

THE GREENVILLE HOUSING AUTHORITY –Fiscal Year 2017 Annual Plan



BUILDING COMMUNITIES
of Opportunity



tgha.net



MISSION (*Why does TGHA exist?*)

To provide quality affordable housing that serves as a foundation to improve lives!

VISION (*What do we want to become?:*)

Vibrant, mixed-income communities of opportunities that maximize individual potential!

5-Year and Annual PHA Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires XX/XX/XXXX

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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

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 of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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 housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																																
A.1	<p>PHA Name: <u>Housing Authority of the City of Greenville, SC</u> PHA Code: <u>SC004</u></p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>January / 2017</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 35%;">Number of Public Housing (PH) Units <u>95</u></td> <td style="width: 30%;">Number of Housing Choice Vouchers (HCVs) <u>3,130</u></td> <td style="width: 35%;"></td> </tr> <tr> <td style="padding-left: 20px;">Garden Apartments 80</td> <td style="padding-left: 20px;">VASH Vouchers 135</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Manor at West Greenville 3</td> <td style="padding-left: 20px;">Project Based Vouchers (Regular)</td> <td style="padding-left: 20px;">Project Based Vouchers (RAD)</td> </tr> <tr> <td style="padding-left: 20px;">Harbor at West Greenville 12</td> <td style="padding-left: 40px;">Manor at West Greenville 52</td> <td style="padding-left: 40px;">Ridgeway Apartments 8</td> </tr> <tr> <td></td> <td style="padding-left: 40px;">Harbor at West Greenville 45</td> <td style="padding-left: 40px;">Arcadia Hills 44</td> </tr> <tr> <td></td> <td style="padding-left: 40px;">Gallery at West Greenville 66</td> <td style="padding-left: 40px;">Single Family Scattered Sites 109</td> </tr> <tr> <td></td> <td style="padding-left: 40px;">Heritage at Sliding Rock 60</td> <td style="padding-left: 40px;">Charleston Place (Hope VI) 20</td> </tr> <tr> <td></td> <td style="padding-left: 40px;">Charleston Place (Hope VI) 10</td> <td style="padding-left: 40px;">Evergreen Place (Hope VI) 75</td> </tr> <tr> <td></td> <td style="padding-left: 40px;">Evergreen Place (Hope VI) 35</td> <td style="padding-left: 40px;">Forest View (Hope VI) 29</td> </tr> <tr> <td></td> <td style="padding-left: 40px;">Forestview (Hope VI) 15</td> <td style="padding-left: 40px;">Nicholtown Green (Hope VI) 38</td> </tr> <tr> <td></td> <td style="padding-left: 40px;">Nicholtown Green (Hope VI) 24</td> <td style="padding-left: 40px;">Clark Ridge Commons (Hope VI) 27</td> </tr> <tr> <td></td> <td></td> <td style="padding-left: 20px;">Project Based Vouchers (Strategic Plan)</td> </tr> <tr> <td></td> <td></td> <td style="padding-left: 40px;">Garden Apartments 80</td> </tr> <tr> <td></td> <td></td> <td style="padding-left: 40px;">Preserve at Logan Park 113</td> </tr> <tr> <td></td> <td></td> <td style="padding-left: 40px;">Haven at West Greenville 42</td> </tr> <tr> <td></td> <td></td> <td style="padding-left: 40px;">Arcadia Hills (new construction) 16</td> </tr> </table> <p>Total Combined <u>3,225</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual 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 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 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Location of the Proposed Plan: TGHA FY 2017 proposed plan are made available for inspection by the public at the following locations.</p> <ul style="list-style-type: none"> ➤ TGHA's website at www.tgha.net ➤ TGHA Administrative Office Building located at 122 Edinburgh Court, Greenville SC 29607 ➤ TGHA's Asset Management Offices: 	Number of Public Housing (PH) Units <u>95</u>	Number of Housing Choice Vouchers (HCVs) <u>3,130</u>		Garden Apartments 80	VASH Vouchers 135		Manor at West Greenville 3	Project Based Vouchers (Regular)	Project Based Vouchers (RAD)	Harbor at West Greenville 12	Manor at West Greenville 52	Ridgeway Apartments 8		Harbor at West Greenville 45	Arcadia Hills 44		Gallery at West Greenville 66	Single Family Scattered Sites 109		Heritage at Sliding Rock 60	Charleston Place (Hope VI) 20		Charleston Place (Hope VI) 10	Evergreen Place (Hope VI) 75		Evergreen Place (Hope VI) 35	Forest View (Hope VI) 29		Forestview (Hope VI) 15	Nicholtown Green (Hope VI) 38		Nicholtown Green (Hope VI) 24	Clark Ridge Commons (Hope VI) 27			Project Based Vouchers (Strategic Plan)			Garden Apartments 80			Preserve at Logan Park 113			Haven at West Greenville 42			Arcadia Hills (new construction) 16
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ASSET MANAGEMENT OFFICES

