

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 02/29/2016</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, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

<b>A.</b>	<b>PHA Information.</b>																				
<b>A.1</b>	<p><b>PHA Name:</b> <u>HOUSING AUTHORITY OF THE CITY OF GREENVILLE, SC</u></p> <p><b>PHA Code:</b> <b>SC004</b></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2020</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission    <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><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 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><b>The 2020 – 2025 Five Year Plan is available at the following locations:</b></p> <ul style="list-style-type: none"> <li>▪ <b>Administrative Office – 122 Edinburgh Court, Greenville, SC 29607</b></li> <li>▪ <b>TGHA’s website at <a href="https://www.tgha.net/annual-plans">https://www.tgha.net/annual-plans</a></b></li> </ul> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="203 1373 1463 1795"> <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> </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>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> 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 style="text-align: center;"><b>“To provide quality affordable housing that serves as a foundation to improve lives.”</b></p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> 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><b><u>GOAL: Preservation and Expansion of Affordable Housing Units</u></b></p> <ol style="list-style-type: none"> <li><b>1. Complete the exit from the traditional public housing program through voluntary conversion of the remaining 155 public housing units and provide 100% long-term Project Based Vouches on housing units.</b></li> <li><b>2. Place in service the 193 Low Income Housing Tax Credit units at The Preserve at Logan Park and complete Phase II as workforce housing.</b></li> <li><b>3. Complete the recapitalization of Valley Creek through refinancing and rehabilitation and provide for long term affordability under RAD Transfer of Assistance and Non-RAD Project Based Vouchers.</b></li> <li><b>4. Complete recapitalization of Charleston Place through rehabilitation and preserve long term affordability through acquisition of the Limited Partner interest.</b></li> <li><b>5. Preserve long term affordability of Heritage and Evergreen properties through acquisition of General Partner interest.</b></li> <li><b>6. Expand affordable housing through new development on TGHA owned vacant land.</b></li> <li><b>7. Expand affordable housing through partnerships with private developers.</b></li> <li><b>8. Maintain the Housing Choice Voucher Program at maximum utilization of all funding provided annually through appropriations and apply for any new voucher funding made available.</b></li> </ol>
<b>B.3</b>	<p><b>Progress Report.</b> 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 style="text-align: center;"><b>Progress report located in Exhibit 1</b></p>
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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 style="text-align: center;"><b>VAWA Policies located in Exhibit 2</b></p>

<p><b>B.5</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><b><u>Significant Amendment or Modification shall be defined as:</u></b></p> <ol style="list-style-type: none"> <li><b>1. Discretionary changes in the plans or policies of the housing authority that fundamentally change the mission or goals and which require approval of the Board of Commissioners.</b></li> <li><b>2. Revisions to the following policies: rent, screening, admissions or organization of the wait list.</b></li> <li><b>3. Revisions relative to demolition, disposition, designation, or other conversion activities.</b></li> </ol> <p><b>An exception to the above are changes adopted as the result of changes in HUD regulatory requirements.</b></p>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y    N  <input checked="" 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> <p style="text-align: center;"><b>Resident Participation, RAB Comments and Public Hearing Information are located in Exhibit 3.</b></p>
<p><b>B.7</b></p>	<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> <p style="text-align: center;"><b>50077 SL is located in Exhibit 4.</b></p>

**2020 – 2025 FIVE YEAR PLAN – EXHIBIT 1**  
**Housing Authority of the City of Greenville**  
**Progress Report on Goals**

**2015-2019 FIVE YEAR GOALS**

Below is a summary of the progress achieved in each of the goals established in TGHA's Five Year Agency Plan covering 2015 through 2019.

