

<b>Streamlined Annual PHA Plan</b> <i>(HCV Only PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, 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-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

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

A. PHA Information.					
A.1	<b>PHA Name:</b> <u>The Greenville Housing Authority</u> <b>PHA Code:</b> <u>SC004</u> <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2026</u> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Housing Choice Vouchers (HCVs)</b> <u>3,266</u> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
	<b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.				
	<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)				
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
	Lead HA:				

<b>B.</b>	<b>Plan Elements.</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
<b>B.2</b>	<b>New Activities.</b> – Not Applicable
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p><u>See Attachment A</u></p>
<b>B.4</b>	<b>Capital Improvements.</b> – Not Applicable
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N   N/A</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: File review resulted in findings. TGHA will adhere to corrective action plan findings.</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	<b>Affirmatively Furthering Fair Housing (AFFH).</b>						
D.1	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>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.</p> <table border="1" data-bbox="181 472 1453 921"> <tr> <td data-bbox="181 472 1453 512"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="181 512 1453 921"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> </table> <table border="1" data-bbox="181 947 1453 1358"> <tr> <td data-bbox="181 947 1453 987"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="181 987 1453 1358"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> </table> <table border="1" data-bbox="181 1383 1453 1837"> <tr> <td data-bbox="181 1383 1453 1423"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="181 1423 1453 1837"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> </table>	<b>Fair Housing Goal:</b>	<u>Describe fair housing strategies and actions to achieve the goal</u>	<b>Fair Housing Goal:</b>	<u>Describe fair housing strategies and actions to achieve the goal</u>	<b>Fair Housing Goal:</b>	<u>Describe fair housing strategies and actions to achieve the goal</u>
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# Instructions for Preparation of Form HUD-50075-HCV

## Annual PHA Plan for HCV-Only PHAs

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

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

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

**B. Plan Elements.** All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

**B.1 Revision of Existing PHA Plan Elements.** PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)](#)).

☐ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

☐ **Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

**B.2 New Activities.** This section refers to new capital activities which is not applicable for HCV-Only PHAs.

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))

**B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

**C. Other Document and/or Certification Requirements.**

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the 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 §903.13\(c\)](#), [24 CFR §903.19](#))

**C.2 Certification by State of 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. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must 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 (AFFH).**

**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.

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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 Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

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***A statement of participation in the project-based assistance program***

TGHA currently administers nearly 1000 project-based vouchers. TGHA received an award of 50 HUD VASH vouchers. It is anticipated that 25 of these vouchers will be utilized as project-based vouchers.

## **Attachment A**

### **2025-2030 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 2025 through 2030.

#### **Goal One: Preservation and Expansion of Affordable Housing Units**

- Expand affordable housing through new development on TGHA owned vacant land.
  - o Analyze opportunities for investments of TGHA and Greenville Area Development Corporation (GRDC) unrestricted funds and affordable housing opportunities.
    - Hired a financial analysis CSG. They assisted in the development of a matrix that will be used to analyze affordable housing development opportunities. TGHA and GRDC received, reviewed, and declined at least four projects which were presented.
  - o Develop HCV homeownership program.
    - A Homeownership Coordinator job description was developed. The position is on hold pending HUD funding outcomes.
  - o Review and implement Faircloth opportunities.
    - CSG has prepared documentation and provided a retreat for TGHA board and staff to review Faircloth requirements and develop next steps.
- Expand affordable housing through partnerships with private developers.
  - o Issue RFP for Development or Master Development Partners.
    - Deferred to 2025.
  - o Issue solicitation for municipal advisors and syndicators.
    - Was issued for financial advisor and award was made to CSG. They will assist with syndicators as needed.
  - o Participate with the City of Greenville and others in the development of Spartanburg/Greenline Community, which may include purchase of property.
    - Ongoing discussions with City of Greenville. They have obtained LOI for the entire community. They will continue to engage with TGHA regarding lots that may be gifted or sold.
  - o Utilize essential function bond project opportunity.
    - TGHA received requests from two companies regarding essential function bond transactions. Analysis of the transactions were unfavorable, TGHA declined.
  - o Analyze the repositioning of tax credit properties in which TGHA or GRDC has interest in through right of first refusal or other options.
    - TGHA via GRDC elected first right of refusal for Charleston Place effective December 2024. TGHA fully owns this property. TGHA also bought out the limited partner in the Forest View property and fully owns the property as of April 2025. TGHA is negotiating with lenders for 18