Garden Apartments
80 Thruston Street
Greenville, South Carolina

Ridgeway Apartments
389 Industrial Drive
Greenville, South Carolina

Brookhaven Apartments
430 Perry Avenue
Greenville, South Carolina

Public Hearing: The Public Hearing will be held at 10:00 am on September 28, 2016 at TGHA's Administrative Office located at 122 Edinburgh Court, Greenville, South Carolina 29607.

Resident Council Member: Each Resident Council Member has been provided a copy of the FY 2017 Proposed Annual Plan.

PHA Consortia: (Check box if submitting a Joint PHA 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	
				PH	HCV
Lead PHA:					

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

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.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

The Housing Authority has an aggressive development plan as detailed in Section B.2 below, which will result in the preservation of exiting affordable housing resources and construction of new affordable housing resources. In addition, the Housing Authority will closely monitor Housing Choice Voucher funding to maximize utilization, assisting the greatest number of households possible with available resources.

1. Maximize the number of affordable units available to the GHA within its current resources by:
 - a. Updating and reviewing policies at least annually;
 - b. Implement an occupancy strategy to reduce the turnaround time;
 - c. Continue and enhance the preventative maintenance program;
 - d. Maintain or increase HCVP lease-up rates by marketing the program to owners, particularly those outside the areas of minority and poverty concentration;
 - e. Participate in the Consolidated Plan process to ensure coordination with broader community strategies;
 - f. Monitor, purge and update waiting lists annually;
 - g. Market waiting list openings to the greater Greenville community in an effort to promote deconcentration. Market GHA programs and services to the community year round.
2. Increase the number of affordable housing units by:
 - a. Applying for Housing Choice Vouchers should they become available;
 - b. Identifying funding sources and mixed finance opportunities to create additional affordable housing units to our community;
 - c. Identifying opportunities through our community organizations and partners (Greenville Redevelopment Corporation),
3. Utilize deconcentration and marketing strategies to reach a diversified population and income levels.
4. Seek elderly designation for Garden Apartments:
 - a. Apply for special purpose vouchers targeted to the elderly should they become available;
 - b. Apply for vouchers for Families with Disabilities should they become available;
 - c. Apply for vouchers for Veterans (VASH) should they become available.
5. Create and/or maintain public/private partnerships:
 - a. City of Greenville
 - b. Local universities and community colleges
 - c. Local business community
 - d. Targeted Solutions
 - e. Workforce Development
 - f. Habitat for Humanity
 - g. Greenville Redevelopment Corporation

h. Greenville County Redevelopment Authority

6. Conduct activities to affirmatively further Fair Housing:
 - a. Work with the City staff to affirmatively further fair housing;
 - b. Counsel HCVP participants on fair housing;
 - c. Provide maps that clearly identify areas outside the poverty/minority concentration area.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

STATEMENT OF HOUSING NEEDS AND STRATEGY FOR ADDRESSING HOUSING NEEDS

Barriers to Affordable Housing (2014-2015 Annual Action Plan City of Greenville)

Indicators determining housing problems and needs include:

1. **Housing Problems-** Although very low income households comprise 11.8% of renter households, they account for 32% of renter households with housing problems. As household income rises, housing problems tend to decrease, especially for low income households. For extremely low income renters, the incidence of housing problems averages around 62%.

Data shows that home owners in every income category are less likely to have housing problems than renters. Also, since fewer home owners fall into the lower income groups, the overall incidence of housing problems among owners is only 20%, compared to 36% among renters. Among homeowners, the extremely low-income households with housing problems comprise 53.6% of the population compared to 62% of renters.

There are certain households in Greenville which are classified as those with worst case needs. This group is defined as those families that live in substandard housing, expending over 30% of their income for housing. Approximately 29.2% of households expended over 50% of their income for housing.

Not unlike the trend with housing problems, the number of households with excessive and severe cost burdens declines as income rises. About 58% of renter households with incomes between 30% and 50% of the MSA median income expended over 30% of their income for rent, and about 22% expended over 50% of their income for rent.

The incidence of excessive and severe housing cost burden among owners is also highest for extremely low-income households. About 56% of extremely low-income home owners pay in excess of 30% of their income on housing expenses while 25% suffer severe cost burden. For all owners, the incidence of excessive and severe cost burden is 26% and 12% respectively.

