

AGENCY NAME:	South Carolina State Housing Finance and Development Authority		
AGENCY CODE:	L320	SECTION:	042

**Fiscal Year 2019–2020
Accountability Report**

SUBMISSION FORM

AGENCY MISSION	Create quality affordable housing opportunities for the citizens of South Carolina.
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AGENCY VISION	All South Carolinians have the opportunity to live in safe, decent, and affordable housing.
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Does the agency have any major or minor recommendations (internal or external) that would allow the agency to operate more effectively and efficiently?

	Yes	No
RESTRUCTURING RECOMMENDATIONS:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is the agency in compliance with S.C. Code Ann. § 2-1-230, which requires submission of certain reports to the Legislative Services Agency for publication online and to the State Library? See also S.C. Code Ann. § 60-2-30.

	Yes	No
REPORT SUBMISSION COMPLIANCE:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Is the agency in compliance with various requirements to transfer its records, including electronic ones, to the Department of Archives and History? See the Public Records Act (S.C. Code Ann. § 30-1-10 through 30-1-180) and the South Carolina Uniform Electronic Transactions Act (S.C. Code Ann. § 26-6-10 through 26-10-210).

RECORDS MANAGEMENT COMPLIANCE:	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

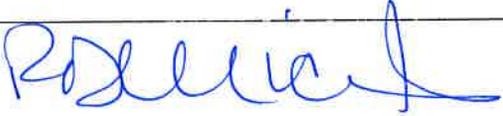
Is the agency in compliance with S.C. Code Ann. § 1-23-120(J), which requires an agency to conduct a formal review of its regulations every five years?

REGULATION REVIEW:	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please identify your agency's preferred contacts for this year's accountability report.

	<u>Name</u>	<u>Phone</u>	<u>Email</u>
PRIMARY CONTACT:	Bryan Grady	803-896-8577	bryan.grady@schousing.com
SECONDARY CONTACT:	John Tyler	803-896-9077	john.tyler@schousing.com

I have reviewed and approved the enclosed FY 2019-2020 Accountability Report, which is complete and accurate to the extent of my knowledge.

AGENCY DIRECTOR (SIGN AND DATE):			09/11/2020
(TYPE/PRINT NAME):	Bonita Shropshire, Executive Director		
BOARD/CMSN CHAIR (SIGN AND DATE):			09/11/2020
(TYPE/PRINT NAME):	Robert D. Mickle, Jr., Chairman		

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AGENCY'S DISCUSSION AND ANALYSIS

SUMMARY

The South Carolina State Housing Finance and Development Authority (SC Housing) is a self-sustaining agency committed to ensuring that South Carolinians have the opportunity to live in safe, decent, and affordable housing. SC Housing operations are supported by a funding base that includes fees and other revenue earned through the administration of agency programs.

SC Housing programs are housed under three divisions: Homeownership, Development, and Rental Assistance and Compliance. Support functions include Communications and Outreach, Compliance and Quality Control, Finance, Human Resources, Information Technology, Legal, Procurement, and Research. The agency has 125 employees who responsibly allocate hundreds of millions of dollars in affordable housing resources every year and diligently administer the programs that make it possible.

STRATEGIC PLAN

On June 17, 2020, staff presented and the SC Housing Board of Commissioners approved a new two-year Strategic Plan for the agency, the culmination of months of work that engaged dozens of employees across all levels and functions. This effort involved a top-to-bottom reevaluation of activities within the agency. While the mission and vision of the agency still reflect our responsibilities as a state entity, senior directors saw fit to update our institutional values. Each value is embodied by a single word and a brief description of how it applies to the work SC Housing does on a daily basis for the people of South Carolina.

Community: We help make big cities and small towns across the Palmetto State better places to live.

Integrity: We act ethically in everything that we do and treat our partners and customers with respect.

Innovation: We are deeply motivated to pursue new and better ways to serve the people of our state.

Professionalism: We perform our tasks effectively and efficiently and steward resources responsibly.

Expertise: We are capable, resourceful, and deeply informed about housing issues in South Carolina.

The four overarching categories of activities identified within the plan align with the agency's three main program offices. A fourth, Innovation, was included to reflect the central importance of not merely perpetuating the agency's activities, but refining and even overhauling them when necessary to best serve our state's citizens. Each of these four categories had a goal statement, three strategies for achieving that goal, and a number of initiatives that indicate exactly what the agency will do toward those ends in the years ahead. The full plan is available on the SC Housing website.

HOMEOWNERSHIP

SC Housing provides funds to participating private mortgage originators to assist low- and moderate-income homebuyers with what is often their first home purchase. This is primarily done by offering low-interest, fixed-rate, 30-year mortgages that include down payment assistance (DPA), reducing the amount of savings necessary to make homeownership affordable; DPA is forgivable after either 10 or 20 years of living in the home, depending on household income. Both new construction and existing single-family homes are eligible, as are townhomes, some condominiums, and off-frame modular homes.

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The Homebuyer Program is financed with tax-exempt mortgage revenue bonds, which SC Housing issues under federal law to attract low-cost capital. These loans may be insured by the Federal Housing Administration (FHA), U.S. Department of Agriculture (USDA), or the Veterans Administration (VA), or securitized as a conventional mortgage through Fannie Mae or Freddie Mac.

Also, on a seasonal basis, SC Housing offers the Palmetto Heroes program, which offers a lower interest rate and expanded DPA for first responders, teachers, and veterans; in 2020, this was expanded to include licensed medical professionals, grocery store employees, and package delivery drivers in recognition of the challenges those workers have faced during the COVID-19 pandemic.

Palmetto Home Advantage (PHA) loans are self-financed by the agency via securities transactions, which removes some of the restrictions that govern traditional SC Housing lending. Homebuyers may borrow up to 97 percent of the home’s value, and can remove their mortgage insurance payments once the homeowner has 18 percent equity, down from the standard 20 percent. This often functions as a “move up” program for individuals and families who are already homeowners.

Additionally, beyond mortgage lending, SC Housing also offers Mortgage Credit Certificates (MCCs), which allow homebuyers to convert part of their home interest deduction to a refundable tax credit worth up to \$2,000, providing a substantial financial incentive to homeownership. MCCs can be obtained independently of an SC Housing loan or in conjunction with a PHA loan.

In Fiscal Year 2020, SC Housing’s homeownership programs helped **1,792 households** buy a home, **up 27 percent** from 1,415 families and individuals served in the year prior. Despite the economic headwinds generated by the COVID-19 pandemic, consumer demand remained robust in the housing market at large and for SC Housing products in particular. A total of **1,648 loans** were funded, of which 170 were PHA mortgages. For the year, **154 MCCs** were issued, up modestly from 137 in the year prior, including 10 that were paired with a PHA loan. Across all programs, **\$260 million** in lending activity was financed or supported by SC Housing homeownership products.

Federal Housing Administration loans made up 68 percent of mortgage origination activity in FY 2020, with conventional loans representing 30 percent. Twelve percent of loans were to finance a newly constructed home, with the remainder used to purchase an existing home.

DEVELOPMENT

The Development Division oversees several programs that provide for the construction, rehabilitation, and repair of housing across South Carolina. Nearly all of this work is concentrated in three areas:

- The Low-Income Housing Tax Credit (LIHTC) program, the nation’s largest source of funding for affordable housing, which provides financial incentives for building or preserving rent-restricted rental homes for households making no more than 60 percent of area median income (AMI);
- The Small Rental Development Program (SRDP), created by SC Housing in 2018, which combines financing from the South Carolina Housing Trust Fund (SCHTF), National Housing Trust Fund (NHTF), and the HOME Investment Partnerships Program to fund affordable rental properties too small to be financially viable under LIHTC; and
- The Home Repair Program (HRP), which helps very low-income homeowners by providing grants using SCHTF dollars to local non-profit organizations to provide essential housing needs, such as replacing roofs and air conditioners or installing ramps for residents with mobility impairments.

Low-Income Housing Tax Credits

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LIHTC is a complicated but very powerful resource that helps build or preserve thousands of units in South Carolina every year. It comes in two flavors: the so-called “9 percent” credit, which is awarded on a competitive basis once per year and is designed to cover about 70 percent of construction costs, and the “4 percent” credit, which is designed to cover 30 percent of construction costs and is typically paired with tax-exempt bond financing to cover much of the remainder. In South Carolina, 9 percent credits are supplemented with HOME funds to stretch LIHTC resources further.

To dramatically oversimplify how LIHTC works, real estate developers submit applications to SC Housing and other housing finance agencies across the country. If successful, they receive a LIHTC award, which provides a ten-year stream of tax credits once the property starts accepting tenants after it is built or substantially rehabbed. Because the funds are needed up front for the construction process, however, these credits are sold to investors through a process known as syndication, swapping future tax credits for present equity. From there, the developer uses those funds to complete the promised work.

This process is governed by Section 42 of the Internal Revenue Code and related federal regulations to ensure that the proposed development is completed in a timely manner and that it meets all requirements for LIHTCs to be awarded. Under Section 42, each state is tasked with developing a Qualified Allocation Plan (QAP), which outlines how LIHTC applications will be evaluated. While there are some requirements of what a QAP must do to satisfy federal law, the vast majority of policymaking is left up to the states. If applicants request more LIHTCs than are available, as is typically the case with the 9 percent variety, the QAP outlines how the state allocating agency will award the credits. It also informs developers of rules regarding how the program will operate in the state and what requirements there might be above and beyond the bare minimum specified in the federal statute. This ensures that the program meets the needs of the state and is not managed in a top-down manner from Washington.

There were two major events in FY 2020 that dramatically changed the LIHTC program in South Carolina:

1. The QAP was completely overhauled for the 2020 funding cycle. These changes covered most components of the QAP, including developer experience requirements, cost containment rules, design standards, site selection criteria, and underwriting practices. This resulted in applications for 9 percent credits in 2020 being more geographically targeted to meet local needs and requesting smaller LIHTC awards, allowing SC Housing’s limited financial resources to go further. Additionally, for the first time, the inclusion of supportive housing was incentivized, increasing housing resources available to individuals at risk of chronic homelessness.
2. On May 14, Gov. McMaster signed H.3998, the Workforce and Senior Affordable Housing Act, into law. This legislation created a state-level companion to the federal tax credit, providing a one-for-one match for eligible federal LIHTC developments placed in service between January 1, 2020, and December 31, 2030. In short, this appreciably increases the resources that SC Housing is able to deploy in both the 9 percent and 4 percent LIHTC programs. Similar state-level credits have been very successful in neighboring Georgia and over a dozen other states nationwide.

While 2020 applications for 9 percent LIHTCs are still being evaluated, awards for 2019 were finalized last October. Overall, **19 developments** that include **969 rental homes** were funded. These properties will open no later than 2022. Additionally, SC Housing’s Board of Commissioners authorized the future issuance of tax-exempt bonds for **eight developments** in FY 2020 that will receive 4 percent LIHTCs upon completion. These projects will create or preserve **1,210 rental homes**.

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Small Rental Development Program

As noted earlier, SRDP allows the agency to fund a wider array of rental housing by combining state and federal funding sources to provide a flexible source of financing for smaller rental properties. Just as the LIHTC program was overhauled for the 2020 funding round, so was SRDP. The most notable change was the expansion of potential uses: rehabilitation projects, as well as supportive and transitional housing were now authorized, as were project types ranging from scattered-site, single-family homes to traditional apartments. SC Housing introduced flexibility to deploy different funding sources to different funding recipients. Scoring incentives were introduced to produce mixed-income housing developments as site selection criteria were brought in alignment with those in the QAP. These changes led to 15 applications being received in 2020, up from seven in 2019.

The funding programs that support SRDP vary substantially. The most flexible is SCHTF, which was authorized by the legislature in 1992 to “increase the supply of safe, decent, and affordable housing” for low-income households, i.e., those earning no more than 80 percent of AMI. SC Housing serves as the administrator of SCHTF, with an advisory committee of interested stakeholders authorized by statute, and deploys these resources to a variety of eligible uses, including SRDP. SCHTF receives its funding from a portion of so-called “deed stamp” taxes on property transfers. Meanwhile, NHTF is a relatively new federal resource the agency, on the state’s behalf, has received since 2016; these funds must exclusively serve extremely low-income households (no more than 30 percent of AMI) that are in the most need. This restriction essentially requires NHTF to be combined with other funding sources to make rental developments financially viable. Finally, HOME is a long-standing federal program that provides funds to states, counties, and cities for a variety of housing uses; these funds are also restricted to assisting low-income households. Both HOME and NHTF are administered by the U.S. Department of Housing and Urban Development.

Funding announcements for the 2020 round will be forthcoming in the near future. Ultimately, after the applications were evaluated, **four projects** received SRDP awards last September in the 2019 round; these properties will create **40 new rental homes** once complete.

Home Repair Program

The other major activity in the Development Division is the Home Repair Program. HRP provides funds to non-profit partner organizations statewide to reimburse work in the community to fix serious issues in the owner-occupied housing stock, serving very low-income homeowners (earning no more than 50 percent of AMI). These repairs are often necessary to ensure that the home is in livable condition. As of the end of FY 2020, there are 41 non-profits that are approved HRP participants, each of whom assists SC Housing in administration of the program. HRP awards fall into two groups:

1. Emergency Repair grants cover up to \$10,000 in repairs (plus a \$750 fee) to a single home that are necessary for the life, health, or safety of the occupant. Emergency repairs can involve no more than two construction trades.
2. Owner-Occupied Repair grants cover up to \$100,000 in repairs for up to four homes (plus a \$2,250 fee per home) that cover a wider range of repairs, though non-profits are required to address life, health, or safety needs first before other structural deficiencies.

