbox="440 1558 571 1656"></td> <td data-bbox="571 1558 870 1656"></td> <td data-bbox="870 1558 1144 1656"></td> <td data-bbox="1144 1558 1453 1656"></td> </tr> <tr> <td data-bbox="165 1656 440 1755"></td> <td data-bbox="440 1656 571 1755"></td> <td data-bbox="571 1656 870 1755"></td> <td data-bbox="870 1656 1144 1755"></td> <td data-bbox="1144 1656 1453 1755"></td> </tr> <tr> <td data-bbox="165 1755 440 1852"></td> <td data-bbox="440 1755 571 1852"></td> <td data-bbox="571 1755 870 1852"></td> <td data-bbox="870 1755 1144 1852"></td> <td data-bbox="1144 1755 1453 1852"></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																												
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<b>B.</b>	<b>Annual Plan.</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
<b>B.2</b>	<p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p>
<b>B.3</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>B.4</b>	<p><b>Civil Rights Certification</b></p> <p><a href="#">Form HUD-50077</a>, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.5</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>

<p><b>B.6</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>The South Carolina State Housing Finance and Development Authority has made the following progress in meeting and exceeding the goals and objectives described in the previous Five-Year Plan as follows:</p> <ol style="list-style-type: none"> <li>1. Continued the identification and selection of affordable housing opportunities and options through enhanced community outreach. We created an online Housing Opportunities webpage to provide access to several search databases of affordable housing (<a href="https://voucheronline.schousing.com/housingopportunities.aspx">https://voucheronline.schousing.com/housingopportunities.aspx</a>). SC Housing continues to make available an Authority sponsored free affordable housing search website database (SCHousingSearch.com) that allows landlords interested in participating in the Housing Choice Voucher Program to list their properties, and program applicants/participants to search for and locate affordable housing that meets their needs.</li> <li>2. Increased program utilization, in coordination with HUD, through the judicious use of reserve Housing Assistance Payment funds allowing the Authority to assist additional families. Also increased participation success rates through the continuance of a program that provides security deposit assistance to new program participants.</li> <li>3. Although a waiver was provided by HUD for the SEMAP assessment due to the COVID-19 pandemic, we continued to improve the quality of assisted housing through numerous intense quality control initiatives as we have used in previous years. Pursuant to NOTICE PIH 2020-13 (HA), REV-1 Issued: July 2, 2020, our FY2020 score of 100% will carry forward for FY2021, giving SC Housing a “High Performer” rating for the twentieth consecutive year, consistently exceeding HUD’s 95% family record reporting requirement.</li> <li>4. Increased customer satisfaction by exceeding the Authority’s goal of 90% landlord and participant satisfaction for the seventeenth consecutive year with an average combined rating of 99.5%.</li> <li>5. Maintained a strong partnership with the South Carolina Department of Mental Health through a Memorandum of Understanding to assist with the implementation and administration of a rental subsidy program, which includes case management services, to assist those families that might not otherwise be capable of living independently. Also assisted the South Carolina Department of Health and Human Services, through a contractual agreement, with the implementation and administration of a rental subsidy program under the Home Again Program to re-integrate families transitioning out of institutions back into the community.</li> <li>6. Continued to educate participants and landlords concerning the VAWA protections, rights and obligations. An emergency transfer plan was also adopted which incorporates the contact information for the local organizations offering assistance to victims of domestic violence throughout the State of South Carolina. These changes were incorporated into the HCVP Administrative Plan and added to SC Housing’s website along with the brochures that were developed by the South Carolina Governor’s Domestic Violence Task Force.</li> <li>7. Acquired and customized new software that provides online access to applicants, participants and landlords. Applicants can apply for assistance, monitor position on waiting list and update household information. Participants are able to communicate with caseworkers, upload documents and complete re-examinations on-line. Owners can monitor inspections, view payment information and communicate with caseworkers.</li> <li>8. Despite the many and varied challenges that have occurred due to the COVID-19 pandemic, SC Housing employees have risen to the occasion by becoming trained and knowledgeable in technology provided to allow social distancing and continue to provide quality and timely service to the Housing Choice Voucher participants and the citizens of the State of South Carolina.</li> <li>9. Received an award of 75 Mainstream Vouchers to allow housing assistance for families that may be facing greater risks due to the COVID-19 pandemic.</li> <li>10. There were no findings in our FY2020 financial audit.</li> </ol>
<p><b>B.7</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y    N  <input checked="" type="checkbox"/>    <input type="checkbox"/></p> <p>(a) 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>

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 7/2021, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

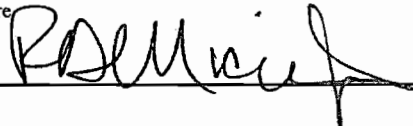
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

South Carolina State Housing Finance and Development Authority  
PHA Name

SC 911  
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2022

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official	Title
Robert D. Mickle, Jr.	Chairman, Board of Commissioners
Signature	Date
	03/17/2021



**Certification by State or Local  
 Official of PHA Plans Consistency  
 with the Consolidated Plan or  
 State Consolidated Plan  
 (All PHAs)**

U. S Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Bonita Shropshire, the Executive Director  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the  
South Carolina State Housing Finance and Development Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
 Impediments (AI) to Fair Housing Choice of the  
Clarendon, Colleton, Dorchester, Fairfield, Kershaw, Lee and Lexington Counties of South Carolina  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The PHA Plan is consistent with the State of South Carolina's Consolidated Plan (Plan) and AI as the South Carolina State Housing Finance and Development Authority is a major contributor to the development of the Plan and the associated analysis contained therein. The PHA therefore applies the Plan's goals and objectives in its development of the PHA Plan and in the administration of the Housing Choice Voucher Program (HCVP).

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Bonita Shropshire	Title Executive Director
Signature <i>Bonita Shropshire</i>	Date 03/17/2021