2. **Excessive Housing Cost Burden** - Affordability is the most prominent housing problem in the City, and is most difficult for very low-income renter households. Of the total renter occupied households, 32% reported gross rents that exceeded 30% of their 1999 income and 16% reported housing costs which exceeded 50% of their income.
3. **Minority Housing Needs** - The total African-American population of Greenville, at 19,335, comprises 34% of the City's total population. While 7,663 (31%) of all occupied housing units in the City are occupied by African-Americans, a significantly larger percentage of African-Americans are concentrated within the Special Emphasis Neighborhoods. While the African-American population increased considerably between 1970 and 1980, the current Census has revealed a slight decline in the population during the past decade by 1%.

In the City of Greenville, minorities have represented a disproportionately higher number of very low and low-income households. Within the neighborhood setting, the majority of all housing in predominately minority low-income single-family areas is rental. The number of African-Americans living in public or assisted housing is also disproportionately high. Because of these numbers, the City has focused a significant portion of its program resources towards the provision of affordable home ownership and rental opportunities

4. **Housing Availability** - In Greenville, very low and extremely low-income households have the most difficulty in finding affordable housing (for less than 30% of their income). This does not mean however that there are too few units to meet the demand, or that housing production is falling short of increases in the number of households.

While the overall supply of housing seems to be adequate, some specific categories of housing are in short supply. This supports the already identified problem that large families, needing at least three (3) bedrooms, have much more difficulty finding rental units in Greenville. Efficiency and one (1) bedroom units, which accommodate individuals and childless couples, are also more readily available.

5. **Affordability & Accessibility** - Housing supply in Greenville has followed the pace of demand, meaning that supply is neither excessive nor deficient. This phenomenon, coupled with the fact that most of the rental property available to low and very low income households is owned by a few individuals, means that tenants are forced to pay excessive rents. Home ownership is out of reach for many low and moderate income individuals and families. Overall, housing costs are too excessive for lower income families to consider home ownership.

Nearly 23% of the lowest income renters have excessive rent burden, and over 58% have severe cost burden. As household income rises the incidence of affordability problems declines significantly. Practically no renters with incomes over 50% of MSA median have severe cost burden and renters with income over 80% have almost no indication of severe 25 cost burden or excessive rent burden. These data when examined along with the fact that there appears to be an ample supply of rental units suggests that elevating the purchasing power of low-income renters through subsidy, etc., would give them greater access to affordable rental housing from the existing stock.

The special needs population is typically an underserved group. They include the frail elderly and elderly, disabled, mentally and physically challenged, persons living with HIV/AIDS, and those living with substance abuse problems. Among the housing choices are transitional housing, supportive housing, and subsidized housing. Each has its own distinct needs, which are addressed individually in this document. Many special needs individuals require supportive services to maintain daily activities.

TGHA's Waiting List:

The chart below identifies families currently on the Housing Authority Public Housing (PH) and Housing Choice Voucher (HCV) waiting lists. As noted, there is a total of 9,411 households waiting for affordable housing.

INCOME LEVEL	PUBLIC HOUSING	HOUSING CHOICE VOUCHER	TOTAL	(%)
Extremely Low Income (30%)	4608	2485	7093	75
Very Low Income (>30-<50%)	999	660	1659	18
Low Income (>50-<80%)	384	219	603	6
Other	31	25	56	1
TOTAL	6022	3389	9411	100
RACE	PUBLIC HOUSING	HOUSING CHOICE VOUCHER	TOTAL	(%)
White	816	502	1318	14
Black	4646	2690	7336	78
Other	560	197	757	8
TOTAL	6022	3389	9411	100
HOUSEHOLDS	PUBLIC HOUSING	HOUSING CHOICE VOUCHER	TOTAL	(%)
Families with Children	3296	1554	4850	52
Elderly	529	597	1126	12
Other	2197	1238	3435	36
TOTAL	6022	3389	9411	100

The waiting lists are consistent with the Barriers to Affordable Housing as identified by the Consolidated Plan and described above. Extremely low income households, minority households, and households with children have the greatest housing needs.

DECONTRATION AND OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION, AND ADMISSIONS:

Both the attached Admissions and Continued Occupancy (ACOP) and the HCV Administrative Plan (Admin Plan) have been revised since the last submittal; the changes are summarized in Section 6.0 (A) and included in the attachments.

FINANCIAL RESOURCES:

The table below lists the Housing Authority of the City of Greenville anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the Authority, as well as tenant rents and other income available to support public housing and Section 8 in Fiscal Year beginning 1/01/2017. The 2012, 2013 and 2014 Capital Fund and the 2010 thru 2015 Replacement Housing factor amounts are the available balances (obligated / unspent) as of 8/12/2016. The 2016 Capital Fund program grants are available for the 2017 fiscal year.