In FY 2020, SC Housing provided **227 Emergency Repair grants** totaling over \$1.7 million serving homeowners in 34 counties statewide, as well as **31 Owner-Occupied Repair grants** totaling over \$1.9 million that assisted **72 homeowners** in 16 counties statewide.

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RENTAL ASSISTANCE AND COMPLIANCE

The Rental Assistance & Compliance Division of SC Housing has three primary responsibilities:

- Monitoring properties funded by the Development Division to ensure compliance with federal and state laws pertaining to affordability, health and safety, and tenant eligibility;
- Administering the federal Housing Choice Voucher Program, which provides assistance for low-income households to help them afford rental housing in the private market, in seven counties (Clarendon, Colleton, Dorchester, Fairfield, Kershaw, Lee, and Lexington); and
- Overseeing a portfolio of Section 8 properties on behalf of the U.S. Department of Housing and Urban Development (HUD) via the Project-Based Contract Administration Program.

Program Compliance

Program Compliance is tasked with ensuring that the properties that received funding from the Development Division meet applicable laws and rules applied by federal and state authorities. This work consists primarily of on-site inspections to ensure the property meets health and safety standards and reviews of the property managers’ files to validate that the proper rents have been charged and the tenants are income-eligible to live in their homes, among other regulatory requirements. The owners of such housing must abide by these terms for a compliance period of between 15 and 35 years, depending on the program and elections made by the applicant.

In FY 2020, Program Compliance oversaw of **36,619 rental homes** within 45 of 46 counties, as shown in the map on the next page. The vast majority of these homes received a LIHTC award (34,322 units across 623 properties), but other projects receiving tax-exempt bond financing, HOME Investment Partnership Program funds, South Carolina and National Housing Trust Fund awards, and Neighborhood Stabilization Program dollars without LIHTC are also included (2,297 units located within 428 projects). In the prior year, Program Compliance staff conducted 197 on-site and/or so-called “desk” reviews of paperwork covering **12,860 units**.

Housing Choice Vouchers

SC Housing oversees the Housing Choice Voucher (HCV) program in the seven counties that do not have a local participating public housing authority: Clarendon, Colleton, Dorchester, Fairfield, Kershaw, Lee, and Lexington. In FY 2020, these counties had 148, 125, 340, 130, 156, 90, and 935 vouchers available, respectively.

This is a federal program operated by the Department of Housing and Urban Development that provides rental assistance to eligible households, covering the gap between the rent charged and 30 percent of their income, ensuring that the tenant does not experience housing cost burden. These families and individuals live in privately owned properties, both single-family homes and apartment buildings, helping people live independently and rely less on public services while supporting the state’s landlords. Unlike public sector programs like Medicaid and SNAP (“food stamps”) that provide assistance to all eligible households, there are only enough vouchers to help fewer than one in four tenants who qualify; many authorities, including SC Housing, have years-long wait lists to receive this aid.

HCV staff continued their track record of excellent performance in FY 2020:

- Received a Section 8 Management Assessment Program score of 100% resulting in HUD’s recognition as a “High Performer” for the nineteenth consecutive year.
- Exceeded HUD’s 95% family record reporting requirement with an average score of 100%.

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- Exceeded program goals for customer satisfaction on its Landlord and Participant Survey.

In FY 2020, there were **1,938 families and individuals** assisted with HCVs administered by SC Housing, with \$13.1 million in assistance provided.

Contract Administration

SC Housing monitors a portfolio of hundreds of Section 8 rental properties across the state on behalf of the U.S. Department of Housing and Urban Development (HUD) through the Project-Based Contract Administration (PBCA) program. HUD procures these oversight activities, reducing overhead cost for the federal taxpayer and devolving responsibilities to the state level. HUD provides SC Housing with funds to review and approve monthly assistance payments, conduct management and occupancy reviews to ensure compliance with federal law, serve as an ombudsman for tenant concerns, oversee subsidy contracts with property owners, and support the Section 8 program as a whole in South Carolina, as well as modest administrative fees that help SC Housing run its operations as a self-sustaining agency.

PBCA staff met or exceeded a number of performance metrics in FY 2020:

- Conducted 124 Management and Occupancy Reviews (55 postponed due to COVID-19)
- Effectively addressed 400 tenant complaints and assisted 588 families with housing needs
- Completed 283 rental adjustments within 30 days and 27 contract renewals within 60 days
- Reviewed, verified and processed 269 vouchers on the first business day of every month
- Processed and approved 714 Special Claims from property managers within 30 days

Overall, there are **269 rental developments** in South Carolina’s PBCA portfolio containing **17,900 homes**. These properties are located in 45 of 46 counties statewide; their geographic distribution is shown in the map below. In FY 2020, SC Housing dispersed **\$141.8 million** in rental assistance payments on behalf of HUD, ensuring that tenants pay no more than 30 percent of their income on rent and utilities.

ADDENDUM

To provide greater understanding of why some objectives for the prior fiscal year were not met, or where further context is required, we have included brief explanations below.

1.1.2 – Mortgage Credit Certificates are a difficult product to market to lenders and to homebuyers, since its benefits are obtained when filing one’s federal income taxes. It can also be a difficult program to administer and explain to tax preparers. SC Housing’s new Strategic Plan directs staff to assess the cost-benefit proposition of MCCs and develop recommendations on the future of the product.

2.3.1 – Due to delays in the 2020 LIHTC 9 percent round as a result of COVID-19, the 68 percent figure provided in the accountability report is based on applications received rather than awards made..

2.3.2 – As with need-based targeting, supportive housing was a new feature of the Qualified Allocation Plan for the 2020 funding round, which was delayed due to COVID-19. One funding application currently under consideration includes rental homes set aside for vulnerable populations with appropriate wraparound services.

3.2.1 – The emergence of COVID-19 forced a number of inspections to be postponed. While they will be conducted within the schedules required by federal regulation, they did not take place within the fiscal year.

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3.2.3 – Ultimately, while SC Housing works extensively with the owners and managers of affordable housing properties, the responsibility for addressing adverse findings as required lies with them. In the small number of cases where this did not occur, these issues were referred to relevant federal authorities for further action.

5.1.2 – There were substantial delays in the implementation of the imaging software due to COVID-19 and other factors outside the agency’s control. This will be completed early in the next fiscal year.

6.1.2 – As a small agency, there are a limited number of employees hired in any given year, meaning that a narrow miss can be attributed to small sample size. In the relevant time frame, SC Housing made 14 hires, 12 of whom were retained for one year.

6.2.1 – Similarly, SC Housing’s labor turnover rate has been at or below the 10 percent target over the long run; a slight increase in such a unique year is not necessarily cause for alarm, though Human Resources staff will continue to monitor conditions and address them as necessary.

6.2.2 – A fourth training event was canceled due to COVID-19.

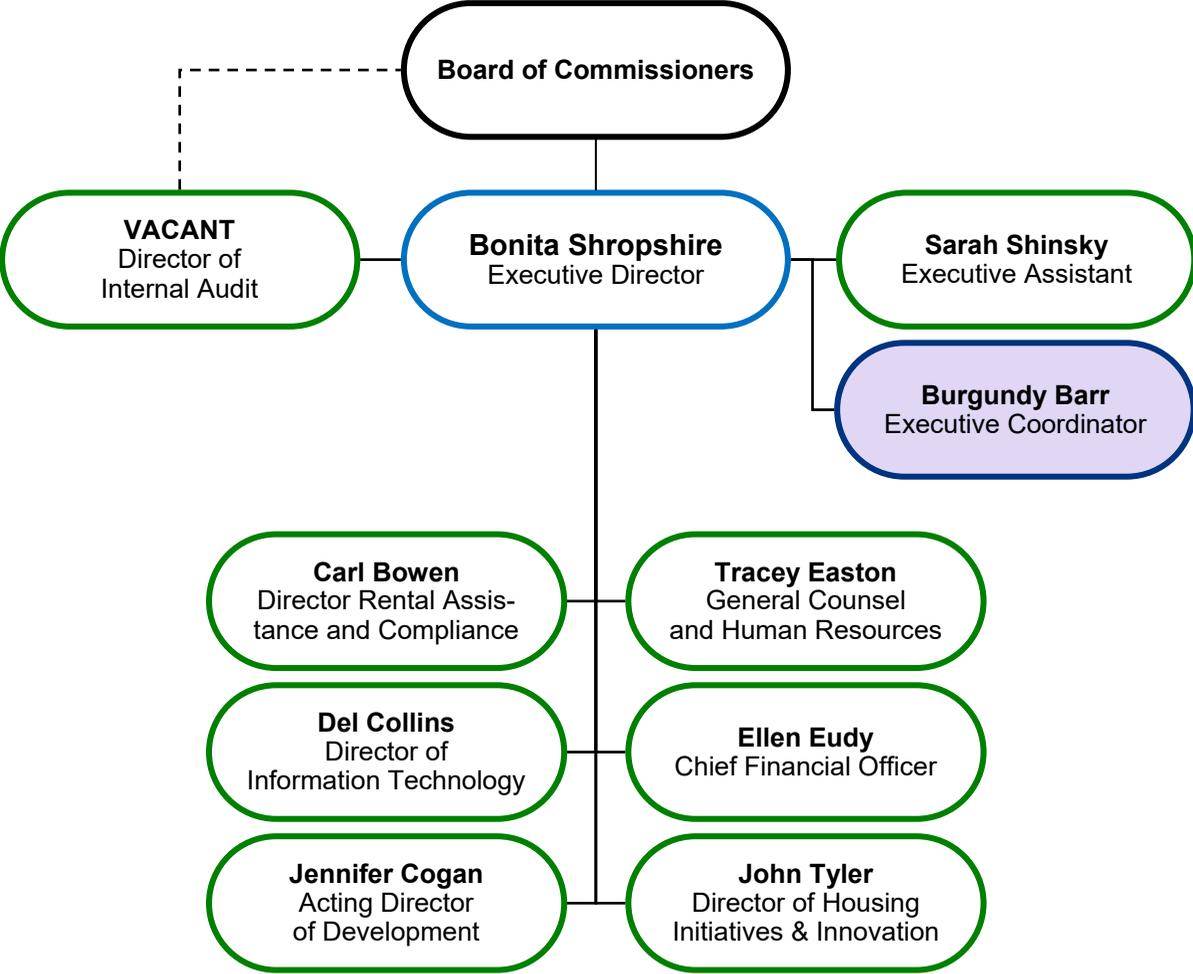
7.1.1 – While three Housing Needs Assessment volumes were drafted, only one was published. Components of this unpublished work have been included in presentations made by the Chief Research Officer (CRO) and incorporated into funding guidelines. The duties of the CRO shifted due to the COVID-19 pandemic and other organizational factors, as did those of senior leadership who are responsible for approving official publications.

7.2.2 – SC Housing was on track to meet the target prior to COVID-19, which hit South Carolina at the beginning of the traditional home buying season. As noted, however, this did not have an adverse impact on mortgage production in the prior fiscal year, with lending activity exceeding the annual target by 65 percent.

7.3.2 – Two newsletters were drafted, but were not released for publication due to production and process delays that rendered the content untimely. With the onset of the COVID-19 pandemic, the agency launched a COVID-19 Connection Hub on its website (<https://www.schousing.com/Home/Covid-19-Hub>) to meet the urgent information needs of the public.

7.3.3 – Due to limited resources, the Affordable Housing Hub did not launch in the prior fiscal year, but there has been progress toward this goal through an ongoing relationship with Scholars Strategy Network.

SC Housing Organizational Chart



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Strategic Planning and Performance Measurement Template

Statewide Enterprise Strategic Objective	Type	Item #			Description	2019-2020			Time Applicable	Data Source and Availability	Calculation Method	Meaningful Use of Measure
		Goal	Strategy	Measure		Base	Target	Actual				
Healthy and Safe Families	G	1			Assist low- and moderate-income South Carolinians by financing affordable and sustainable homeownership opportunities.							
	S	1.1			Generate mortgage loans and related products that allow our customers to purchase homes they can afford.							
	M		1.1.1		Provide capital to originate at least 1,000 homebuyer loans statewide.	1,278	1,000	1,648	July 1 - June 30	Administrative data	Tabulate 1st mortgages purchased by the agency.	Indicates number of low- and moderate-income households achieving homeownership.
	M		1.1.2		Issue at least 200 Mortgage Credit Certificates to qualified homebuyers.	137	200	154	July 1 - June 30	Administrative data	Tabulate MCCs processed by the agency.	Indicates number of low- and moderate-income households achieving homeownership.
	S	1.2			Operate an effective servicing division that ensures Authority assets are preserved and minimizes default among our customers and costs associated with providing services.							
	M		1.2.1		Maintain a portfolio foreclosure rate at or below 1 percent.	1%	1%	0.5%	July 1 - June 30	Administrative data	Divide loans in default by the total number of loans in the servicing portfolio.	Indicates that nearly all SC Housing homebuyers are affordably, sustainably housed.
	M		1.2.2		Reduce annual expenditures attributable to mortgage servicing by \$250,000 via conversion to and implementation of a new technology platform.	n/a	\$250,000	\$414,000	July 1 - June 30	Financial records	Subtract expenditures on servicing software in FY20 from prior year costs.	Indicates funds that can be redeployed for other activities per SC Housing's mission.
Public Infrastructure and Economic Development	G	2			Provide resources to support the cost-effective development of affordable rental housing that addresses the needs of South Carolina.							
	S	2.1			Finance the construction and preservation of affordable housing with the combined resources of all Development Division programs.							
	M		2.1.1		Finance the construction of 1,000 new rental units.	910	1,000	1,509	July 1 - June 30	Administrative data	Tabulate rental units in housing applications funded by the agency.	Indicates number of low-income renter households placed in safe, decent, affordable housing.
	M		2.1.2		Finance the preservation of 750 existing rental units.	1,761	750	710	July 1 - June 30	Administrative data	Tabulate rental units in housing applications funded by the agency.	Indicates number of low-income renter households placed in safe, decent, affordable housing.
	M		2.1.3		Finance the rehabilitation of 500 owner-occupied homes.	451	500	299	July 1 - June 30	Administrative data	Tabulate rental units in housing applications funded by the agency.	Indicates number of low-income homeowners whose housing has been made safer & more stable.
	S	2.2			Increase the use of leveraged funds in affordable housing development.							
	M		2.2.1		Limit annual growth in costs for Authority-funded projects to 2 percent.	n/a	2%	-2%	July 1 - June 30	Cost certifications	Divide total development costs per unit across all projects funded in FY20 by comparable FY19 data.	Indicates that SC Housing is a proper steward of public resources in our engagement with developer partners.
	M		2.2.2		Ensure that, on average, tax credit projects have at least 10 percent of costs funded by outside entities.	n/a	10%	20%	July 1 - June 30	LIHTC applications	Divide contributions from outside entities for projects funded in FY20 by total development costs.	Indicates that SC Housing is attracting outside funds to stretch public resources, thereby increasing unit production.
	M		2.2.3		Attract at least \$3 million in pledges from local governments for competitive tax credit applications.	n/a	\$3M	\$3.1M	July 1 - June 30	LIHTC applications	Tabulate contributions from localities for projects funded in FY20.	Indicates that SC Housing is attracting outside funds to stretch public resources, thereby increasing unit production.
	S	2.3			Develop affordable housing for high-demand communities and populations.							

