

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	DRAFT	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Form HUD-50075-ST MB No. 2577-0226 Expires: 9/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 or 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	PHA Name: <u>THE GREENVILLE HOUSING AUTHORITY</u> PHA Code: <u>SC004</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2027</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>3372</u> Total Combined Units/Vouchers <u>3372</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: Administrative Office - 122 Edinburgh Court, Greenville, SC 29607 TGHA's Website - https://www.tgha.net/annual-plans ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <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> </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						
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B.	Plan Elements														
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs.														

	☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☐ ☒ Rent Determination. ☐ ☒ Operation and Management. ☐ ☒ Grievance Procedures. ☒ ☐ Homeownership Programs. ☐ ☒ Community Service and Self-Sufficiency Programs. ☐ ☒ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☐ ☒ Asset Management. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Homeownership Programs. TGHA has elected not to provide homeownership assistance under 24 CFR 982.625 and instead offers families access to homeownership opportunities through its MTW FSS program. (c) The PHA must submit its Deconcentration Policy for Field Office review.																																										
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? <table border="0"> <tr> <td>Y</td><td>N</td><td></td></tr> <tr> <td>☐</td><td>☒</td><td>Choice Neighborhoods Grants.</td></tr> <tr> <td>☐</td><td>☒</td><td>Modernization or Development.</td></tr> <tr> <td>☐</td><td>☒</td><td>Demolition and/or Disposition.</td></tr> <tr> <td>☐</td><td>☒</td><td>Designated Housing for Elderly and/or Disabled Families.</td></tr> <tr> <td>☐</td><td>☒</td><td>Conversion of Public Housing to Tenant-Based Assistance.</td></tr> <tr> <td>☐</td><td>☒</td><td>Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</td></tr> <tr> <td>☐</td><td>☒</td><td>Homeownership Program under Section 32, 9 or 8(Y)</td></tr> <tr> <td>☐</td><td>☒</td><td>Occupancy by Over-Income Families.</td></tr> <tr> <td>☐</td><td>☒</td><td>Occupancy by Police Officers.</td></tr> <tr> <td>☐</td><td>☒</td><td>Non-Smoking Policies.</td></tr> <tr> <td>☐</td><td>☒</td><td>Project-Based Vouchers.</td></tr> <tr> <td>☐</td><td>☒</td><td>Units with Approved Vacancies for Modernization.</td></tr> <tr> <td>☐</td><td>☒</td><td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td></tr> </table> (b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.	Y	N		☐	☒	Choice Neighborhoods Grants.	☐	☒	Modernization or Development.	☐	☒	Demolition and/or Disposition.	☐	☒	Designated Housing for Elderly and/or Disabled Families.	☐	☒	Conversion of Public Housing to Tenant-Based Assistance.	☐	☒	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.	☐	☒	Homeownership Program under Section 32, 9 or 8(Y)	☐	☒	Occupancy by Over-Income Families.	☐	☒	Occupancy by Police Officers.	☐	☒	Non-Smoking Policies.	☐	☒	Project-Based Vouchers.	☐	☒	Units with Approved Vacancies for Modernization.	☐	☒	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).
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B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See Attachment A																																										
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.																																										

	Not Applicable.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☒ N ☐ (b) If yes, please describe: File review resulted in findings. TGHA will adhere to corrective action plan findings.
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☒ (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.
C.2	Certification by State or Local Officials. 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.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. 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.
C.4	Challenged Elements. 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. (a) Did the public challenge any elements of the Plan? Y ☐ N ☒ (b) If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☐ N ☐ N/A ☒

(b) If yes, please describe:

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 and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Form identification: *SC004-THE GREENVILLE HOUSING AUTHORITY Form HUD-50075-ST (Form ID - 9630) printed by Mary de la Vaux in HUD Secure Systems/Public Housing Portal at 08/04/2026 10:17AM EST*

A statement of participation in the Project-Based assistance program

TGHA currently administers 949 PBV and 40 VASH PBV located in Greenville, SC and projects up to 120 additional PBV units and 9 additional VASH PBV units. PBVs provide quality affordable housing for low-income households.

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.
 - We have purchased two tax credit properties and are in the process of buying two other properties. TGHA continues to review opportunities to preserve and expand affordable housing units.
 - o Develop HCV homeownership program.
 - A Homeownership Coordinator job description was developed. The job was posted.
 - The decision was made not to fill the position due to the responsibility being included into the functions of current staff.
 - 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.
 - The program has been paused by HUD.
- Expand affordable housing through partnerships with private developers.
 - o Issue RFP for Development or Master Development Partners.
 - Deferred to 2025.
 - Currently still deferred.
 - o Issue solicitation for municipal advisors and syndicators.
 - Was issued for financial advisor and award was given 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.
 - Currently on hold at this time.

- 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.
- 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 purchased the partnership interest of Evergreen in December 2025.
- TGHA will support Lauren's Road PBV project.
 - TGHA has had ongoing meetings with the developers involved in this project.
 - TGHA will be executing an AHAP contract for this project in 2026.
- TGHA will respond to the City of Greenville RFP for Washington Street Development.
 - TGHA has not received information regarding this RFP.
 - Construction for Southern Side East is currently underway and an AHAP has been executed.
- 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 has applied for transfer of assistance (TOA) to one of other owned properties. An additional TOA has been submitted for a vacant lot on Essex Court.
- 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.
 - o 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.
 - o In-house training for the admin plan was provided for all HCV/PBV staff.
 - o NAHRO onsite training for all HCV/PBV staff included occupancy, income, eligibility, and rent calculations.
 - o Yardi provided onsite training for staff.
 - o FSS staff had HUD required training.
 - o Two staff members attended National MTW training conference.
 - o Staff attended portability training.
 - o Staff attended Excellence in Customer service training.
 - o 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.
 - o 2027 Administrative Plan updated to include final HOTMA 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 adopted a payment standard based on 90% 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.
 - TGHA continues to use a contract vendor to conduct rent reasonableness.
- Implementation of triennial inspections for all Housing Choice Voucher units.
 - Implemented February 2025.
- Permit up to 40% of HCV baseline allocation for PBV.
 - This policy remains in place.
- Permit the Project Based Voucher Program cap to up to 100% of units in specialty designated units.
 - 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.
 - 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
 - TGHA maintains a Choice Mobility waitlist with currently 11 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.
 - 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:
 - 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.
 - There were not any vouchers to accomplish this.
 - 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.
 - There were not any vouchers to accomplish this.
 - A project consisting of TGHA owned units.
 - There were not any vouchers to accomplish this.
 - 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.
 - o Per property lease, tenants can pay through TGHA's online portal, check, or money order.

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 TGHA 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.
 - o Plan was board approved at the September 2025 meeting.
- Update branding and logos.
 - o TGHA issued a RFP to contract with a vendor for this project. It remains on going.
 - o TGHA received and rejected presented designs.