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.

A. PHA Information.

<table>
<thead>
<tr>
<th>PHA Name</th>
<th>PHA Code</th>
<th>PHA Plan for Fiscal Year Beginning</th>
<th>Number of Housing Choice Vouchers (HCVs)</th>
<th>PHA Plan Submission Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Carolina State Housing Finance and Development Authority</td>
<td>SC911</td>
<td>07/2020</td>
<td>2064</td>
<td>Annual Submission</td>
</tr>
</tbody>
</table>

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 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.

☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below)
### B. Annual Plan.

#### B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

- [ ] Y    N
- [ ] Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- [ ] Financial Resources.
- [ ] Rent Determination.
- [ ] Operation and Management.
- [ ] Informal Review and Hearing Procedures.
- [ ] Homeownership Programs.
- [ ] Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
- [ ] Significant Amendment/Modification.

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

#### B.2 New Activities

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

- [ ] Y    N
- [ ] Project Based Vouchers.

(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.

#### B.3 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

- [ ] Y    N    N/A
- [ ]

(b) If yes, please describe:

#### B.4 Civil Rights Certification

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.

#### B.5 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.
B.6  **Progress Report.**

Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA 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 previous Five-Year Plan as follows:

1. Continues 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 sixteenth consecutive year with an average combined rating of 100%.

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

7. Acquired new software that will provide online access to applicants, participants and landlords. Applicants will be able to apply for assistance, monitor position on waiting list and update household information. Participants will be able to communicate with caseworkers, upload documents and complete re-examinations on-line. Owners will be able to monitor inspections, view payment information and communicate with caseworkers.

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

B.7  **Resident Advisory Board (RAB) Comments. TO BE UPDATED AFTER 2/12/2020 MEETING**

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

Y  N

☐  ☐

(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.