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Strategic Planning and Performance Measurement Template

Statewide Enterprise Strategic Objective	Type	Item #			Description	2019-2020			Time Applicable	Data Source and Availability	Calculation Method	Meaningful Use of Measure
		Goal	Strategy	Measure		Base	Target	Actual				
	M			2.3.1	Deploy at least 50 percent of tax credits in counties identified as having high need for the relevant development type (construction or rehab).	n/a	50%	68%*	July 1 - June 30	LIHTC award list	Divide credits awarded for developments with targeted needs in FY20 by total credits awarded.	Indicates that SC Housing is placing units in areas identified in Housing Needs Assessment as having high housing demand.
	M			2.3.2	Fund at least one tax credit project serving a special needs population.	0	1	1*	July 1 - June 30	LIHTC award list	Tabulate projects funded in FY20 that serve a special needs population.	Indicates that SC Housing is working to serve populations with exceptional housing needs.
Healthy and Safe Families	G			3	Support the physical and financial condition of existing affordable rental housing through our Rental Assistance & Compliance activities.							
	S			3.1	Perform mandated rental assistance activities in an efficient, effective manner as administrator of HUD's Housing Choice Voucher and Project-Based Rental Assistance programs.							
	M			3.1.1	Achieve a Section 8 Management Assessment Program score of at least 90 percent to maintain HUD "high performer" designation.	90%	90%	100%	July 1 - June 30	HUD reports	Percentage is computed by HUD via formula.	Indicates that SC Housing is meeting HUD standards for its administrative activities.
	M			3.1.2	Receive zero findings during any and all HUD compliance reviews pertaining to Contract Administration activities.	0	0	0	July 1 - June 30	HUD reports	Tabulate findings listed in HUD compliance reviews.	Indicates that SC Housing is meeting HUD standards for its administrative activities.
	M			3.1.3	Exceed the Acceptable Quality Level associated with all Incentive-Based Performance Tasks and the maximization of fees earned under HUD's Performance-Based Contract.	AQL	AQL	Yes	July 1 - June 30	HUD reports	Quality level is computed by HUD via formula.	Indicates that SC Housing is meeting HUD standards for its administrative activities.
	S			3.2	Ensure that properties financed by the Authority are habitable and sustainable.							
	M			3.2.1	Conduct 100 percent of required Compliance Monitoring reviews.	100%	100%	97%	July 1 - June 30	Administrative data	Divide number of reviews conducted by number of reviews required.	Indicates that SC Housing is properly overseeing its portfolio to maintain resident safety and its projects' financial stability.
	M			3.2.2	Complete required reviews within 10 business days on average.	n/a	10	10	July 1 - June 30	Administrative data	Tabulate number of days to complete each review and average across all reviews conducted.	Indicates that SC Housing is meeting its obligations and serving stakeholders in a timely and effective manner.
	M			3.2.3	Achieve remediation of site conditions on properties discovered to be in poor physical condition affecting the health and safety of the tenants, or the submission of an acceptable plan of action, within 30 days of notification of the results of a Compliance Monitoring review in 100 percent of instances.	100%	100%	98%	July 1 - June 30	Administrative data	Tabulate number of conditions addressed and/or remediation plans and divide by the number of projects so identified.	Indicates that SC Housing is meeting its obligations and serving stakeholders in a timely and effective manner.
Government and Citizens	G			4	Serve as a responsible steward of public funds and maintain the Authority's financial condition.							
	S			4.1	Ensure that the Authority's finances are viewed as stable by stakeholders.							
	M			4.1.1	Maintain the Authority's Aaa bond rating by Moody's.	Aaa	Aaa	Aaa	July 1 - June 30	Bond rating report	Rating is provided by Moody's in their report.	Indicates that SC Housing is financially strong and stable.
	M			4.1.2	Receive an unqualified opinion on the Authority's external audit.	0 findings	0 findings	0 findings	July 1 - June 30	External audit report	Tabulate findings listed in external audit.	Indicates that SC Housing is operating in accordance with appropriate standards.
	M			4.1.3	Receive an unqualified opinion on the Authority's federal single audit.	0 findings	0 findings	0 findings	July 1 - June 30	Single audit report	Tabulate findings listed in federal single audit.	Indicates that SC Housing is operating in accordance with appropriate standards.

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Statewide Enterprise Strategic Objective	Type	Item #			Description	2019-2020			Time Applicable	Data Source and Availability	Calculation Method	Meaningful Use of Measure
		Goal	Strategy	Measure		Base	Target	Actual				
	S	4.2			Ensure that financial resources are allocated efficiently by the Authority.							
	M		4.2.1		Dedicate at least 90 percent of expenses to housing assistance.	90%	90%	92%	July 1 - June 30	Financial records	Divide housing assistance payments in FY20 by total expenditures.	Indicates that SC Housing funds are being spent on direct aid to individuals in need.
	M		4.2.2		Maintain a program asset to debt ratio of at least 1.10.	n/a	1.1	1.51	July 1 - June 30	Financial records	Divide program assets by total debt on 6/30/2020.	Indicates that SC Housing is able to meet its financial obligations.
Maintaining Safety, Integrity and Security	G	5			Continue development of a secure, comprehensive technology infrastructure that serves the needs of the Authority and its customers.							
	S	5.1			Deploy new enterprise software solutions to improve programmatic efficiency.							
	M		5.1.1		Complete three scheduled program-level software implementations.	n/a	3	3	July 1 - June 30	IT reports to Board	Tabulate FY20 software implementations.	Indicates that SC Housing is ensuring its programs have the proper IT infrastructure to serve the citizens of the state.
	M		5.1.2		Complete migration of imaging software services to new platform.	n/a	1	0	July 1 - June 30	IT reports to Board	Tabulate FY20 software migrations.	Indicates that SC Housing is ensuring its programs have the proper IT infrastructure to serve the citizens of the state.
	S	5.2			Serve the needs of internal stakeholders in an effective and timely manner.							
	M		5.2.1		Provide 99.8 percent uptime for essential business services.	99.8%	99.8%	99.9%	July 1 - June 30	IT reports to Board	Divide total outage time by total operating hours and subtract from 1.	Indicates that SC Housing is ensuring its programs have the proper IT infrastructure to serve the citizens of the state.
	M		5.2.2		Resolve critical IT issues reported through the help desk portal within an average of eight business hours.	n/a	8 hours	2 hours	July 1 - June 30	IT help desk data	Tabulate number of hours to complete each critical issue and average across all issues reported.	Indicates that SC Housing is ensuring its programs have the proper IT infrastructure to serve the citizens of the state.
Government and Citizens	G	6			Operate a professional public agency by hiring, developing, and retaining essential talent.							
	S	6.1			Promote open positions so they are filled with the best possible applicants.							
	M		6.1.1		Increase the average number of qualified applicants per position by at least five percent.	n/a	5%	15%	July 1 - June 30	HR/SCEIS data	Divide average number of qualified applicants in FY20 by the comparable average from FY19.	Indicates that SC Housing is able to attract the necessary staff to serve the citizens of the state.
	M		6.1.2		Attract exceptional candidates such that the Authority's one-year personnel retention rate is at least 90 percent.	n/a	90%	86%	July 1 - June 30	HR/SCEIS data	Divide the number of new hires completing one year of service in FY20 by all new hires in FY19.	Indicates that SC Housing is able to attract the necessary staff to serve the citizens of the state.
	S	6.2			Develop and retain personnel throughout the Authority.							
	M		6.2.1		Have an annual staff turnover rate below 10 percent.	10%	< 10%	11%	July 1 - June 30	HR/SCEIS data	Divide the number of separations in FY20 by the number of positions.	Indicates that SC Housing is able to retain the necessary staff to serve the citizens of the state.
	M		6.2.2		Provide at least four staff training or education opportunities.	n/a	4	3	July 1 - June 30	HR tracking log	Tabulate training or education opportunities.	Indicates that SC Housing is able to provide its employees with the tools necessary to serve the citizens of the state.

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		Goal	Strategy	Measure		Base	Target	Actual				
	M		6.2.3		Increase participation in a staff climate assessment survey to 85 percent.	70%	85%	89%	July 1 - June 30	survey results	Divide the number of surveys received by the number of employees.	Indicates that SC Housing has employees that are engaged with the agency's mission.
Government and Citizens	G		7		Establish the Authority as the foremost resource in South Carolina on housing issues and foster new and existing relationships with public and private entities.							
	S		7.1		Disseminate research on the state's housing needs and related issues.							
	M		7.1.1		Publish three Housing Needs Assessment volumes.	n/a	3		July 1 - June 30	research tracking log	Tabulate Housing Needs Assessment publications.	Indicates that SC Housing is producing research that is relevant to its programs and their stakeholders.
	M		7.1.2		Present research in 10 articles, interviews, or talks.	n/a	10	15	July 1 - June 30	research tracking log	Tabulate activities by the Chief Research Officer.	Indicates that SC Housing is disseminating research that is relevant to its programs and their stakeholders.
	S		7.2		Conduct training and education activities throughout South Carolina.							
	M		7.2.1		Host or participate in six partner roundtables to promote collaborative strategies for addressing affordable housing needs in local communities.	n/a	6	7	July 1 - June 30	comms. tracking log	Tabulate events hosted by communications staff.	Indicates that SC Housing is engaged with stakeholders and designing its programs to suit the needs of the state.
	M		7.2.2		Conduct 40 lender or Realtor trainings throughout the state to promote the Authority's mortgage products.	40	40	27	July 1 - June 30	comms. tracking log	Tabulate events hosted by communications staff.	Indicates that SC Housing is engaged with stakeholders and informing them of programs serving their communities.
	M		7.2.3		Host or participate in one collaborative training to increase awareness of housing as a social determinant of health and/or education outcomes.	n/a	1	2	July 1 - June 30	comms. tracking log	Tabulate events hosted by communications staff.	Indicates that SC Housing is engaged with stakeholders and designing its programs to suit the needs of the state.
	S		7.3		Expand the reach of Authority communications.							
	M		7.3.1		Increase the combined number of Facebook likes, Twitter followers, and YouTube subscribers of official Authority pages to 5,800.	5,200	5,800	8,118	July 1 - June 30	online sources	Tabulate cited indicators of engagement online.	Indicates that SC Housing is expanding the reach of its social media communications to better engage stakeholders.
	M		7.3.2		Send four newsletters to the Authority email list to increase awareness of current activities and upcoming opportunities.	4	4		July 1 - June 30	comms. tracking log	Tabulate publications by communications.	Indicates that SC Housing is deploying mass communication to interested parties in a regular, timely manner.
	M		7.3.3		Implement the Palmetto Affordable Housing Hub and attract 100 users.	n/a	100	0	July 1 - June 30	research tracking log	Tabulate contact lists.	Indicates that SC Housing is engaging local communities and researchers to better serve the citizens of the state.
	-				n/a = not applicable and/or not available							
	-											
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Statewide Enterprise Strategic Objective	Type	Item #			Description	2019-2020			Time Applicable	Data Source and Availability	Calculation Method	Meaningful Use of Measure
		Goal	Strategy	Measure		Base	Target	Actual				

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		Goal	Strategy	Measure		Base	Target	Actual				