Funding Sources	Amount	Planned Use
Federal Grants		
Public Housing Operating Fund (85% eligibility)	\$1,474,104	Operations
Public Housing Capital Fund Program – 2016	\$912,392	Operations / Capital Improvements
Public Housing Replacement Housing Grant – 2016	\$288,303	Replacement Housing
Section 8 Housing Choice Voucher Programs Tenant Based Assistance HAP (99% eligibility)	\$15,815,780	Housing Assistance Payments
Section 8 Housing Choice Voucher Programs Tenant Based Assistance Admin Fee (84% eligibility)	\$1,442,158	Administration
ROSS Grants - SC004FSH294A015	\$101,393	HCV / Public Housing FSS Coordinator
ROSS Grants - SC004RPS059A014	\$246,000	HCV / Public Housing FSS Coordinator
Prior Year Federal Grants (obligated fund available balance)		
Capital Fund 2014 - SC16P004501-14	\$891,629	Capital Improvements
Capital Fund 2015 – SC16P004501-15	\$837,314	Capital Improvements
Capital Fund 2015 – SC16P004501-16	\$912,392	
Capital Fund – Replacement Housing Funds (2010 – 2016)	\$2,137,261	Replacement Housing
Other Sources:		
Public Housing Dwelling Rental Income	\$727,490	Operations
Public Housing Other Tenant Charges & Misc Income	\$38,160	Operations
Total	\$25,324,376	

RENT DETERMINATION:

Public Housing Rents are outlined in detail in the ACOP (Section 6.1 – Calculation of Rent). But, in general rents are either income based or flat rent. There are also policies regarding minimum rents and hardship exemptions, pro-rated rents for mixed families.

Housing Choice Voucher participants' computation of Total Tenant Payment and Determination of Rent is outlined in detail in Section 5 Income and Subsidy Determinations of the Administrative Plan.

HOMEOWNERSHIP PROGRAMS:

Section 21.2 of the Housing Choice Voucher Program Administrative Plan provides a comprehensive outline of the HCV Homeownership Program. Details of the HCV Homeownership Program are also listed below.

General

The Greenville Housing Authority will provide current Housing Choice Voucher participants with the option of participating in the Housing Choice Voucher (HCV) Homeownership Program in accordance with the provisions set forth in the regulations, which begins with 24 CFR 982.625 through 982.643, which was issued by the Department of Housing and Urban Development (HUD) on September 12, 2000. The participant must also abide by any further notices that are issued by HUD in regards to the Housing Choice Homeownership Program, as covered by 24 CFR 982.

Chapter 21 sets forth the policies of TGHA for the administration of the Housing Choice Voucher (HCV) Homeownership Program.

Eligibility Criteria

The following criteria shall be established to determine eligibility for participation in the HCV Homeownership Program:

1. The Head of household and/or spouse must have maintained full, part time or seasonal employment continuously for a minimum of one year. Elderly or disabled families are exempt from these criteria.
2. Total annual household income cannot be derived from any form of welfare unless it is an elderly or disabled household.
3. Participants must obtain a mortgage prequalification letter from a financial institution. The prequalification letter will state the dollar value of the home that can be purchased by the participant. The prequalification letter provides the participant with the opportunity to work with a real estate broker.* The home must meet the specifications of a home per the HCV Homeownership Program requirements. Once the participant makes an offer on a home, the participant will forward a copy of the executed purchase agreement to the financial institution* and to the Homeownership coordinator. The loan officer will then meet with the participant again to obtain all pertinent information. After the loan officer has all of the information, the loan is forwarded to the processor. The processor will work with the participant to finalize the loan and the loan is then passed to the underwriter. The underwriter approves the loan and the loan is then passed to the closer, who will schedule the closing with the participant. The closing usually occurs within seven days after the closer contacts the participant.

A listing of local real estate brokers and financial institutions will be provided within the procedures manual that will be published.