**1. RESPOSITION THE PUBLIC HOUSING PORTFOLIO**

**Progress:**

- a. Heritage Site – A new 60-unit senior building was completed and opened in 2017.
- b. Chamlee Site – This site remains “land-banked” until such time that the site can be sold at Fair Market Value or otherwise redeveloped.
- c. Scott Towers/Garden Apartments – The Preserve at Logan Park, Phase I of the Scott site redevelopment closed in February 2019 and is expected to be completed in July 2020. Planning for Phase II is expected to be underway in late 2020.
- d. Westview Homes/Brookhaven – The Manor at West Greenville, a 55-unit senior building was completed and opened in 2015. The Gallery at West Greenville, a 66-unit arts community and The Harbor, a 57-unit family community, were completed and opened in 2017. Additional development to occur at the former Westview site includes the Haven at West Greenville, a 42-unit development to serve seniors. Additional development planned for the former Brookhaven site includes 12 units of housing for individuals with special needs.
- e. Scattered Sites, Ridgway and Arcadia Hills – RAD conversion of these Public Housing communities was completed in 2017.
- f. Heritage Communities (Forest View, Clark Ridge, Nicholtown and Evergreen) – Forest View as converted under RAD in 2018. The remaining three properties will be repositioned under the Voluntary Conversion program which was streamlined by HUD in 2019.

**2. OPERATIONAL EFFECTIVENS**

- a. Upgrade Communications Systems – All communication systems have been upgraded and a conversion to a new operational software platform is scheduled for completion by the end of 2019.
- b. Secure Paperless Workflow – All program operations are paperless with electronic tenant files and records.
- c. Upgrade Website – A new website was implemented in 2016 and is continuously updated. Partner portals were launched and are available through the website.
- d. Point of Purchase System – All inventory was depleted and all goods are secure through a point of purchase system as needed; all work orders are electronic using a mobile telephone system.

### **3. ENTREPRENEURIALISM**

- a. Sustainability through Diversification – Real estate assets have been diversified converting all Public Housing to Project Based Vouchers. Financing for new real estate transactions has included 9% and 4% LIHTC equity; tax exempt bonds and loans; National Housing Trust Funds; State HOME funds; State Department of Mental Health Housing funds; Federal Home Loan Bank Affordable Housing Funds; Community Works funds; and, Greenville housing Funds.
- b. Partnerships – TGHA has created over 400 new housing units in partnership with for profit private developers over the past 5 years.
- c. Sound Business Practices with Superior Property Management – TGHA has engaged third party property management firms while building internal capacity for Property Management of the newly diversified real estate portfolio.

### **4. MARKETING**

- a. Marketing and Communication Plan – TGHA rebranded the Authority and implemented a comprehensive communication plan through the new website; effective use of social media; ongoing e-mail blasts; issuance of annual reports; participation on community events and increased visibility and transparency throughout the community.

### **5. RESIDENT STRATEGIES**

- a. Homeownership – TGHA reopened the HCV homeownership program and significantly increased the number of individuals working towards homeownership as a goal in the Family Self-sufficiency Program.
- b. Advocacy – Partnerships with local schools were established to increase communication between schools and TGHA communities and increase parent engagement with schools. Multiple educational programs were developed or supported by TGHA to expand resident access and opportunity.
- c. Section 3 – TGHA increased its oversight of Section 3 compliance requirements by all vendors to assure additional employment opportunities.
- d. Security – TGHA worked with third party Property Management agents to assure participation in the City of Greenville Crime-Free Multi-Family Housing Program. Relationships with community officers for all TGHA managed properties were also strengthened through active participation of officers at community meetings and resident activities.

## **2020 – 2025 FIVE YEAR PLAN – EXHIBIT 2**

### **Housing Authority of the City of Greenville**

### **VAWA Policies**

The Violence Against Women Reauthorization Act of 2013 (VAWA 2013) and the VAWA Reauthorization of 2019 expands housing protections for victims of domestic violence, dating violence, sexual assault or stalking. Changes under VAWA include extending protections to survivors of sexual assault; allowing survivors who remain in the unit to establish eligibility or find new housing when a lease is bifurcated; providing survivors with emergency transfers; and additional notification to applicants and tenants of housing rights under VAWA. While these changes substantially extend VAWA's coverage to include most affordable housing programs, they provide no protection to tenants in private market-rate housing but do apply to tenants with vouchers in private market-housing.

TGHA will provide all protection under VAWA as described below to program participants and family members of program participants who are victims of domestic violence, dating violence, sexual assault or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

**Parties whom VAWA protects** - VAWA expands the housing protections to cover survivors of sexual assault and protects anyone who:

- Is a victim of actual or threatened domestic violence, dating violence, sexual assault or stalking, or an “affiliated individual” of the victim (spouse, parent, brother, sister, or child of that victim; or an individual to whom that victim stands in loco parentis; or an individual, tenant or lawful occupant living in the victim’s household); and,
- Is living in, or seeking admission to, any of the covered housing programs.