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		Goal	Strategy	Measure		Base	Target	Actual				
Public Infrastructure and Economic Development	G	1			Supply financial resources that allow low- and moderate-income South Carolinians to reside in safe, decent, and affordable housing of their choice.							
	S	1.1			Operate a Mortgage Production division that works with private sector stakeholders to provide homebuyer loans with down payment assistance to eligible South Carolina homebuyers.							
	M		1.1.1	Provide capital to originate at least 1,200 homebuyer loans statewide.	1,648	1,200		July 1 - June 30	Administrative data	Tabulate first mortgages purchased by the agency.	Indicates number of low- and moderate-income households achieving homeownership.	
	M		1.1.2	Provide at least 33 percent of loans to low-income households to ensure broad access to homeownership.	33%	33%		July 1 - June 30	Administrative data	Divide mortgages issued to low-income households by the total figure above.	Indicates that the program is serving households for whom homeownership might not otherwise be attainable.	
	M		1.1.3	Provide training to 1,300 lenders, Realtors, and other relevant stakeholders to promote the Authority's mortgage products.	n/a	1,300		July 1 - June 30	Internal tracking log	Tabulate the number of attendees at each event involving SC Housing staff.	Indicates that the program is successfully informing private industry of our mortgage offerings.	
	S	1.2			Maximize the use of available resources to finance the development of privately owned affordable rental housing for low-income South Carolinians.							
	M		1.2.1	Finance the construction or preservation of 2,500 units of affordable rental housing using a variety of federal and state funding sources.	2,219	2,500		July 1 - June 30	Administrative data	Tabulate rental units in housing applications funded by the agency.	Indicates number of low-income renter households placed in safe, decent, affordable housing.	
	M		1.2.2	Expend 100 percent of bond cap authority reserved for affordable rental housing financing.	n/a	100%		July 1 - June 30	Administrative data	Divide the amount of bond cap authority reserved by the total available.	Indicates that the agency is maximizing available affordable housing resources.	
	S	1.3			Support a wider range of activities within the Development Division that allow marginalized populations in South Carolina to live independently.							
	M		1.3.1	Finance the rehabilitation of 250 homes owned by very low-income households via the South Carolina Housing Trust Fund.	299	250		July 1 - June 30	Administrative data	Tabulate the number of households served by the Home Repair Program.	Indicates number of low-income homeowners whose housing has been made safer & more stable.	
	M		1.3.2	Fund at least one rental housing project that serves a special needs population.	0	1		July 1 - June 30	Administrative data	Tabulate projects funded that serve a special needs population.	Indicates that SC Housing is working to serve populations with exceptional housing needs.	
Healthy and Safe Families	G	2			Support the physical and financial condition of existing affordable rental housing through our Rental Assistance & Compliance activities.							
	S	2.1			Perform mandated rental assistance activities in an efficient, effective manner as administrator of HUD's Housing Choice Voucher and Project-Based Rental Assistance programs.							
	M		2.1.1	Achieve a Section 8 Management Assessment Program score of at least 90 percent to maintain HUD "high performer" designation.	100%	90%		July 1 - June 30	HUD reports	Percentage is computed by HUD via formula.	Indicates that SC Housing is meeting HUD standards for its administrative activities.	
	M		2.1.2	Receive zero findings during any and all HUD compliance reviews pertaining to Contract Administration activities.	0	0		July 1 - June 30	HUD reports	Tabulate findings listed in HUD compliance reviews.	Indicates that SC Housing is meeting HUD standards for its administrative activities.	
	M		2.1.3	Exceed the Acceptable Quality Level associated with all Incentive-Based Performance Tasks and the maximization of fees earned under HUD's Performance-Based Contract.	AQL	AQL		July 1 - June 30	HUD reports	Quality level is computed by HUD via formula.	Indicates that SC Housing is meeting HUD standards for its administrative activities.	
	S	2.2			Conduct required Compliance Monitoring activities to ensure that the physical condition of properties and income eligibility of tenants meet federal laws and regulations.							

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		Goal	Strategy	Measure		Base	Target	Actual				
	M			2.2.1	Perform file and inspection reviews for 33 percent of Low-Income Housing Tax Credit and HOME Investment Partnership Program properties.	34%	33%		July 1 - June 30	Administrative data	Divide number of reviews conducted by number of reviews required within the required three year period.	Indicates that SC Housing is properly overseeing its portfolio to maintain resident safety and its projects' financial stability.
	M			2.2.2	Perform file and inspection reviews on 100 percent of properties financed using tax-exempt bonds.	100%	100%		July 1 - June 30	Administrative data	Divide number of reviews conducted by number of reviews required.	Indicates that SC Housing is properly overseeing its portfolio to maintain resident safety and its projects' financial stability.
Government and Citizens	G			3	Establish SC Housing as the foremost resource in the state on housing issues and foster new and existing relationships with public and private entities.							
	S			3.1	Utilize the Communications and Outreach Division to increase engagement with agency services and programs and affordable housing issues among stakeholders and the general public.							
	M			3.1.1	Host or participate in six partner roundtables to promote collaborative strategies for addressing affordable housing needs in local communities.	7	6		July 1 - June 30	Internal tracking log	Tabulate events hosted by division staff.	Indicates that SC Housing is engaged with stakeholders and designing its programs to suit the needs of the state.
	M			3.1.2	Increase the combined number of Facebook likes, Twitter followers, and YouTube subscribers to 9,000.	8,118	9,000		July 1 - June 30	online sources	Tabulate cited indicators of engagement online.	Indicates that SC Housing is expanding the reach of its social media communications to better engage stakeholders.
	M			3.1.3	Attract one million page views to the SC Housing website as part of a broader effort to ensure digital communications are meaningful and relevant to diverse stakeholder groups and communities.	979,000	1,000,000		July 1 - June 30	IT analytics report	Report is automatically generated daily.	Indicates that SC Housing is engaging a larger audience when viewed alongside other indicators (click-through rates, etc.).
	S			3.2	Deploy the agency's Chief Research Officer to disseminate information about current housing needs, conditions, and issues to local governments, stakeholders, and the general public.							
	M			3.2.1	Develop three research reports or papers, including but not limited to Housing Needs Assessments.	3	3		July 1 - June 30	Internal tracking log	Tabulate work product drafted by the Chief Research Officer.	Indicates that SC Housing is producing research that is relevant to its programs and their stakeholders.
	M			3.2.2	Discuss housing research in 15 articles, interviews, presentations, or other venues as appropriate.	15	15		July 1 - June 30	Internal tracking log	Tabulate activities by the Chief Research Officer.	Indicates that SC Housing is disseminating research that is relevant to its programs and their stakeholders.
	M			3.2.3	Provide data and research support to five local governments in deliberations on housing policymaking.	n/a	5		July 1 - June 30	Internal tracking log	Tabulate activities by the Chief Research Officer.	Indicates that SC Housing is empowering local governments to pursue positive housing policies that serve their communities.
Government and Citizens	G			4	Provide quality services to internal and external customers that ensure the agency is financially prudent, technologically sound, and properly staffed.							
	S			4.1	Serve as a responsible steward of public funds and maintain the agency's financial condition.							
	M			4.1.1	Maintain the Authority's Aaa bond rating by Moody's.	Aaa	Aaa		July 1 - June 30	Bond rating report	Rating is provided by Moody's in their report.	Indicates that SC Housing is financially strong and stable.
	M			4.1.2	Maintain a program asset to debt ratio of at least 1.10.	1.51	1.10		July 1 - June 30	Financial records	Divide program assets by total debt on 6/30/2020.	Indicates that SC Housing is able to meet its financial obligations.
	M			4.1.3	Generate \$500,000 in savings to the agency in negotiations and cost avoidance.	n/a	\$500,000		July 1 - June 30	Internal tracking log	Tabulate cost savings that were generated by the Procurement Officer.	Indicates that SC Housing is proactively searching for ways to save public funds.

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		Goal	Strategy	Measure		Base	Target	Actual				

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		Goal	Strategy	Measure		Base	Target	Actual				

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Program Template

Program/Title	Purpose	FY 2019-20 Expenditures (Actual)				FY 2020-21 Expenditures (Projected)				Associated Measure(s)
		General	Other	Federal	TOTAL	General	Other	Federal	TOTAL	
I.A. Administration	Administration includes Executive Administration, Legal, Human Resources and Internal Audit		\$ 2,061,019		\$ 2,061,019		\$ 3,823,103		\$ 3,823,103	
I.B. Finance	Finance		\$ 825,498		\$ 825,498		\$ 1,015,767		\$ 1,015,767	
I.C. Support Services	Support Services covers Information Technology, Procurement and Marketing		\$ 3,783,940		\$ 3,783,940		\$ 3,927,918		\$ 3,927,918	
II.A. Contract Administration (CA) and Compliance Monitoring (CM)	CA monitors and disburses rental assistance under a contract with HUD. CM monitors other government assisted affordable housing.		\$ 748,109	\$ 140,647,428	\$ 141,395,537		\$ 982,425	\$ 145,141,976	\$ 146,124,401	
II.B. Rental Assistance	The HUD Housing Choice Voucher Program provides rental assistance to very low-income families.			\$ 15,013,725	\$ 15,013,725			\$ 15,774,825	\$ 15,774,825	
II.C. Housing Initiatives	The HUD HOME Program, the HUD Neighborhood Stabilization Program, Federal Housing Trust Fund, and the Housing Trust Fund promote public/private partnerships to support the development and maintenance of affordable housing.		\$ 7,763,174	\$ 4,399,941	\$ 12,163,115		\$ 7,764,796	\$ 3,153,500	\$ 10,918,296	
II.D. Housing Tax Credits	Low Income Housing Tax Credit Program and Administration		\$ 582,972		\$ 582,972		\$ 708,357		\$ 708,357	
III.A. Mortgage Production	The Homeownership Program provides below-market home mortgages to low-to-moderate income South Carolinians		\$ 1,033,252		\$ 1,033,252		\$ 1,008,023		\$ 1,008,023	
III.B. Mortgage Servicing	Mortgage Servicing includes Servicing and Investor Services		\$ 2,530,602		\$ 2,530,602		\$ 1,978,611		\$ 1,978,611	

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Program Template

Program/Title	Purpose	<i>FY 2019-20 Expenditures (Actual)</i>				<i>FY 2020-21 Expenditures (Projected)</i>				Associated Measure(s)
		General	Other	Federal	TOTAL	General	Other	Federal	TOTAL	

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Legal Standards Template

Item #	Law Number	Jurisdiction	Type of Law	Statutory Requirement and/or Authority Granted	Does this law specify who your agency must or may serve? (Y/N)	Does the law specify a product or service your agency must or may provide?	<i>If yes, what type of service or product?</i>	<i>If other service or product, please specify what service or product.</i>
1	31-13-20	State	Statute	Creation of the Authority.	No	No - Does not relate directly to any agency deliverables		
2	31-13-30	State	Statute	Authorizes the Governor to appoint commissioners to the Authority's Board and select the chairman; designates terms of commissioners; and designates Governor and State Commissioner of DHEC or their designees as ex official members.	No	No - Does not relate directly to any agency deliverables		
3	31-13-40	State	Statute	Executive Director is appointed by the commissioners of the Board.	No	No - Does not relate directly to any agency deliverables		
4	31-13-50	State	Statute	Gives the Authority and Commissioners the same powers, immunities, etc. as those given to city, county, or regional housing authorities and permits Authority to make home equity conversion mortgages to specified persons.	Yes	Yes	Other service or product our agency must/may provide	Home equity conversion mortgage products
5	31-13-60	State	Statute	Grants the Authority the power to conduct operations statewide with specified limitations.	Yes	Yes	Other service or product our agency must/may provide	Construct and operate housing.
6	31-13-70	State	Statute	Allocates all of the State's ceiling pursuant to 26 U.S.C. Section 103A(g)(6)(A) to issue qualified mortgage bonds. (Federal citation no longer accurate.)	No	Yes	Other service or product our agency must/may provide	Issue qualified mortgage bonds.
7	31-13-80	State	Statute	Permits Authority to provide advice or technical assistance related to stimulating the housing industry and to relieve unemployment.	Yes	Yes	Other service or product our agency must/may provide	Provide advise or technical assistance.
8	31-13-90	State	Statute	Permits Authority to issue bonds for multi-family housing upon certain determinations by the Budget and Control Board.	Yes	Yes	Other service or product our agency must/may provide	Issue notes or bonds for multi-family housing.
9	31-13-170	State	Statute	Definitions relevant to the Authority's enabling legislation.	No	No - But relates to manner in which one or more agency deliverables is provided		
10	31-13-180	State	Statute	Authorizes the Authority to: provide construction and mortgage loans; purchase mortgage loans; provide for predevelopment costs, temporary financing and land development expenses; provide residential housing construction and rehabilitation by private enterprise and housing sponsors for sale or rental to persons and families of moderate to low income; provide mortgage financing; make loans to mortgage lenders under terms and conditions requiring that the proceeds thereof be used by the mortgage lenders for new residential mortgage loans; provide technical, consultative and project assistance services to housing sponsors; assist in coordinating federal, state, regional and local public and private efforts and resources; promote wise usage of land and other resources; make direct loans to qualified individuals through mortgage lenders; acquire title to real property and cause to be constructed thereon; sell and dispose of real property and residential housing; and acquire title to and sell real property where necessary. The Authority may also borrow, expend, advance, loan or grant monies for such activities.	Yes	Yes	Other service or product our agency must/may provide	Provide construction and mortgage loans; purchase mortgage loans; provide for predevelopment costs, temporary financing and land development expenses; provide residential housing construction and rehabilitation by private enterprise and housing sponsors for sale or rental to persons and families of moderate to low income; provide mortgage financing; make loans to mortgage lenders under terms and conditions requiring that the proceeds thereof be used by the mortgage lenders for new residential mortgage loans; provide technical, consultative and project assistance services to housing sponsors; assist in coordinating federal, state, regional and local public and private efforts and resources; promote wise usage of land and other resources; make direct loans to qualified individuals through mortgage lenders; acquire title to real property and cause to be constructed thereon; sell and dispose of real property and residential housing; and acquire title to and sell real property where necessary.