4. No family member may have an ownership interest in any real property.
5. No family member may have a history of foreclosure on a mortgage or other purchase instrument for the past three years prior to receiving assistance under the HCV Homeownership Program.
6. All household members age 18 and older must satisfactorily complete a homeownership counseling and education program prior to the closing of the home.
7. The purchaser of the home must be a first time homeowner. The purchaser or individual household member may not have held title to any property for a period of three years prior to participation in this homeownership program.
8. A rental voucher participant must work with the homeownership coordinator to determine the expiration date of the current lease that is in effect. If the rental voucher participant does have a lease, the lease expiration date should be researched, before commitments are made regarding a homeownership closing.
9. Once the participant moves from being a renter to becoming a homeowner, the voucher is automatically transferred from a rental voucher to a homeownership voucher.
10. The family must meet with the homeownership coordinator within five business days to set up the payment activity of the homeownership program (Please see item 21.4 (2)).
11. The family must be a participant in the family self-sufficiency, IDA program or Down Payment Assistance program administered by TGHA and/or its partners. All programs do require the participant to develop an action plan that identifies their self-sufficiency goals. The participant must be working to satisfactorily meet all of the program goals and objectives that are included in their action plan. Each action plan must obtain at least three goals. Due to the fact that homeownership might be one of the goals, the participant will be included in the homeownership program. The homeownership program is handled by both the family self-sufficiency coordinator and the homeownership coordinator. The coordinators will work with the participant, to ensure that all information is correctly handled and has been forwarded to the appropriate parties to ensure that the homeownership goal is met.

Self-Sufficiency and Homeownership Counseling

1. TGHA will offer the homeownership program to current and future participants of the Housing Choice Voucher (HCV) rental program, the Family Self Sufficiency program, and Community Works Carolina IDA Program. TGHA has commissioned a HUD Approved Housing Counseling entity (Greenville Human Relations Commission) to administer the required homeownership counseling program(s). All participants must be actively working in an approved homeownership counseling program.
2. In order to qualify for the Housing Choice homeownership program, the participant must be enrolled in the family self-sufficiency program, the IDA Program and/or the Down Payment Assistance program. The participant must meet with the family self-sufficiency coordinator, develop an action plan, and sign all necessary paperwork. The action plan will detail the three goals that the participant wishes to accomplish, within a five year period. These goals could include increased education, increased employment, purchase of a house, and other items that would assist the participant in achieving their self-sufficiency goals.
3. The participant must also enroll in the IDA program or the Down Payment Assistance program in order to begin the savings program to prepare for the down payment and closing costs to purchase the home. In order to enroll in the IDA program or the Down Payment Assistance Program, the participant must meet with the Community Works Carolina IDA Program Coordinator and develop an action plan and sign all necessary paperwork.

Issuance of Homeownership Voucher

1. Once the participant is prequalified for a home, and makes an offer on a home, the offer will be forwarded to the financial institution and the Housing Choice Homeownership Coordinator. The participant will work with the financial institution to finalize the mortgage, as described in Section 21.2. Once the mortgage is finalized, a closing will be scheduled.
2. Once the closing is complete, the participant will schedule an appointment within three (3) to five (5) business days after the closing, with the Housing Choice Homeownership Coordinator to complete the recertification process in order to set up the mortgage payments to begin. This must be set up before the first mortgage payment is due, hence, the shortened time line.
3. The process will include the recertification process, which includes the homeowner executing the Homeowner Statement of Family Obligations. The recertification process will include the calculation of the participant's Total Payment (TTP) toward the payment of the mortgage payment. The calculation will be based on a total of 30% (not to exceed 40%) of the participant's gross income.
4. If a participant is included in an option to purchase (rent to own) program, the recertification will be handled as a rental participant. The participant will be "renting" until the closing occurs. Once the closing occurs, the participant will meet with the homeownership coordinator to complete the recertification process for the homeownership program.

Total Housing Costs

1. The total housing costs for the participant is defined as PITI (principal, interest, and taxes, insurance), along with the maintenance/replacement reserve of \$50.00 a month and any Homeowner Association (HOA) or Condominium Dues payments. The Homeowner's Association payment or Dues payments will be charged if the home is located in a Homeowner's Association, condominium or a cooperative.
2. The housing costs cannot exceed the applicable payment standard voucher under the housing choice voucher program based on designated bedroom size for the specific participant.

Purchase Agreement and Home Inspection

1. As stated previously, the participant must provide TGHA with a copy of the purchase agreement for the selected home, after the prequalification has been received, and after the seller has signed the purchase agreement.
2. TGHA will conduct a HQS inspection.
3. Along with the HQS inspection, the participant must schedule an inspection with a state licensed inspector.
4. TGHA will provide the participant with a listing of stated licensed inspectors. Note: the list of the State Licensed Inspectors will be included in the procedures manual.
5. The independent home inspection must cover all major systems and components, including foundation and structure, housing interior and exterior including plumbing, electrical, and heating systems.
6. Both of these inspections will be completed, copies of the HQS inspection and the individual inspection will be forwarded to TGHA, the participant and the HPC.
7. The seller must repair all items shown on the inspections.
8. All closing dates should be stated on the purchase agreement and should not exceed sixty days from the date of the purchase agreement.