VAWA eliminates the requirement that the household member be related by blood or marriage to the victim. Therefore, VAWA 2013 protects individuals who simply live in the victim’s household, regardless of whether they are related by marriage or blood to the victim.

**Definitions** - The new law revises the definition of “domestic violence” to include crimes of violence committed by an intimate partner of the victim or by a person who has cohabitated with the victim as an intimate partner. VAWA further amends the definition of “stalking” by including a more general definition than had previously been provided. VAWA now defines the terms in the following manner:

**Domestic violence** includes felony or misdemeanor crimes of violence committed by:

- A current or former spouse or intimate partner of the victim;
- A person with whom the victim shares a child;
- A person who is cohabitating with or has cohabitated with the victim as a spouse or intimate partner;
- A person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies; or
- Any other person who committed a crime against an adult or youth victim who is protected under the domestic or family violence laws of the jurisdiction.

**Dating violence** is violence committed by a person:

- Who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- The existence of such a relationship is determined based on the following factors:
  - Length of the relationship
  - Type of relationship
  - Frequency of interaction between the persons involved in the relationship.

**Sexual assault** means any nonconsensual sexual act proscribed by Federal, tribal, or State law, including when the victim lacks capacity to consent.

**Stalking** is defined as engaging in a course of conduct directed at a specific person that would cause a reasonable person to:

- Fear for his or her safety or others; or
- Suffer substantial emotional distress.

**Denials of Admissions, Termination of Tenancy or Assistance** - An applicant or tenant shall not be denied admission to, denied assistance under, terminated from participation in, or evicted from housing on the basis that the applicant or tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. An incident of actual or threatened domestic violence, dating violence, sexual assault or stalking will not be construed as a serious or repeated violation of the lease by the victim and will not be good cause for terminating the assistance or tenancy of the victim.

**Criminal Activity Directly Related to the Abuse** - No person shall be denied assistance, tenancy or occupancy rights to housing solely on the basis of criminal activity, if that activity is directly related to domestic violence, dating violence, sexual assault or stalking engaged in by a household member, guest or any person under the tenant's control, if the tenant or affiliated individual of the tenant is the victim.<sup>14</sup>

**Actual and Imminent Threat** – TGHA may terminate assistance to a victim if TGHA can demonstrate an actual and imminent threat to other tenants or employees at the property in the event that the tenant is not evicted or terminated from assistance. An actual and imminent threat shall include a physical danger that is real, would occur within an immediate timeframe, and could result in death or serious bodily harm.

In determining the existence of an “actual or imminent threat,” TGHA will consider the duration of the risk, the nature and severity of the potential harm, the likelihood that the potential harm will occur, and the length of time before the potential harm would occur.

Termination of a victim's assistance under this provision will occur only when there are no other actions that could be taken to reduce or eliminate the threat, including, but not limited to, permitting a participant to move to another location, barring the perpetrator from the property, contacting law enforcement to increase police presence or develop other plans to keep the property safe, or seeking other legal remedies to prevent the perpetrator from acting on a threat.

**Victims Held to Same Standard** - For program violations unrelated to the abuse, TGHA, will not subject a participant who is a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard than other participants in determining whether to terminate assistance.

**Bifurcation** – TGHA may bifurcate voucher to terminate assistance to any tenant or lawful occupant who engages in criminal acts of violence against an affiliated individual or others. This action may be taken without penalizing the survivor who is also a tenant or lawful participant.

If TGHA terminates assistance to a participant because of criminal acts of violence against family members or others, and that individual is the only family member eligible to receive the housing assistance, then any remaining family member will have the opportunity to establish eligibility for the assistance. If no family member can establish such eligibility, then TGHA will provide the participant 60 days to find new housing.

**Portability** – TGHA will permit a family with a Housing Choice voucher to move to another jurisdiction if the family has complied with all other obligations of the program and is moving to protect the health or safety of an individual who is or has been the victim of domestic violence, dating violence or stalking. TGHA will permit the family to move even if the family’s lease term has not yet expired.