11	31-13-190	State	Statute	Empowers the Authority to: make and execute instruments or agreements necessary or desirable to perform its functions; borrow money through the issuance of notes and bonds; make mortgage loans to beneficiary households; invest in, purchase or commit to purchase mortgages; make loans to or purchase securities from mortgage lenders; require loans be secured by collateral security; make and execute contracts for the servicing of mortgage loans; make loans to housing sponsors and members of the beneficiary class; sell mortgages; procure insurance against loss of property owned or financed by Authority; require fees for its services; institute actions to require performance of agreements; acquire, sell or dispose of real property; avail itself of all legal and equitable remedies to protect its interest; administer, coordinate, establish priorities and make commitments for programs under its jurisdiction; utilize earned income; create and establish funds; initial counseling and management programs; provide advice, technical assistance and other services; acquire, own and operate rental projects.	Yes	Yes	Other service or product our agency must/may provide	Make mortgage loans to beneficiary households; invest in, purchase or commit to purchase mortgages; make loans to or purchase securities from mortgage lenders; make loans to housing sponsors and members of the beneficiary class; sell mortgages; acquire, sell or dispose of real property; provide advice, technical assistance and other services; acquire, own and operate rental projects.
12	31-13-200	State	Statute	Establishes the terms under which the Authority may issue notes and bonds.	Yes	Yes	Other service or product our agency must/may provide	Issue notes and bonds.
13	31-13-210	State	Statute	Prohibits interest rates higher than 1% less than the state usury laws unless permitted by the Budget and Control Board.	No	No - Does not relate directly to any agency deliverables		
14	31-13-220	State	Statute	Establishes the information required by State Budget and Control Board for the issuance of notes and bonds.	No	No - But relates to sources of funding for one or more agency deliverables		
15	31-13-230	State	Statute	Established a maximum amount of bonds for the first twelve months following May 10, 1977.	No	No - But relates to sources of funding for one or more agency deliverables		
16	31-13-240	State	Statute	Requires the information provided under 31-13-200 also be provided to the Bond Committee created by Chapter 47 of Title 2.	No	No - But relates to sources of funding for one or more agency deliverables		
17	31-13-250	State	Statute	Permits the Authority to acquire, construct or operate a rental project where there is no capable housing sponsor.	Yes	Yes	Other service or product our agency must/may provide	Acquire, construct or operate a rental project.
18	31-13-260	State	Statute	Permits the Authority to issue refunding notes and bonds.	No	No - But relates to sources of funding for one or more agency deliverables		
19	31-13-270	State	Statute	Permits the Authority to sell or exchange refunding notes and bonds.	No	No - But relates to sources of funding for one or more agency deliverables		
20	31-13-280	State	Statute	Provides that the notes, bonds or obligations of the Authority are not a debt or grant or loan of credit of the State.	No	No - But relates to sources of funding for one or more agency deliverables		
21	31-13-290	State	Statute	Requires compliance with the provisions of Section 31-3-1630 with respect to the issuance of notes, bonds or other obligations.	No	No - But relates to sources of funding for one or more agency deliverables		
22	31-13-300	State	Statute	Authorizes the Authority to include the State's pledge not to limit or alter rights vested in the Authority to fulfill the terms of agreements made with note or bond holders.	No	No - But relates to sources of funding for one or more agency deliverables		
23	31-13-310	State	Statute	Exempts the Authority from compliance with any other state requirements applicable to the issuance of bonds, notes and other obligations to include refunding notes and bonds.	No	No - But relates to sources of funding for one or more agency deliverables		
24	31-13-340	State	Statute	Establishes the State Housing, Finance, and Development Authority Program Fund and requires signature of the chairman or designee and the Executive Director.	No	No - But relates to sources of funding for one or more agency deliverables		
25	31-13-420	State	Statute	Establishes the South Carolina Housing Trust Fund; designates procedures for monies to be paid out; requires a separate annual report.	No	Yes	Report our agency must/may provide	
26	31-13-430	State	Statute	Establishes the membership and requirements of the Housing Trust Fund Advisory Committee.	No	No - Does not relate directly to any agency deliverables		
27	31-13-440	State	Statute	Establishes duties of Executive Director for day-to-day operations of the Housing Trust Fund.	No	Yes	Other service or product our agency must/may provide	Provide technical assistance; monitor developments.

28	31-13-445	State	Statute	Prohibits expending more than 20% of the HTF in a fiscal year in any one county.	No	No - But relates to manner in which one or more agency deliverables is provided		
29	31-13-450	State	Statute	Establishes the minimum guidelines for HTF awards.	Yes	No - But relates to manner in which one or more agency deliverables is provided		
30	31-13-460	State	Statute	Permits units of state, regional and local governments to receive HTF funds.	Yes	No - But relates to manner in which one or more agency deliverables is provided		
31	31-13-470	State	Statute	Permits Board to establish HTF funding cycles; establishes priority for applications.	Yes	No - But relates to manner in which one or more agency deliverables is provided		
32	Reg 64-1	State	Regulation	Defines "Moderate-to-Low Income".	Yes	No - Does not relate directly to any agency deliverables		
33	Reg 64-2	State	Regulation	Establishes use of monies in the Program Fund for downpayment assistance.	Yes	Yes	Other service or product our agency must/may provide	Downpayment assistance program.
34	Reg 64-2.1	State	Regulation	Establishes fiscal HTF expenditures.	No	No - But relates to manner in which one or more agency deliverables is provided		
35	Reg 64-3	State	Regulation	Permits the Authority to use Program Fund for special needs financing.	Yes	Yes	Other service or product our agency must/may provide	Special needs financing.
36	Proviso 42.1	State	FY 2019-20 Proviso	Permits the Authority to carry forward federal rental assistance administrative fees.	No	No - Does not relate directly to any agency deliverables		
37	Proviso 42.2	State	FY 2019-20 Proviso	Permits the Authority to carry forward prior fiscal year monies withdrawn from certain bond indentures.	No	No - Does not relate directly to any agency deliverables		
38	Proviso 42.3	State	FY 2019-20 Proviso	Permits mileage reimbursement for the HTF Advisory Committee.	No	No - Does not relate directly to any agency deliverables		
39	Proviso 42.4	State	FY 2019-20 Proviso	Permits the Authority to retain recoveries in excess of SWCAP.	No	No - But relates to sources of funding for one or more agency deliverables		
40	Proviso 42.5	State	FY 2019-20 Proviso	Permits the Authority to disregard the HTF calculation in 31-13-445 in the event of disaster allocation	No	No - But relates to manner in which one or more agency deliverables is provided		
41	29-4-60	State	Statute	Requires the Authority to create a statement for reverse mortgages and refer customers to counseling services for reverse mortgages.	Yes	Yes	Other service or product our agency must/may provide	Reverse mortgage statement.
42	37-23-40	State	Statute	Requires the Authority to approve high-cost home loan counselors.	Yes	Yes	Other service or product our agency must/may provide	Approval of high-cost home loan counselors.
43	12-24-90	State	Statute	Establishes the fee calculation that goes into the Housing Trust Fund.	No	No - But relates to sources of funding for one or more agency deliverables		
44	42 U.S.C. 12701, et seq.	Federal	Statute	Creates the HOME Investment Partnerships Program which the Authority administers.	Yes	Yes	Other service or product our agency must/may provide	Make loans for housing.
45	24 CFR Part 92	Federal	Regulation	Establishes the rules with the HOME Investment Partnerships Program which the Authority administers.	Yes	No - But relates to manner in which one or more agency deliverables is provided		
46	110 P.L. 289	Federal	Statute	Establishes the Housing and Economic Recovery Act of 2008. HERA includes housing finance reform, the S.A.F.E Mortgage Licensing Act, mortgage foreclosure protections for servicemembers, the Neighborhood Stabilization Program (which the Authority administers), modifications to the Low Income Housing Tax Credit (which the Authority administers), and modifications to tax-exempt housing bond rules (which the Authority issues).	Yes	No - But relates to manner in which one or more agency deliverables is provided		
47	24 CFR Part 570	Federal	Regulation	Establishes rules with the Neighborhood Stabilization Program which the Authority administers.	Yes	No - But relates to manner in which one or more agency deliverables is provided		
48	111 P.L. 5	Federal	Statute	Establishes the American Recovery and Reinvestment Act of 2009. ARRA modified the Neighborhood Stabilization Program and the Low Income Housing Tax Credit (both of which the Authority administers),	No	No - But relates to manner in which one or more agency deliverables is provided		

49	111 P.L. 203	Federal	Statute	Establishes the Dodd-Frank Wall Street Reform and Consumer Protection Act. Dodd-Frank modified the Neighborhood Stabilization Program (which the Authority administers) and provided certain consumer protections in the mortgage industry (which the Authority participates in) including creation of the Consumer Financial Protection Bureau which regulates the lending industry.	No	No - But relates to manner in which one or more agency deliverables is provided
50	110 P.L. 343	Federal	Statute	Establishes the Emergency Economic Stabilization Act of 2008. EESA includes Trouble Assets Relief Program (TARP) which provides funding for the Neighborhood Initiative Program and the SC HELP programs.	Yes	No - But relates to sources of funding for one or more agency deliverables
51	26 USCS §42	Federal	Statute	Establishes the federal low-income housing tax credit which the Authority administers.	No	No - But relates to manner in which one or more agency deliverables is provided
52	42 U.S.C. §§ 3601, et seq.	Federal	Statute	Establishes the Fair Housing Act.	No	No - But relates to manner in which one or more agency deliverables is provided
53	12 CFR Part 338	Federal	Regulation	Regulations regarding the Fair Housing Act.	No	No - But relates to manner in which one or more agency deliverables is provided
54	26 CFR 1.42-1, et seq.	Federal	Regulation	Regulations concerning the federal low-income housing tax credit program.	No	No - But relates to manner in which one or more agency deliverables is provided
55	26 USCS §142	Federal	Regulation	Permits the use of tax-exempt bonds for qualified residential rental projects.	Yes	No - But relates to sources of funding for one or more agency deliverables
56	26 CFR 1-1.03-8	Federal	Regulation	Regulations related to qualified residential rental projects.	No	No - But relates to manner in which one or more agency deliverables is provided
57	26 CFR 1.103A-2	Federal	Regulation	Regulation requiring annual report on qualified mortgage bonds.	No	Yes Report our agency must/may provide
58	108 P.L. 159	Federal	Statute	Established the Fair and Accurate Credit Transactions Act of 2003 (FACTA). FACTA requires the Authority's Red Flag Policy.	No	No - But relates to manner in which one or more agency deliverables is provided
59	75 P.L. 412	Federal	Statute	Established the Housing Act of 1937 which provides for subsidies to be paid by the US government to local public housing agencies for public housing.	Yes	No - But relates to manner in which one or more agency deliverables is provided
60	12 U.S.C. 1706	Federal	Statute	Creates Section 8 housing which the Authority administers in its Housing Choice Voucher Program and Contract Administration area.	Yes	No - But relates to sources of funding for one or more agency deliverables
61	26 USCS §143	Federal	Statute	Permits the use of tax-exempt bonds for qualified mortgage bonds.	Yes	No - But relates to sources of funding for one or more agency deliverables
62	26 USCS §26	Federal	Statute	Permits the issuance of mortgage credit certificates.	Yes	No - But relates to sources of funding for one or more agency deliverables
63	26 CFR 1.25-1T - 1.25-8T	Federal	Regulation	Regulations regarding mortgage credit certificates.	No	Yes Report our agency must/may provide
64	111 P.L. 22, Div A, Title VII	Federal	Statute	Establishes the Protecting Tenants at Foreclosure Act.	No	No - But relates to manner in which one or more agency deliverables is provided
65	15 USC 1691	Federal	Statute	Established the Equal Credit Opportunity Act (ECOA) which regulates the loan application process.	No	No - But relates to manner in which one or more agency deliverables is provided
66	12 CFR Part 202	Federal	Regulation	Regulations for ECOA.	No	No - But relates to manner in which one or more agency deliverables is provided
67	Title VI of the Civil Rights Act of 1964	Federal	Statute	Prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.	No	No - But relates to manner in which one or more agency deliverables is provided