- million dollar loan which will allow it to purchase the LP interest in Evergreen, Clark Ridge, and Nicholtown.
- TGHA will support Lauren's Road PBV project.
  - TGHA has had ongoing meetings with the developers involved in this project.
- TGHA will respond to the City of Greenville RFP for Washington Street Development.
  - TGHA has not received information regarding this RFP.
- TGHA will partner with 570 Davis Partnership to develop 45 PBV units.
  - TGHA declined to go with this project because it did not receive LIHTC.
- TGHA will administer a voucher program funded by South Carolina Health and Human Services/Home Again Program.
  - TGHA is awaiting the contract for this project from the state of SC.
- TGHA will review the purchase of 15 units in Spartanburg/Greenline as possible Essential Function Bonds. PBV will be attached to these 15 units.
  - The owner of the property requested an unreasonable sales price. TGHA declined.
- TGHA may purchase up to 6 modular homes to provide transfer of assistance for rental assistance at five units at Perry St and one unit which has been demolished at Styles Street (due to fire).
  - This project is ongoing.
- TGHA will submit an approval request to HUD to sell 5 units on Perry Street if the City of Greenville takes imminent domain action.
  - City of Greenville has not taken action on imminent domain.

**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.
  - TGHA applied for additional VASH vouchers and received 50 in 2025.

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

- Provide training on HCV/PBV policy and procedures.
  - In-house training for the admin plan was provided for all HCV/PBV staff.
  - NAHRO onsite training for all HCV/PBV staff included occupancy, income, eligibility, and rent calculations.
  - Yardi provided onsite training for staff.
  - FSS staff had HUD required training.
  - Two staff members attended National MTW training conference.
  - Staff attended portability training.
  - Staff attended Excellence in Customer service training.
  - All staff attended Fair Housing training.

- Updating TGHA's administrative plan to include HOTMA and MTW provisions.
  - o 2026 Administrative Plan updated 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.
  - o Has been fully implemented.
- TGHA will adopt a wait list preference for Continuum of Care projects managed via a separate wait list.
  - o We have a waitlist preference for Homeless which covers the Continuum of Care projects.

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

- Reinstate and accelerate the FSS program.
  - o The FSS program has been incorporated into our HUD approved MTW.
- Eliminate many current deductions and provide a single standard for all Housing Choice Voucher participants.
  - o Has been implemented for all HCV/PBV program except for special program vouchers (VASH, MS, EHV, TPV and FYI) and those who are not elderly or disabled.
- Adopt local MTW Payment Standards based on the Primary Real Estate Submarkets (PRESM's) within the City and County.
  - o TGHA adopted a payment standard based on 95% of FMR.
- TGHA will utilize third party vendors to conduct rent reasonableness for project based or tenant based assisted units, or its affiliates has an interest.
  - o TGHA continues to use a contract vendor to conduct rent reasonableness.
- Implementation of triennial inspections for all Housing Choice Voucher units.
  - o Implemented February 2025.
- Permit up to 40% of HCV baseline allocation for PBV.
  - o This policy remains in place.
- Permit the Project Based Voucher Program cap to up to 100% of units in specialty designated units.
  - o This policy remains in place.
- 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.
  - o This policy remains in place.
- Provide a Choice Mobility voucher to a participant that has resided in a Project Based Voucher for a minimum of 24 months
  - o TGHA maintains a Choice Mobility waitlist with currently 75 on the list.

- 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.
  - o TGHA is implementing a work requirement in accordance with its approved MTW application.
- TGHA intends to select one or more projects for project-based assistance without competition in accordance with § 983.51(c) and 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.
    - There were not any vouchers to accomplish this.

#### **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.
  - o TGHA hired an architect and received a renovation plan. The project was placed on hold due to concerns of HUD funding cuts.

#### **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.
  - o This project is still being reviewed.

#### **Goal Seven: Local Non-Traditional Program**

- TGHA will review opportunities for participating in a Local Non-Traditional Program, specifically the Direct Rent Assistance Program
  - o TGHA joined several HUD meetings regarding DRA. It was determined it does not have the capacity to fully participate at this time.

#### **Goal Eight: Strategic Plan**

- Update strategic plan, vision plan, and mission statement.
  - o TGHA contracted with DU & Associates. A draft plan was presented to the TGHA board in July 2025. It is expected to be board approved at the September 2025 meeting.
- Update branding and logos.

- TGHA issued a RFP to contract with a vendor for this project. It remains on going.