Ownership Title

1. The fee simple title that is forwarded at closing must be held jointly or separately by one or more members of the assisted household.
2. A copy of the title will be forwarded to the homeowner. A Copy of the title, once received, should be forwarded to the homeownership coordinator.
3. Membership in a condominium or a cooperative can also be obtained by the family, and a copy of the membership certificate should be forwarded to the homeownership coordinator or Housing Choice case manager for the file. The membership in a condominium or a cooperative may include row houses or townhouses

Down Payment and Financing

1. A minimum down payment of the home will be decided by the financial institution that the participant is working with. If the participant was approved for a FHA loan, the minimum down payment is equal to 3% of the purchase price of the selected home, but only 1% of this requirement must come from the household's funds.
2. The participant is required to secure a fixed rate 30 year fully amortized mortgage.
3. Financing with balloon payments is strictly prohibited.
4. Seller financing is also strictly prohibited.

Subsidy Payments

1. The Housing Assistance Payments will be forwarded to the financial institution by the fifth of each month by TGHA.
2. The participant will also forward their portion of the payment to the financial institution by the first of each month.
3. The participant is required to establish a savings account and deposit the required maintenance and replacement reserve in the amount of \$50.00 on a monthly basis.
4. The maintenance/replacement account statement must be provided to TGHA on an annual basis at the time of recertification.

Continuation of Assistance

1. HCV housing assistance will continue as long as the assisted family resides in the approved home and the total participant payment is less than total housing costs. However, there is a maximum assistance period of fifteen years for a thirty year mortgage.
2. Elderly and disabled households are exempt from this limitation. The mortgage assistance will be available for elderly and disabled households for the period of the mortgage.
3. Once the participant is able to pay the full mortgage payment, housing assistance will be stopped, after a six month waiting period. The homeownership program coordinator will work with the participant, to ensure that the fifteen year assistance period can be met.
4. TGHA and its housing counseling agency partner will provide post mortgage training. All HCV participants are required to attend this training at least once per year.
5. If a participant defaults on their mortgage, and the mortgage is foreclosed, the homeownership voucher will be canceled. The homeownership voucher will not convert to a rental voucher and the participant and his or her family are no longer eligible to receive Housing Choice assistance.

Family Obligations

Prior to final closing, the family must execute a statement of family obligations. The statement of family obligations, as proposed by HUD is provided as follows:

Homeownership option: Continued assistance requirements; Family obligations:

- a) *Occupancy of home.*** Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, the PHA may not continue homeownership assistance after the month when the family moves out. The family or lender is not required to refund to the PHA the homeownership assistance for the month when the family moves out.
- b) *Family obligations.*** The family must comply with the following obligations.
 - (1) *Ongoing counseling.*** To the extent required by the PHA, the family must attend and complete ongoing homeownership and housing counseling.
 - (2) *Compliance with mortgage.*** The family must comply with the terms of any mortgage securing debt incurred to purchase the home (or any refinancing of such debt).
 - (3) *Prohibition against conveyance or transfer of home.***
 - (i)** So long as the family is receiving homeownership assistance, use and occupancy of the home is subject to § 982.551(h) and (i).
 - (ii)** The family may grant a mortgage on the home for debt incurred to finance purchase of the home or any refinancing of such debt.
 - (iii)** Upon death of a family member who holds, in whole or in part, title to the home or ownership of cooperative membership shares for the home, homeownership assistance may continue pending settlement of the decedent's estate, notwithstanding transfer of title by operation of law to the decedent's executor or legal representative, so long as the home is solely occupied by remaining family members in accordance with § 982.551(h).
 - (4) *Supplying required information.***
 - (i)** The family must supply required information to the PHA in accordance with § 982.551(b).
 - (ii)** In addition to other required information, the family must supply any information as required by the PHA or HUD concerning:
 - (A)** Any mortgage or other debt incurred to purchase the home, and any refinancing of such debt (including information needed to determine whether the family has defaulted on the debt, and the nature of any such default), and information on any satisfaction or payment of the mortgage debt;
 - (B)** Any sale or other transfer of any interest in the home; or

(C) The family's homeownership expenses.

(5) *Notice of move-out.* The family must notify the PHA before the family moves out of the home.

(6) *Notice of mortgage default.* The family must notify the PHA if the family defaults on a mortgage securing any debt incurred to purchase the home.

(7) *Prohibition on ownership interest on second residence.* During the time the family receives homeownership assistance under this subpart, no family member may have any ownership interest in any other residential property.