68	29 USC 794	Federal	Statute	Prohibits discrimination because of disability.	No	No - But relates to manner in which one or more agency deliverables is provided
69	12 USC 2901	Federal	Statute	The Community Reinvestment Act (CRA) which protects low-income borrowers from discriminatory credit practices.	No	No - But relates to manner in which one or more agency deliverables is provided
70	12 CFR Part 25	Federal	Regulation	Regulations regarding CRA.	No	No - But relates to manner in which one or more agency deliverables is provided
71	12 CFR Part 228	Federal	Regulation	Regulations regarding CRA.	No	No - But relates to manner in which one or more agency deliverables is provided
72	12 CFR Part 345	Federal	Regulation	Regulations regarding CRA.	No	No - But relates to manner in which one or more agency deliverables is provided
73	12 CFR Part 563e	Federal	Regulation	Regulations regarding CRA.	No	No - But relates to manner in which one or more agency deliverables is provided
74	12 USC 2801 - 2011	Federal	Statute	Established the Home Mortgage Disclosure Act (HMDA) which requires collection and reporting of certain information related to loan applications.	No	No - But relates to manner in which one or more agency deliverables is provided
75	12 CFR Part 1003	Federal	Regulation	Regulations regarding HMDA.	No	No - But relates to manner in which one or more agency deliverables is provided
76	15 USC 1601, et seq.	Federal	Statute	Truth in lending Act (TILA) which provides protections for consumer credit transactions.	No	No - But relates to manner in which one or more agency deliverables is provided
77	12 CFR Part 1026	Federal	Regulation	Regulations regarding TILA.	No	No - But relates to manner in which one or more agency deliverables is provided
78	Reg Z, Section 32	Federal	Regulation	Home Ownership and Equity Protection Act (HOEPA) which protects lenders against abusive lending practices.	No	No - But relates to manner in which one or more agency deliverables is provided
79	12 USC 2601	Federal	Statute	Real Estate Settlement Procedures Act (RESPA) which requires a lender give a good faith estimate of costs and charges, prohibits abusive practices and requires certain disclosures.	No	No - But relates to manner in which one or more agency deliverables is provided
80	24 CFR Part 3500 (Reg X)	Federal	Regulation	Regulations regarding RESPA.	No	No - But relates to manner in which one or more agency deliverables is provided
81	15 USC 1681	Federal	Statute	Fair Credit Reporting Act (FCRA) as amended by the Fair and Accurate Credit Transactions Act (FACTA) which promotes accuracy and ensuring privacy of information in use on consumer credit reports. Requires lenders to have a red flag policy.	No	No - But relates to manner in which one or more agency deliverables is provided
82	12 CFR Part 1022 (Reg V)	Federal	Regulation	Regulations regarding FCRA/FACTA.	No	No - But relates to manner in which one or more agency deliverables is provided
83	15 USC 6902	Federal	Statute	Gramm-Leach Bliley (GLB) Act (aka Financial Services Modernization Act) which protects against unauthorized access to customer information and prevents identity theft.	No	No - But relates to manner in which one or more agency deliverables is provided
84	12 CFR Part 1016 (Reg P)	Federal	Regulation	Regulations regarding GLB.	No	No - But relates to manner in which one or more agency deliverables is provided
85	15 USC 1692	Federal	Statute	Fair Debt Collection Practices Act (FDCPA) prohibits abusive practices of debt collectors. The Authority is currently not subject to this Act, however, the Authority attempts to keep its collection efforts in compliance.	No	No - But relates to manner in which one or more agency deliverables is provided

86	50 USC 501-597b	Federal	Statute	Servicemembers Civil Relief Act (SCRA) protects military personnel from civil liability, foreclosure or eviction while they are serving and caps the interest rate on debts.	No	No - But relates to manner in which one or more agency deliverables is provided
87	12 USC 4901 -4910	Federal	Statute	Homeowners Protection Act of 1988 which is commonly known as the PMI Act and gives consumers the right to request cancellation of PMI (private mortgage insurance) when they pay down their mortgage to 80% or more of the home's value and requires cancellation at 78%.	No	No - But relates to manner in which one or more agency deliverables is provided
88	42 USC 9601-9675	Federal	Statute	Comprehensive Environmental Response Compensation and Liability Act (CERCLA) imposes liability on owners of property for cleaning up hazardous waste. Lenders may be liable under CERCLA if they become the owner through foreclosure or otherwise.	No	No - Does not relate directly to any agency deliverables
89	31-3-10	State	Statute	Establishes the housing authorities law. (Per 31-13-15, the Authority receives all powers, immunities, rights, limitations, etc. conveyed hereunder and not in conflict with Chapter 13 of Title 31.)	No	No - Does not relate directly to any agency deliverables
90	31-3-20	State	Statute	Definitions for the housing authorities law.	No	No - Does not relate directly to any agency deliverables
91	31-3-30	State	Statute	Powers are essential to the public interest.	No	No - Does not relate directly to any agency deliverables
92	31-3-50	State	Statute	Permits housing authorities to obtain information from SC DOR or SC DEW related to eligibility.	No	No - Does not relate directly to any agency deliverables
93	31-3-350	State	Statute	Commissioner compensation.	No	No - Does not relate directly to any agency deliverables
94	31-3-360	State	Statute	No commissioner or employee may have a personal interest in a project.	No	No - Does not relate directly to any agency deliverables
95	31-3-440	State	Statute	General corporate powers of housing authorities.	No	No - Does not relate directly to any agency deliverables
96	31-3-450	State	Statute	Specific powers of housing authorities to investigate, acquire, construct, lend, and all other powers necessary.	No	No - Does not relate directly to any agency deliverables
97	31-3-460	State	Statute	Powers of eminent domain for housing authorities.	No	No - Does not relate directly to any agency deliverables
98	31-3-510	State	Statute	Housing authorities may undertake a housing needs study.	No	No - Does not relate directly to any agency deliverables
99	31-3-520	State	Statute	Housing authorities have power of examination and subpoena.	No	No - Does not relate directly to any agency deliverables
100	31-3-530	State	Statute	No profit in management/operation of housing projects.	No	No - Does not relate directly to any agency deliverables
101	31-3-540	State	Statute	Selection of tenants.	Yes	No - Does not relate directly to any agency deliverables
102	31-3-545	State	Statute	Procedures of payment of rent.	No	No - Does not relate directly to any agency deliverables
103	31-3-550	State	Statute	Foreclosure on authority releases restrictions.	No	No - Does not relate directly to any agency deliverables
104	31-3-560	State	Statute	Protections of funds of authorities.	No	No - Does not relate directly to any agency deliverables
105	31-3-570	State	Statute	Property owned by authority is tax exempt.	No	No - Does not relate directly to any agency deliverables
106	31-3-580	State	Statute	Projects are subject to zoning, building, etc regulations.	No	No - Does not relate directly to any agency deliverables
107	31-3-1510	State	Statute	Power to apply for, receive and expend federal monies.	No	No - But relates to sources of funding for one or more agency deliverables
108	31-3-1520	State	Statute	Permission to contact with federal government.	No	No - Does not relate directly to any agency deliverables
109	31-3-1530	State	Statute	Permission to limit powers in governmental agreements.	No	No - Does not relate directly to any agency deliverables
110	31-3-1540	State	Statute	Permission to agree to minimum wages/maximum hours	No	No - But relates to manner in which one or more agency deliverables is provided

111	31-3-1550	State	Statute	Permission to enter into agreements with governmental entities to supervise/control the authority.	No	No - Does not relate directly to any agency deliverables		
112	31-3-1690	State	Statute	No requirement to offer securities or surplus funds to SFAA	No	No - Does not relate directly to any agency deliverables		
113	31-3-1810	State	Statute	Power to provide housing in rural areas for low income families.	Yes	Yes	Other service or product our agency must/may provide	Provision of housing.
114	31-11-10	State	Statute	Definitions for Housing for National Defense Activities.	No	No - Does not relate directly to any agency deliverables		
115	31-11-20	State	Statute	Permits authorities to develop and/or administration of housing for persons engaged in national defense activities.	Yes	Yes	Other service or product our agency must/may provide	Provision of housing.
116	31-11-30	State	Statute	Grants same powers for ownership, development, administration of other beneficiaries as to housing for persons engaged in national defense activities.	No	No - Does not relate directly to any agency deliverables		
117	31-11-40	State	Statute	Providing for inapplicability of sections of housing authorities laws in relation to housing for persons engaged in national defense activities.	No	No - Does not relate directly to any agency deliverables		
118	31-11-50	State	Statute	Providing independent authorization to undertake development or administration of housing for persons engaged in national defense activities and eliminates any limitations, restrictions or requirements of other certain laws.	No	No - Does not relate directly to any agency deliverables		
119	31-11-60	State	Statute	Authorizing cooperation with federal government or sale of project to federal government for housing for persons engaged in national defense activities.	No	No - Does not relate directly to any agency deliverables		
120	31-11-80	State	Statute	Permitting discretionary administration of housing for persons engaged in national defense activities during a national defense period; otherwise administration shall be in accordance with the housing authorities laws.	No	No - Does not relate directly to any agency deliverables		
121	31-11-90	State	Statute	Permits the issuance of bonds related to housing for persons engaged in national defense activities.	No	No - Does not relate directly to any agency deliverables		
122	31-11-100	State	Statute	Affirms that powers granted as to housing for persons engaged in national defense activities is a supplemental power and not limiting other powers.	No	No - Does not relate directly to any agency deliverables		
123	31-21-10	State	Statute	Creates the State's Fair Housing Law which the Authority is required to comply with or monitor its projects for compliance.	No	No - Does not relate directly to any agency deliverables		
124	31-21-20	State	Statute	Establishing policy of State to provide fair housing.	No	No - Does not relate directly to any agency deliverables		
125	31-21-30	State	Statute	Definitions for the State's Fair Housing Law.	No	No - Does not relate directly to any agency deliverables		
126	31-21-40	State	Statute	Prohibits discrimination in relation to sale or rental of property.	No	No - Does not relate directly to any agency deliverables		
127	31-21-50	State	Statute	Prohibits discrimination in membership or participation in any organization or service related to the selling or renting of property.	No	No - Does not relate directly to any agency deliverables		
128	31-21-60	State	Statute	Prohibits discrimination in residential real estate-related transactions.	No	No - Does not relate directly to any agency deliverables		
129	31-21-70	State	Statute	Provides exceptions to the State's Fair Housing Law.	No	No - Does not relate directly to any agency deliverables		
130	31-21-80	State	Statute	Prohibits interference of somebody exercising rights under Fair Housing Law.	No	No - Does not relate directly to any agency deliverables		
131	§ 27-40-10	State	Statute	Creates the State's Residential Landlord and Tenant Act. The Authority does not regularly operate rental properties but must comply if operating rental properties.	No	No - But relates to manner in which one or more agency deliverables is provided		
132	§ 27-40-210	State	Statute	Definitions for the Residential Landlord and Tenant Act.	No	No - Does not relate directly to any agency deliverables		
133	§ 27-40-220	State	Statute	Obligation of good faith.	No	No - Does not relate directly to any agency deliverables		
134	§ 27-40-240	State	Statute	Definition of Notice	No	No - Does not relate directly to any agency deliverables		
135	§ 27-40-310	State	Statute	Terms and conditions of residential leases.	No	No - Does not relate directly to any agency deliverables		
136	§ 27-40-330	State	Statute	Prohibited conditions in residential leases.	No	No - Does not relate directly to any agency deliverables		

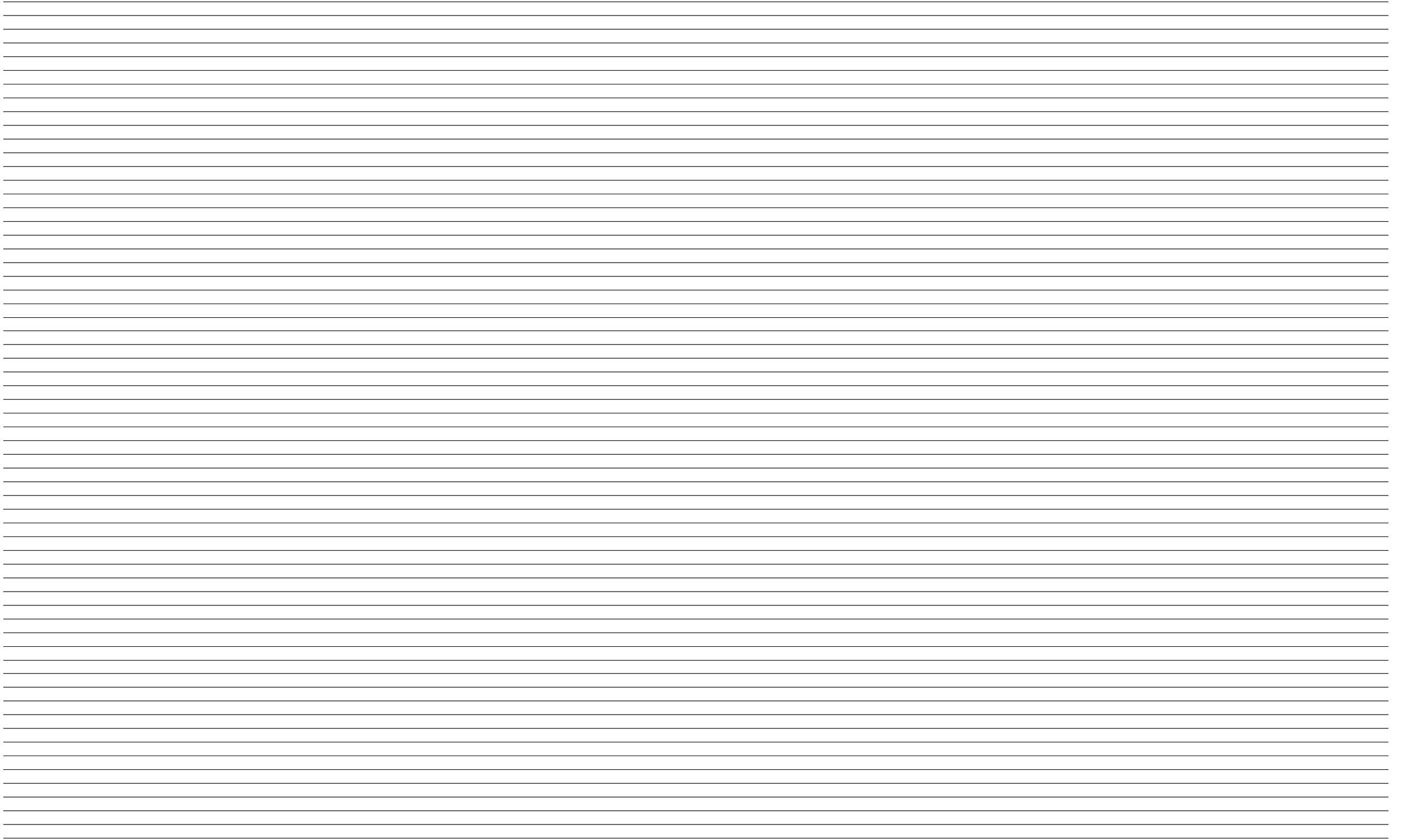
137	§ 27-40-410	State	Statute	Obligations related to security deposits connected with residential leases.	No	No - Does not relate directly to any agency deliverables		
138	§ 27-40-430	State	Statute	Obligation to deliver premises as agreed.	No	No - Does not relate directly to any agency deliverables		
139	§ 27-40-440	State	Statute	Obligation to maintain premises.	No	No - Does not relate directly to any agency deliverables		
140	§ 27-40-710	State	Statute	Landlord remedies for tenant's failure to pay rent.	No	No - Does not relate directly to any agency deliverables		
141	§ 27-40-720	State	Statute	Landlord remedies for tenant's noncompliance affecting health and safety.	No	No - Does not relate directly to any agency deliverables		
142	§ 27-40-730	State	Statute	Landlord remedies for tenant abandoning premises.	No	No - Does not relate directly to any agency deliverables		
143	§ 27-40-740	State	Statute	Landlord ability to place lien on tenant property.	No	No - Does not relate directly to any agency deliverables		
144	§ 27-40-750	State	Statute	Landlord remedies following lease termination.	No	No - Does not relate directly to any agency deliverables		
145	§ 27-40-770	State	Statute	Landlord remedies for holdover tenants.	No	No - Does not relate directly to any agency deliverables		
146	37-23-10	State	Statute	Creates the South Carolina High-cost and Consumer Home Loans Act. While the Authority does not currently originate consumer mortgages directly, it purchases such loans which must be in compliance.	No	No - But relates to manner in which one or more agency deliverables is provided		
147	§ 37-23-20	State	Statute	Definitions for the High-cost and Consumer Home Loans Act.	No	No - Does not relate directly to any agency deliverables		
148	§ 37-23-30	State	Statute	Prohibited terms in a high cost home loan.	No	No - Does not relate directly to any agency deliverables		
149	§ 37-23-40	State	Statute	Limitations of high cost home loan lenders; requires certificate from counselor approved by the Authority.	No	No - But relates to manner in which one or more agency deliverables is provided		
150	29-4-10	State	Statute	Creates the South Carolina Reverse Mortgage Act. While the Authority does not originate reverse mortgage, it has the authority to do so and such originations must comply with this section.	No	No - But relates to manner in which one or more agency deliverables is provided		
151	§ 29-4-20	State	Statute	Definitions for the Reverse Mortgage Act.	No	No - Does not relate directly to any agency deliverables		
152	§ 29-4-30	State	Statute	Requirements of reverse mortgage loans.	No	No - But relates to manner in which one or more agency deliverables is provided		
153	§ 29-4-60	State	Statute	Counseling required for reverse mortgage loans; Authority must create a statement advising recipients of reverse mortgage loans to review.	No	Yes	Other service or product our agency must/may provide	A statement regarding the advisability and availability of independent information and counseling services on reverse mortgages.
154	29-3-10	State	Statute	Establishes requirements related to mortgages in South Carolina. The Authority regularly requires mortgages to secure funds it expends and must comply with this section.	No	No - But relates to manner in which one or more agency deliverables is provided		
155	§ 29-3-30	State	Statute	Permits Authority as mortgagee to pay taxes.	No	No - But relates to manner in which one or more agency deliverables is provided		
156	§ 29-3-70	State	Statute	Prohibits Authority from requesting insurance more than replacement value.	No	No - But relates to manner in which one or more agency deliverables is provided		
157	§ 29-3-320	State	Statute	Potential liability for failure to enter satisfaction of mortgage.	No	No - But relates to manner in which one or more agency deliverables is provided		
158	§ 29-3-330	State	Statute	Methods by which satisfaction or release can be entered.	No	No - But relates to manner in which one or more agency deliverables is provided		
159	37-22-100	State	Statute	South Carolina Mortgage Lending Act requires licensure to act as a mortgage lender.	No	No - Does not relate directly to any agency deliverables		

