

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: _____ <u>The Greenville Housing Authority</u> _____ PHA Code: <u>SC004</u> _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u> _____</p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2030</u> _____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The 2025-2030 Five Year Plan is available at the following locations:</p> <ul style="list-style-type: none"> - Administrative Office – 122 Edinburgh Court, Greenville, SC 29607 - TGHA’s website at https://www.tgha.net/annual-plans <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="212 1234 1471 1864"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>To provide quality affordable housing that serves as a foundation to improve lives.</p>
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>Attachment A</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Attachment B</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>TGHA complies with the Violence Against Women Act. See Chapter 3, 5, 12, and 16 of TGHA’s Administrative Plan at www.tgha.net</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:
<i>Describe fair housing strategies and actions to achieve the goal</i>

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Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. Plan Elements.

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

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR § 903.6\(b\)\(1\)](#))

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

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

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR § 903.17\(b\)](#), [24 CFR § 903.19](#))

C.3 Certification by State or Local Officials.

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

C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Attachment A

2025-2030 Goals and Objectives

Goal One: Preservation and Expansion of Affordable Housing Units

- Expand affordable housing through new development on TGHA owned vacant land.
 - o Secure investment partners through formal non-binding solicitation.
 - o Prepare an application for agency rating via Standard and Poors.
 - o Analyze opportunities for investments of TGHA and Greenville Area Development Corporation (GRDC) unrestricted funds and affordable housing opportunities.
 - o Develop HCV homeownership program.
 - o Review and implement Faircloth opportunities.
- Expand affordable housing through partnerships with private developers.
 - o Issue RFP for Development or Master Development Partners.
 - o Issue solicitation for municipal advisors and syndicators.
 - o Participate with the City of Greenville and others in the development of Spartanburg/Greenline Community, which may include purchase of property.
 - o Utilize essential function bond project opportunity.
 - o Analyze the repositioning of tax credit properties in which TGHA or GRDC has interest in through right of first refusal or other options.
 - o TGHA will support Lauren's Road PBV project.
 - o TGHA will respond to the City of Greenville RFP for Washington Street Development.
- TGHA intends to select one or more projects for project-based assistance without competition in accordance with § 983.51(c).
- TGHA will administer a voucher program funded by South Carolina Health and Human Services/Home Again Program.

Goal Two: Monitor utilization of HCV, PBV, other programs as permitted by TGHA's annual budget authority and net restricted assets.

- Apply for available vouchers which align with TGHA priorities, if made available by HUD.

Goal Three: Improve the operational efficiency in TGHA's Housing Choice Voucher Program

- Provide training on HCV/PBV policy and procedures.
- Updating TGHA's administrative plan to include HOTMA and MTW provisions.
- PBV waiting list process will involve the property management receiving inquiries from interested tenants. The property will provide a pre-application or interest cards to TGHA eligibility department. TGHA will make final eligibility determination and will be responsible for oversight to ensure proper administration of the waiting list.

- TGHA will adopt a wait list preference for Continuum of Care projects managed via a separate wait list.

Goal Four: Promote self-sufficiency through the MTW Program and FSS program

- Reinstate and accelerate the FSS program.
- Eliminate many current deductions and provide a single standard for all Housing Choice Voucher participants.
- Adopt local MTW Payment Standards based on the Primary Real Estate Submarkets (PRESM's) within the City and County.
- TGHA will utilize third party vendors to conduct rent reasonableness for project based or tenant based assisted units, or its affiliates has an interest.
- Implementation of triennial inspections for all Housing Choice Voucher units.
- Permit up to 40% of HCV baseline allocation for PBV.
- Permit the Project Based Voucher Program cap to up to 100% of units in specialty designated units.
- Increase the Project Based Voucher HAP contract for up to 20 years based on the applicable financing for the project. Permit exceptions for up to 30 years for projects that demonstrate exceptional opportunities including location, supportive services, amenities, and high-quality construction.
- Provide a Choice Mobility voucher to a participant that has resided in a Project Based Voucher for a minimum of 24 months
- Implementation of a work requirement for all non-elderly, non-disabled household members aged 18 or older and participants who meets the community service requirement under section 12(c) (2)(A)(B)(D)(E) of the Housing Act of 1937.
- TGHA intends to noncompetitively select one or more PBV projects subject to:
 - o A project in which TGHA has an ownership interest or over which TGHA has control, where TGHA is engaged in an initiative to improve, develop, or replace a public housing property or site.
 - o A project currently under the public housing program or that is replacing the public housing project in which TGHA has no ownership interest, or over which TGHA has no control.
 - o A project consisting of TGHA owned units.
 - o A project that underwent an eligibility event within five years of the project selection date, where one or more families qualify for enhanced voucher assistance under Section 8(t) and provide informed consent to relinquish their enhanced voucher for PBV assistance.

Goal Five: Review Renovation of Main Office

- Explore possible renovation to TGHA's main office at 122 Edinburgh Court in hopes of providing more efficient workspaces.

Goal Six: Improve Payment Process for Tenants in Affordable Housing Units

- Transition payments made by tenants managed by TGHA to the Yardi online portal, or WIPS.

Goal Seven: Local Non-Traditional Program

- TGHA will review opportunities for participating in a Local Non-Traditional Program, specifically the Direct Rent Assistance Program

Goal Eight: Strategic Plan

- Update strategic plan, vision plan, and mission statement.
- Update branding and logos.

Attachment B

2020-2024 Five Year Goals Progress Report

Below is a summary of the progress achieved in each of the goals established in TGHA's Five Year Agency Plan covering 2020 through 2024.

Preservation and Expansion of Affordable Housing Units

1. Completed the exit from the traditional public housing program through voluntary conversion of the remaining 155 public housing units.
2. Placed in service the 193 Low Income Housing Tax Credit units at The Preserve at Logan Park. Reassessed Phase II as workforce housing and decided not to move forward.
3. Completed the recapitalization of Valley Creek through refinancing and rehabilitation and provided for long term affordability under RAD Transfer of Assistance and Non-RAD Project Based Vouchers.
4. The recapitalization of Charleston Place through rehabilitation and preserved long term affordability through acquisition of the Limited Partner interest is in pending status.
5. In negotiations with April Housing for the ownership of Heritage properties.
6. Reviewed a fourteen-unit development but determined that the project was not the best and highest use of the land, so it remains under review.
7. Concluded an essential functions bond transaction which resulted in TGHA ownership of Victor Verde which has 160 affordable units.
8. Managed the Housing Choice Voucher Program close to the maximum utilization of all funding and applied for new funding made available (125 Tenant Protection Vouchers, 25 VASH vouchers, 54 Emergency Housing Vouchers, 5 Foster to Youth Vouchers and 26 Mainstream vouchers).