(8) *Additional PHA requirements.* The PHA may establish additional requirements for continuation of homeownership assistance for the family (for example, a requirement for post-purchase homeownership counseling or for periodic unit inspections while the family is receiving homeownership assistance). The family must comply with any such requirements.

(9) *Other family obligations.* The family must comply with the obligations of a participant family described in § 982.551. However, the following provisions do not apply to assistance under the homeownership option: § 982.551(c), (d), (e), (f), (g) and (j).

(c) *Statement of homeowner obligations.* Before commencement of homeownership assistance, the family must execute a statement of family obligations in the form prescribed by HUD. In the statement, the family agrees to comply with all family obligations under the homeownership option.

Termination of Assistance

1. HCV assistance may be terminated by TGHA for the family's failure to comply with any of the obligations outlined above or any obligations that are outlined within the Housing Choice contract.
2. All termination actions are subject to the requirements and family rights under the Housing Choice Voucher (Housing Choice) Program.

SAFETY AND CRIME PREVENTION:

- (i) TGHA collects data of incident and arrest reports that will inform the need for measures to ensure safety of public housing residents.
- (ii) TGHA, along with local law enforcement have, regular community/safety meetings where information is shared and safety tips and literature is handed out to the residents.
- (iii) TGHA remains in contact with municipal, county, state and federal law enforcement. These contacts are with regards to crimes, wanted persons and arrests made at all TGHA sites. TGHA also uses information from these agencies for crime prevention measures and activities. The City of Greenville Police Department also has assigned a law enforcement officer, who acts as the community service officer providing crime prevention education and information to residents.

Domestic Violence

The Greenville Housing Authority is committed to preserving the peaceful enjoyment of all communities. TGHA is cognizant of actions that may pose a threat related to domestic violence, dating violence or stalking. In compliance with the Violence Against Women Act and Justice Department Reauthorization Action of 2013 (VAWA) TGHA will not terminate the lease or evict victims of criminal activity related to their victimization.

PET POLICY:

This policy does not apply to animals that are used to assist persons with disabilities. Service animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors. Medical documentation will be required for all service animals in units.

The Housing Authority of the City of Greenville, SC (TGHA) will allow only domesticated dogs, cats, birds, and fish in aquariums in units.

Only one (1) dog or cat and up to two (2) birds and unlimited fish in aquariums per unit is allowed.

Any animal commonly considered to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

At no time should any animal exceed thirty (30) pounds in weight.

Inoculations

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances. Residents must also provide a picture of the animal at the time of registration for the file. Residents will be required to present up-to-date shot records at each annual recertification.

Pet Deposit and Fees

A pet deposit of \$200.00 is required for each pet. The pet deposit must be paid in full prior to TGHA approval of the pet application. No payment agreements will be permitted for the pet deposit.

If the pet is permanently removed from the unit and the tenant remains in occupancy, the pet deposit may be credited to the tenants rental account. Credit of the pet deposit will be based on an inspection of the unit and the exterior areas under the control of the tenant. TGHA will credit the amount of the pet deposit paid, less any amounts owed due to damage if the inspection indicates that the premises are clean, odor free, and undamaged.

Financial Obligation of Residents

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the TGHA reserves the right to exterminate and charge the resident.

Nuisance or Threat to Health or Safety

The pet and its living quarters must be maintained in a manner to prevent odors and other unsanitary conditions in the owner's unit and surrounding areas.

Repeated substantiated complaints by neighbors or TGHA personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste or other nuisance will result in the owner having to remove the pet or move from the unit.

Designation of Pet Areas

Pets must be kept in the owner's apartment or on a leash at all times when outside (no outdoor cages or fencing may be constructed). Pet owners must clean up after their pets and are responsible for disposing of pet waste. Pets **shall not** be chained or tied up outside the unit. TGHA reserves the right to contact the appropriate community authority to remove the pet should one be found to be chained or tied up outside the unit.

Visiting Pets

Pets that meet the size and type criteria outlined herein may visit the buildings where pets are allowed for up to two weeks with TGHA approval. Tenants who have visiting pets must abide by the conditions of this policy regarding health, sanitation, nuisances, and peaceful enjoyment of others. If visiting pets violate this policy or cause the tenant to violate the lease, the tenant will be required to remove the visiting pet.

Removal of Pets

TGHA, or an appropriate community authority, shall require the removal of any pet from a unit if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the property or of other persons in the community where the unit is located.