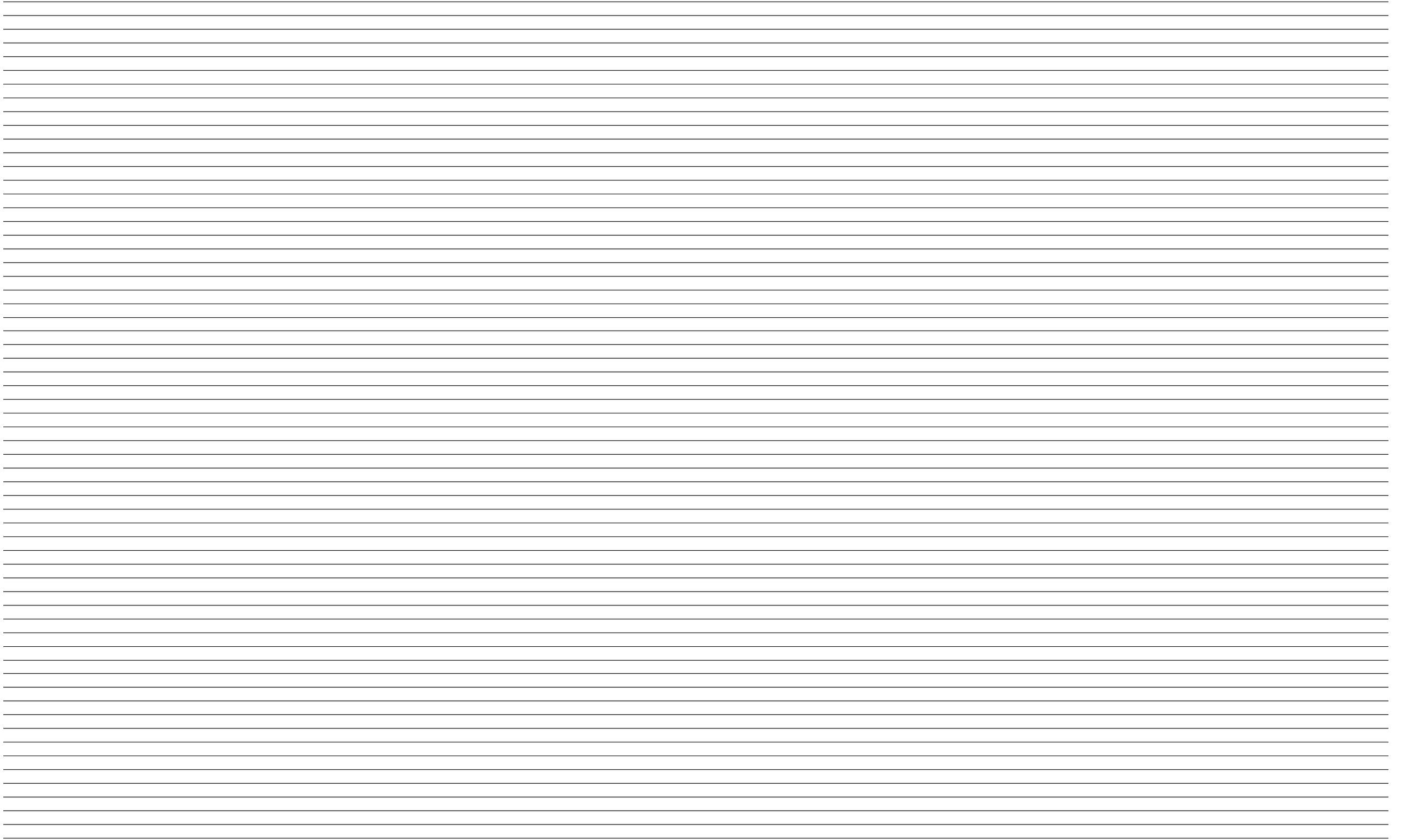
160	§ 37-22-110	State	Statute	Definitions for the South Carolina Mortgage Lending Act	No	No - Does not relate directly to any agency deliverables
161	§ 37-22-120	State	Statute	Licensure requirements for mortgage lenders.	No	No - But relates to manner in which one or more agency deliverables is provided
162	§ 37-22-190	State	Statute	Prohibited activities for mortgage lenders.	No	No - But relates to manner in which one or more agency deliverables is provided
163	§ 37-20-180	State	Statute	Prohibited publication of Social Security Numbers	No	No - But relates to manner in which one or more agency deliverables is provided
164	§ 37-20-190	State	Statute	Destruction of records containing personal identifying information.	No	No - But relates to manner in which one or more agency deliverables is provided
165	39-5-10	State	Statute	Definitions for the South Carolina Unfair Trade Practices Act.	No	No - Does not relate directly to any agency deliverables
166	§ 39-5-20	State	Statute	South Carolina Unfair Trade Practices Act prohibits unfair or deceptive acts or practices in the conduct of trade or commerce.	No	No - But relates to manner in which one or more agency deliverables is provided
167	§ 37-1-101	State	Statute	SC Consumer Protection Code applies to all persons collecting a debt and prohibits unconscionable conduct such as harassment/abuse and false/misleading representations.	No	No - But relates to manner in which one or more agency deliverables is provided
168	§ 37-1-201	State	Statute	Definitions applicable to the Consumer Protection Code.	No	No - Does not relate directly to any agency deliverables
169	§ 37-1-301	State	Statute	Definitions applicable to the Consumer Protection Code.	No	No - Does not relate directly to any agency deliverables
170	§ 37-3-104	State	Statute	Definition of consumer loan for the South Carolina Consumer Protection Code - Loans.	No	No - Does not relate directly to any agency deliverables
171	§ 37-3-106	State	Statute	Definition of loan for the South Carolina Consumer Protection Code - Loans.	No	No - Does not relate directly to any agency deliverables
172	§ 37-3-107	State	Statute	Definition of lender for the South Carolina Consumer Protection Code - Loans.	No	No - Does not relate directly to any agency deliverables
173	§ 37-3-109	State	Statute	Definition of loan finance charge for the South Carolina Consumer Protection Code - Loans.	No	No - Does not relate directly to any agency deliverables
174	§ 37-3-201	State	Statute	Requirements as to charging of loan finance charge.	No	No - But relates to manner in which one or more agency deliverables is provided
175	§ 37-3-202	State	Statute	Additional charges that may be charged on a consumer loan.	No	No - Does not relate directly to any agency deliverables
176	§ 37-3-203	State	Statute	Requirements of delinquency charges on consumer loans.	No	No - But relates to manner in which one or more agency deliverables is provided
177	§ 37-3-301	State	Statute	Required compliance with Federal Truth in Lending Act.	No	No - But relates to manner in which one or more agency deliverables is provided
178	24 CFR Part 5	Federal	Regulation	General program requirements for housing choice voucher program	No	No - But relates to sources of funding for one or more agency deliverables
179	24 CFR Part 8	Federal	Regulation	General HUD requirements under Housing Choice Voucher Program; inspection requirements; nondiscrimination requirements; protections for victims of domestic violence.	No	No - But relates to manner in which one or more agency deliverables is provided
180	24 CFR Part 35	Federal	Regulation	Requirements related to lead-based paint in properties utilizing HUD funding.	No	No - But relates to manner in which one or more agency deliverables is provided

181	24 CFR Part 100	Federal	Regulation	Regulatory compliance related to nondiscrimination under the Fair Housing Act.	No	No - But relates to manner in which one or more agency deliverables is provided	
182	24 CFR Part 903	Federal	Regulation	Requirements for the Public Housing Agency Plans.	No	Yes	Report our agency must/may provide
183	24 CFR Part 982	Federal	Regulation	HUD requirements for administration of the Housing Choice Voucher Program	No	No - But relates to manner in which one or more agency deliverables is provided	
183	24 CFR Part 983	Federal	Regulation	HUD Requirements related to Project-Based Voucher Program	No	No - But relates to manner in which one or more agency deliverables is provided	
185	24 CFR Part 985	Federal	Regulation	Section 8 Management Assessment Program (SEMAP) guidelines and regulations.	No	No - But relates to manner in which one or more agency deliverables is provided	
186	42 USC 1437	Federal	Statute	Establishment of Section 8 programs under the Housing Act of 1937	No	No - But relates to sources of funding for one or more agency deliverables	
187	24 CFR Part 84	Federal	Regulation	Requirements for administration of HUD grants.	No	No - But relates to manner in which one or more agency deliverables is provided	
188	24 CFR Part 85	Federal	Regulation	Requirements for administration of HUD grants.	No	No - But relates to manner in which one or more agency deliverables is provided	
189	24 CFR Part 58	Federal	Regulation	Requirements for environmental review procedures for HUD funded properties.	No	No - But relates to sources of funding for one or more agency deliverables	
190	24 CFR Part 1	Federal	Regulation	Requirements for nondiscrimination in administration of HUD grants.	No	No - But relates to manner in which one or more agency deliverables is provided	
191	24 CFR Part 8	Federal	Regulation	Requirements for nondiscrimination in administration of HUD grants.	No	No - But relates to manner in which one or more agency deliverables is provided	
192	24 CFR Part 107	Federal	Regulation	Requirements for nondiscrimination in administration of HUD grants.	No	No - But relates to manner in which one or more agency deliverables is provided	
193	24 CFR Part 146	Federal	Regulation	Requirements for nondiscrimination in administration of HUD grants.	No	No - But relates to manner in which one or more agency deliverables is provided	
194	24 CFR Part 60	Federal	Regulation	Requirements related to equal employment opportunity related to HUD grants.	No	No - But relates to manner in which one or more agency deliverables is provided	
195	42 USC 6102	Federal	Statute	Prohibition of discrimination for any person receiving federal funds.	No	No - But relates to manner in which one or more agency deliverables is provided	
196	42 USC 12112	Federal	Statute	Prohibition of discrimination as to disability status.	No	No - But relates to manner in which one or more agency deliverables is provided	
197	40 USC 3141, et. Seq.	Federal	Statute	Davis-Bacon Act requiring payment of prevailing wages related to certain HUD grants.	No	No - But relates to manner in which one or more agency deliverables is provided	
198	24 CFR Part 42	Federal	Regulation	Regulations under the Uniform Relocation Act required related to displacement and relocation in the administration of HUD funds.	No	No - Does not relate directly to any agency deliverables	
199	24 CFR Part 92	Federal	Regulation	HOME final rule - requirements for the administration of the HOME program.	No	No - But relates to sources of funding for one or more agency deliverables	

200	42 USC 12701, et. Seq.	Federal	Statute	Establishes the HOME Investment Partnerships Act and acceptable expenditures of funds.	No	No - But relates to sources of funding for one or more agency deliverables		
201	§ 12-6-3795	State	Statute	Establishes the South Carolina state housing tax credit.	No	Yes	Other service or product our agency must/may provide	An eligibility statement to qualified applicants for the state housing tax credit.