**Court orders** – TGHA will honor court orders addressing rights of access to or control of property, including civil protection orders issued to protect the victim, as well as orders addressing the distribution or possession of property among household members in a case.

**Certification** – TGHA will request that an individual certify via the applicable HUD form or other such written documentation as defined in this section. This certification will: (1) state that an applicant or tenant is a victim of domestic violence, dating violence, sexual assault or stalking; (2) state that the incident that is the ground for protection meets the requirements under the statute; and (3) include the name of perpetrator, if the name is known and safe to provide. In lieu of the certification form, the applicant or participant may provide:

- Documentation signed by the victim and a victim service provider, an attorney, a medical professional, or a mental health professional in which the professional attests under penalty of perjury to his or her belief that the victim has experienced an incident of domestic violence, dating violence, sexual assault or stalking that meets the grounds for protection under the statute; or
- A federal, state, tribal, territorial, or local law enforcement, court or administrative record.

**Timeline** - After TGHA has requested certification in writing, an applicant or participant shall have 30 days to respond to the request. If an individual does not provide the documentation within the 30 days, TGHA will deny admission or terminate assistance.

**Conflicting Certification** - In situations where TGHA receives documentation with conflicting information, TGHA will require an applicant or participant to submit any of the above-mentioned third-party documentation.



**Confidentiality** – TGHA will keep confidential the information an individual provides to certify victim status, including the individual’s status as a victim. This information will be entered into a shared database or disclosed to another entity or individual, unless the disclosure is: requested or consented to by the individual in writing; required for use in a termination proceeding to determine whether the incident qualifies as a serious or repeated violation of the lease, good cause to terminate assistance or tenancy, or criminal activity directly relating to domestic violence, dating violence, sexual assault or stalking; or otherwise required by law.

No TGHA employee shall access the information regarding domestic violence unless they are specifically and explicitly authorized to access this information because it is necessary for their work.

**Notification and Language Access** - TGHA will provide the applicable HUD notice accompanied by the certification form to applicants and participants: (1) at the time an applicant is denied admission; (2) at the time the individual is admitted; and (3) with any notification of termination of assistance. In addition, the HUD notice must be available in multiple languages and be consistent with HUD guidance concerning language access for individuals with limited- English proficiency.

**PHA Plan** - TGHA will include in its annual plan a description of any activities, services, or programs being undertaken to assist victims of domestic violence, dating violence, sexual assault or stalking. In addition, TGHA will include in its five-year plan a description of any goals, objectives, policies, or programs it uses to serve victims’ housing needs.

**2020 – 2025 FIVE YEAR PLAN – EXHIBIT 3**  
**Housing Authority of the City of Greenville**  
**Resident Participation**  
**RAB Comments**  
**Public Hearing Documentation**

To be inserted upon completion of meetings and comment period.

**2020 – 2025 FIVE YEAR PLAN – EXHIBIT 4**  
**Housing Authority of the City of Greenville**  
**HUD Form 50077SL**

**Certification by Local Official of Consistency with the Consolidated Plan**

**Certification by State or Local  
 Official of PHA Plans Consistency  
 with the Consolidated Plan or  
 State Consolidated Plan  
 (All PHAs)**

U. S Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, **John F. McDonough**, the **City Manager** certify that the 5-Year and/or Annual PHA Plan  
*Official's Name* *Official's Title*

the **Housing Authority of the City of Greenville, SC** is consistent with the Consolidated Plan and  
 the Analysis of Impediments (AI) to Fair Housing Choice of the **City of Greenville** pursuant to  
 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
 Consolidated Plan and the AI.

The Consolidated Plan and Analysis of Impediments identifies the largest housing issue for the  
 residents of the City of Greenville is housing cost burden with many low-income residents paying  
 more than 30% of their income on housing costs. Housing rehabilitation and creation of additional  
 affordable housing can help alleviate the housing cost burden for residents.

The Housing Authority's goals to reposition its Public Housing portfolio provides for the  
 preservation and stabilization of existing affordable housing. TGHA's plans for development of  
 additional housing utilizing Project Based Vouchers is consistent with the goals of creating additional  
 affordable housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will  
 prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
John F. McDonough	City Manager
Signature	Date