### 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

## A. PHA Information.

### A.1 PHA Name: South Carolina State Housing Finance and Development Authority

**PHA Code:** SC911

**PHA Plan for Fiscal Year Beginning:** (MM/YYYY): 07/2020

**PHA Plan Submission Type:** [ ] 5-Year Plan Submission [ ] Revised 5-Year Plan Submission

### 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on 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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

### PHA Consortia

- **Check box if submitting a Joint PHA Plan and complete table below**

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortia</th>
<th>Program(s) not in the Consortia</th>
<th>No. of Units in Each Program</th>
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<td>Lead PHA:</td>
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### B. 5-Year Plan. Required for all PHAs completing this form.

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<tr>
<th>Section</th>
<th>Description</th>
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| **B.1 Mission.** | State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.  

The mission of South Carolina State Housing Finance and Development Authority is to create quality affordable housing opportunities for the citizens of South Carolina through a vision that all South Carolinians have the opportunity to live in safe, decent and affordable housing. |

| **B.2 Goals and Objectives.** | Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.  

**Goal:** Improve affordable housing opportunities statewide.  

**Objectives:**  
1. Partner with other Divisions and agencies in exploring and exploiting viable alternatives to compliment additional housing initiatives, in an effort to make our mutual client base more self-sufficient.  
2. Conduct ongoing public relations outreach with affordable housing advocates, social service agencies and landlords concerning program availability and participation requirements.  
3. Develop initiatives and strategies to increase participation in the Housing Choice Voucher Homeownership Program. Increase program visibility to potential candidates. Coordinate with internal departments and external affordable housing partners to provide necessary homeownership and housing counseling. Coordinate with internal departments to identify and secure funds to assist with down-payment assistance and closing costs through their respective programs.  
4. Aggressively pursue new targeted and untargeted Voucher funding, when made available by HUD, in order to assist additional families within the Authority’s jurisdiction, thus expanding program opportunities to low-income, very low-income, extremely low-income and special needs populations.  

**Goal:** Efficiently and effectively manage and support agency programs and human resource capitol.  

**Objectives:**  
1. Leverage technology and education to assure network and information security, to streamline and enhance internal operations, and to facilitate on-line customer access to affordable housing resources.  
2. Ensure a commitment to customer service is at the forefront of all activities while enforcing established law, regulations, policies and procedures. Maintain a 90% or better participant and owner satisfaction rate.  
3. Improve quality control and data collection procedures that track performance and ensure accurate data submission to HUD and also promote the maximization of fees earned and the number of families assisted with available resources. Maintain a 95% or better family record (HUD-50058) submission rate to HUD. Achieve a Section Eight Management Assessment Program (SEMAP) score of 90% or better thereby being recognized by HUD as a “High Performer”.  
4. Successfully complete periodic and annual independent compliance audits.  
5. Hire and retain professional, innovative staff to achieve agency goals.  
6. Enhance the organization’s human capital and leadership development plan. |
B.3 **Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

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 Five-Year Plan as follows:

1. Continued the identification and selection of affordable housing opportunities and options through enhanced community outreach and the availability of 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.

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.

3. Improved the quality of assisted housing through numerous intense quality control initiatives as evidenced by the achievement of a HUD Section Eight Management Assessment Program (SEMAP) “High Performer” rating for the nineteenth consecutive year. Consistently exceeded HUD’s 95% family record reporting requirement, maintaining an average reporting rate of 100%.

4. Increased customer satisfaction by exceeding the Authority’s goal of 90% landlord and participant satisfaction for the fifteenth consecutive year with an average combined rating of 98.5%.

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.

6. Implemented a paperless document management file storage system which provides both management and caseworkers immediate access to applicant and participant files and reduces the administrative requirements associated with filing and retention requirements.

7. Created and implemented an improved online application to streamline opening and closing the Housing Choice Voucher waiting list.

8. Acquired new software that will provide online access to applicants, participants and landlords.

9. Improved staff efficiency through monthly training sessions that focus on policy and procedure changes and findings from quality control and SEMAP reviews.

B.4 **Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

SC Housing supports and complies with all requirements associated with the Violence Against Women Act (VAWA) as it relates to the administration of the Housing Choice Voucher Program (HCVP), fully implementing and vigorously enforcing the protections provided since inception.

SC Housing adopted an emergency transfer plan which contains 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. VAWA notices are also provided when an applicant enters the HCVP, is denied assistance and when a participant is notified of termination of housing assistance.

SC Housing works with participant victims to ensure they are aware of and afforded all of the applicable protections under VAWA. When SC Housing is advised or becomes aware of incidences of domestic violence, dating violence, sexual assault or stalking, participant victims are advised to inform law enforcement personnel in order to ensure for their safety, obtain assistance in addressing their mental and physical needs, and to document incidents as they relate to the application of VAWA. SC Housing then continues to work with participant victims to assist with their housing needs and to ensure they have the opportunity to take full advantage of the protections afforded under VAWA while continuing to receive assistance through the HCVP.

Additionally, SC Housing’s Director of Rental Assistance and Compliance, who oversees the HCVP, served as a member of the Victims and Offender Services Subcommittee on the South Carolina Governor’s Domestic Violence Task Force, which was established to comprehensively address the cultural issues surrounding domestic violence in the State of South Carolina, including social, economic, and geographic issues as well as professional standards and best practices within government and non-government organizations.
**B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

A Significant Amendment or Modification to the Five-Year and Annual Plans is defined as changes of a significant nature to the rent or admissions policies, or the organization of the waiting list, not required by federal regulatory requirements as to effect a change in the Section 8 Housing Choice Voucher Program Administrative Plan.

**B.6 Resident Advisory Board (RAB) Comments.** To be answered after RAB meeting on 2/12/2020

(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?

Y ☐ N ☐

(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

**B.7 Certification by State or Local Officials.**

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

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**Instructions for Preparation of Form HUD-50075-5Y**

**5-Year PHA Plan for All PHAs**

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**A. PHA Information** 24 CFR §903.23(4)(e)

A.1 Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

**B. 5-Year Plan.**

B.1 **Mission.** State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years. (24 CFR §903.6(a)(1))

B.2 **Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. (24 CFR §903.6(b)(1)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA’s 5-Year Plan.

B.3 **Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR §903.6(b)(2))

B.4 **Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR §903.6(a)(3))

B.5 **Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 **Resident Advisory Board (RAB) comments.**

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.17(a), 24 CFR §903.19)
This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.