Service/Product Provided to Customers	Customer Segments	<u>Specify only for the following Segments: (1) Industry Name; (2) Professional Organization Name; (3) Public; Demographics.</u>	Divisions or Major Programs	Description
Mortgage Financing (Single-family)	General Public	Low- and moderate-income homebuyers	Homebuyer Program	The Homebuyer Program is financed with tax-exempt mortgage revenue bonds, which SC Housing issues under federal law to attract low-cost capital. These loans may be insured by the Federal Housing Administration, U.S. Department of Agriculture, or the Veterans Administration, or securitized as a conventional mortgage through Fannie Mae or Freddie Mac.
Market Rate Mortgage Program	General Public	Low- and moderate-income homebuyers	Palmetto Home Advantage	Palmetto Home Advantage (PHA) loans are self-financed by the authority via securities transactions, which removes some of the restrictions that govern traditional SC Housing lending. Homebuyers may borrow up to 97 percent of the home's value, and can remove their mortgage insurance payments once the homeowner has 18 percent equity, down from the standard 20 percent.
	General Public	Low- and moderate-income homebuyers	Mortgage Credit Certificates	Mortgage Credit Certificates (MCCs) allow homebuyers to convert part of their home interest deduction to a refundable tax credit worth up to \$2,000, providing a substantial financial incentive to homeownership. MCCs can be obtained independently of an SC Housing loan or in conjunction with a PHA loan.
Tax Credits; Mortgage Financing (multifamily)	General Public	Low-income renter households	Low Income Housing Tax Credit	The nation's largest source of funding for affordable housing, which helps build or preserve thousands of units in South Carolina every year, provides financial incentives for building or preserving rent-restricted rental homes for households making no more than 60 percent of area median income. It comes in two flavors: the so-called "9 percent" credit, which is awarded on a competitive basis once per year and is designed to cover about 70 percent of construction costs, and the "4 percent" credit, which is designed to cover 30 percent of construction costs and is typically paired with tax-exempt bond financing to cover much of the remainder.
Mortgage Financing (single and multifamily)	General Public	Low-income renter households	Small Rental Development Program	Created by SC Housing in 2018, the Small Rental Development Program combines financing from the South Carolina Housing Trust Fund, National Housing Trust Fund, and HOME Investment Partnerships Program to fund affordable rental properties too small to be financially viable using Low-Income Housing Tax Credits.
Program Administration	General Public	Very low-income homeowners	Home Repair Program	The Home Repair Program helps very low-income homeowners by providing grants using South Carolina Housing Trust Fund dollars to local non-profit organizations to provide essential housing needs, such as replacing roofs and air conditioners or installing ramps for residents with mobility impairments.
	General Public	Low-income renter households	Program Compliance	Program Compliance is tasked with ensuring that the properties that received funding from the Development Division meet applicable laws and rules applied by federal and state authorities. This work consists primarily of on-site inspections to ensure the property meets health and safety standards and reviews of the property managers' files to validate that the proper rents have been charged and the tenants are income-eligible to live in their homes, among other regulatory requirements.
Administration of HUD Rental Assistance Program.	General Public	Low-income renter households	Housing Choice Voucher Program	SC Housing oversees the Housing Choice Voucher (HCV) program in the seven counties that do not have a local participating public housing authority: Clarendon, Colleton, Dorchester, Fairfield, Kershaw, Lee, and Lexington. This is a federal program operated by the Department of Housing and Urban Development that provides rental assistance to eligible households, covering the gap between the rent charged by a private property owner and 30 percent of their income, ensuring that the tenant does not experience housing cost burden.
Administration of HUD subsidy contract for Project-Based rental properties.	General Public	Low-income renter households	Project-Based Contract Administration	SC Housing monitors a portfolio of hundreds of Section 8 rental properties across the state on behalf of the U.S. Department of Housing and Urban Development (HUD) via Project-Based Contract Administration. HUD provides SC Housing with funds to review and approve monthly assistance payments, conduct management and occupancy reviews to ensure compliance with federal law, serve as an ombudsman for tenant concerns, and oversee subsidy contracts with property owners.





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Partner Template

Name of Partner Entity	Type of Partner Entity	Description of Partnership	Associated Goal(s)
Federal Emergency Management Agency	Federal Government	Participation in disaster recovery efforts	
U.S. Department of Agriculture Rural Development	Federal Government	Collaboration on jointly funded affordable housing assets and mortgage programs	
U.S. Department of Housing and Urban Development	Federal Government	Collaboration on jointly funded affordable housing assets and mortgage programs and source of funding and oversight for multiple rental development programs	
U.S. Department of the Treasury	Federal Government	Regulator of Low-Income Housing Tax Credit program and Hardest Hit Fund	
U.S. Small Business Administration	Federal Government	Participation in disaster recovery efforts	
U.S. Veterans Administration	Federal Government	Collaboration on mortgage programs	
University of South Carolina	Higher Education Institute	Annual analysis of agency economic impact and contribution; internship programs	
City of Columbia	Local Government	Participation on the city's Affordable Housing Task Force	
South Carolina Children's Trust	Non-Governmental Organization	Participation in the interagency State Data Team workgroup	
South Carolina Office of Rural Health	Non-Governmental Organization	Participation in the interagency Rural Outcomes workgroup	
South Carolina Thrive	Non-Governmental Organization	Administrator of the COVID-19 rental assistance fund financed by SC Housing	
South Carolina Voluntary Organizations Active in Disaster Recovery	Non-Governmental Organization	Participation in disaster recovery efforts	
Scholars Strategy Network	Non-Governmental Organization	Logistical support for deployment of Affordable Housing Hub	
South Carolina Association of Habitat for Humanity Affiliates	Non-Governmental Organization	Ongoing collaboration on Home Repair Program and statewide housing efforts	
Affordable Housing Coalition of South Carolina	Professional Association	Source of public comment on proposed funding guidelines	
Home Builders Association (and its members)	Professional Association	Professional development and networking to increase the use of agency products	
Mortgage Bankers Association of the Carolinas (and its members)	Professional Association	Represents lending partners (banks, credit unions, and others) for mortgage programs	
National Council of State Housing Agencies	Professional Association	Development of best practices, legislative affairs support, conferences and networking	
South Carolina Association of Realtors	Professional Association	Professional development and networking to increase the use of agency products	
Southeastern Affordable Housing Management Association	Professional Association	Educational presentations; nonprofit networking and recruitment	
South Carolina Department of Administration	State Government	Provides financial oversight and requires reporting involving bond issuance and authority	
South Carolina Department of Commerce	State Government	Collaboration on comprehensive planning required by U.S. Department of Housing and Urban Development	
South Carolina Disaster Recovery Office	State Government	Participation in disaster recovery efforts	
South Carolina Emergency Management Division	State Government	Participation in disaster recovery efforts	
South Carolina Office of Regulatory Staff	State Government	Participation in state energy efficiency plan	



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Report and External Review Template

Item	Is this a Report, Review, or both?	Report or Review Name	Name of Entity Requesting the Report or Conducting Review	Type of Entity	Reporting Frequency	Current Fiscal Year: Submission Date or Review Timeline (MM/DD/YYYY)	Summary of Information Requested in the Report or Reviewed	Method to Access the Report or Information from the Review
	External Review and Report	1602 Reports and Desk Audit	U.S. Treasury	Federal	Annually	July 22	Annual compliance reporting related to Tax Credit and TCAP exchange Sec. 1602 of the American Recovery	Email Tracey Easton, General Counsel, at tracey.easton@schoosing.com
	External Review and Report	8610 Report	IRS	Federal	Annually	February 28	Relates to allocating agencies. LIHTC reconciliation of credits available vs. credits allocated	Email Tracey Easton, General Counsel, at tracey.easton@schoosing.com
	External Review and Report	Accountability Report	Executive Budget Office	State	Annually	September 15	Annual report of agency activity, outcomes and other agency related information	Executive Budget Office and SC Housing agency website or by request to the agency
	External Review and Report	Annual MCC Report to IRS	IRS	Federal	Annually	June 30	IRS required information for Sec. 1.25-4T(c)(2) and (e)	Email Tracey Easton, General Counsel, at tracey.easton@schoosing.com
	External Review and Report	Annual MCC Report to IRS	IRS	Federal	Annually	July	IRS required information related to the MCC program	Email Tracey.Easton@schoosing.com
	External Review and Report	Annual Mortgage Bond Report to IRS	IRS	Federal	Annually		Information required by Sec. 1.103A(k)(2)(i) of IRS regulations	Email Tracey Easton, General Counsel, at tracey.easton@schoosing.com
	External Review and Report	Annual MRB Report to IRS	IRS	Federal	Annually	July	IRS required information related to the MRB program	Email Tracey.Easton@schoosing.com
	External Review and Report	Audited Financial Report	HUD	Federal	Annually	March 31	Statement of operating receipts & expenditures and year-end settlement	FOIA HUD
	External Review and Report	Contract Administration Activities	HUD	Federal	Monthly	10th business day	Certification and documentation of performance of specific Incentive-Based Performance Standards Tasks	FOIA HUD
	External Review and Report	Davis Bacon Report	HUD	Federal	Bi-annually	9/30 and 3/31	Reporting the number of HOME funded construction contracts	FOIA HUD
	External Review and Report	HOME Action Plan	HUD	Federal	Annually	April 30	Annual goals	FOIA HUD or request to the agency
	External Review and Report	HOME CAPER	HUD	Federal	Annually	April 30	Annual accomplishments	FOIA HUD or request to the agency
	External Review and Report	HOME Section 3 Report	HUD	Federal	Annually	April 30	Reporting of contracts and job opportunities to Section 3 residents and business (low income individuals and companies)	FOIA HUD
	External Review and Report	Housing Trust Fund Annual Report	Executive Budget Office	State	Annually	November 30	Yearly activity of awards made by the South Carolina Housing Trust Fund	Executive Budget Office and SC Housing agency website or by request to the agency
	External Review and Report	HR Delegation Compliance Audit	Division of State Human Resources	State	Annually	December 2	Assuring proper reclassification for (reclassified) employees. State regulation compliance information	Email Tracey Easton, General Counsel, at tracey.easton@schoosing.com
	External Review and Report	HUD 50058 Family Report	HUD	Federal	Monthly	Last working day	All family member characteristics, income, assets, expenses, unit and owner information	FOIA HUD
	External Review and Report	Minority Business	Office of Small and Minority Business (OSMB)	State	Quarterly	17th day of the quarter	Quarterly spend with qualified OSMB vendors	SC Housing Procurement Director
	External Review and Report	Minority Women Owned Business Report	HUD	Federal	Annually	October 31	Number of contracts awarded to minority women owned businesses	FOIA HUD
	External Review and Report	Monthly NIP Report	Treasury	Federal	Monthly	4th business day	Activity progress report	FOIA Treasury
	External Review and Report	n/a	SC Division of Small and Minority Business Contracting and Certification (SMBCC)	State	Quarterly	Fiscal Year	Record of purchases from SMBCC-certified contractors	Located on the SMBCC Transparency Link to Agency Reports. http://osmba.sc.gov/directory.html
	External Review and Report	n/a	State Fiscal Accountability Authority Procurement Services Division - Quarterly Reporting	State	Quarterly	Fiscal Year	Accounting of sole source contracts, trade-in documents, and illegal procurement ratifications required by statute	Report is available at this link: https://reporting.procurement.sc.gov/general/transparency/audit-reports
	External Review and Report	NSP Quarterly Report	HUD	Federal	Quarterly	30th day of the quarter	Activity progress report	FOIA HUD
	External Review and Report	NSP Section 3 Report	HUD	Federal	Annually	January 30	Reporting of contracts and job opportunities to Section 3 residents and business (low income individuals and companies)	FOIA HUD
	External Review and Report	PBCA Limited Remote ACR	HUD	Federal	Annually	October 29	Annual compliance review	Email Tracey Easton, General Counsel, at tracey.easton@schoosing.com
	External Review and Report	Quarterly NIP Report	Treasury	Federal	Quarterly	45th day of the quarter	Activity progress report	FOIA Treasury
	External Review and Report	SC HELP	Treasury	Federal	Monthly	4th business day	Activity progress report	SHELP.GOV and the U.S. Department of the Treasury
	External Review and Report	Section Eight Management Assessment Program	HUD	Federal	Annually	August 29	Self-assessment of established performance indicators (subject to compliance review)	FOIA HUD
	External Review and Report	Unaudited Financial Report	HUD	Federal	Annually	August 29	Statement of operating receipts & expenditures and year-end settlement	FOIA HUD
	External Review and Report	Voucher Management System	HUD	Federal	Monthly	On or before the 22nd	Monthly HAP and administrative expense, number of vouchers and type assisted	FOIA HUD