SUBSTANTIAL DEVIATION:

- 1. Additions or deletions of Strategic Goals
- 2. Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

SIGNIFICANT AMENDMENT/MODIFICATION:

- 1. Any Changes to Rent or admissions policies or organization of the waiting list;
- 2. Additions of Non-Emergency work items (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds (if applicable) under the Capital Fund Program; and
- 3. Any change with regard to demolition or disposition, designation or housing, homeownership programs or conversion activities.
- 4. As part of the **Rental Assistance Demonstration (RAD)**, TGHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:
 - a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
 - b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
 - c. Changes to the financing structure for each approved RAD conversion.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- 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).

(b) If any of these activities are planned for the current 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.

HOPE VI, MIXED FINANCE MODERNIZATION OR DEVELOPMENT, DEMOLITION AND/OR DISPOSITION, CONVERSION OF PUBLIC HOUSING, PROJECT-BASED VOUCHERS; OTHER CAPITAL GRANT PROGRAMS:

Demolition and/or Disposition - TGHA intends to dispose of various properties through transfer to other entities as follows:

PROPERTY

DISPOSITION STRATEGY

Heritage (remaining land of JJT HOPE VI site)	Development of LIHTC in lieu of mixed finance elderly only project. Development partner has been selected.
Former Chamlee site	Development of market rate multi-family with project based vouchers. In discussion with Development Partner.
Scott Towers site	Development of mixed finance project(s); elderly and multi-family.
Scattered Site vacant parcels	Construction of single family rental and for sale units.
Evergreen (3 acre parcel)	Sale or donation.
Arcadia (16 lots)	Construction of single family rental or for sale units.
Arcadia (12 acre parcel)	Sell at fair market value.
Brookhaven (vacant 3.53 acre parcel)	Development of LIHTC in lieu of mixed finance project(s); elderly
Brookhaven Apartments	Development of mixed finance project(s); multi-family
Westview Apartments	Development of mixed finance project(s); elderly and multi-family
Brookhaven (8.823 parcels)	Development of mixed finance project(s); multi-family and portions designated for sale or donation of land for public good.

*The housing authority will evaluate disposition of such property where it maybe not be in its best interest to solicit bids but sell to local municipalities for public good.

- **Scattered Sites** – A detailed architect and engineering analysis of the condition of the 129 scattered site units is currently under way. It is anticipated that 20 scattered site houses are not viable for rehabilitation and will be proposed for disposition to enable sale via public bid; and the remaining 109 units will be substantially rehabilitated over a 1-3 year period. These numbers may vary slightly based on the final outcome of the architect/engineer analysis.

CONVERSION OF PUBLIC HOUSING TO PROJECT-BASED ASSISTANCE UNDER RAD:

TGHA intends to convert all public housing to project based vouchers under the Rental Assistance Demonstration Program (RAD) as follows:

PROPERTY	TYPE	NUMBER OF PH UNITS	RAD REPOSITIONING STRATEGY
Charleston Place	Mixed Finance	20	Convert “as is”
Evergreen Place	Mixed Finance	75	Convert “as is”
Forest View	Mixed Finance	29	Convert “as is”
Nicholtown Place	Mixed Finance	38	Convert “as is”
Clark Street Apartments	Mixed Finance	27	Convert “as is”
Ridgeway Apartments	PH – Elderly/Disabled	8	Convert “as is”
Scattered Sites	PH – Elderly / Disabled	129	Demo / Rehab / Dispo
Arcadia Hills	PH – Elderly / Disabled	60	Convert “as is”
TOTAL		411	

PROJECT BASED VOUCHERS

Under the PBV program, TGHA may use up to 20 percent of Housing Choice Voucher program subsidy funds for project based assistance. TGHA will consider project-basing Section 8 Housing Choice Voucher program vouchers to encourage new construction or rehabilitation or to attach assistance to existing units to promote voucher utilization, expand housing choices, increase supportive housing options and deconcentrate poverty.

In 2017 TGHA anticipates issuing a Request for Proposal or non-competitively select PBV proposals through the process outlined in the Housing Choice Voucher Administrative Plan. TGHA will consider proposals in areas of the city that promote fair housing and deconcentration of poverty. It will also consider issuing proposals to project based some of VASH Voucher allocation.

ENTITIES IN PARTNERSHIP (Tax Credit Developments)														
#	Property	CURRENT Unit Mix					FUTURE Unit Mix					CONVERSION DATE	UNIT TYPE	
		ACC	PBV	RAD	LIHTC	TOTAL	ACC	PBV	RAD	LIHTC	TOTAL		PBV	RAD/PBV
1	The Manor at West Greenville						3	52		55	55	Aug-16	52	
2	The Harbor at West Greenville (formerly Brookhaven PH)	57				57	12	45		57	57	Jan-17	45	
	The Gallery at West Greenville (formerly Westview PH)	66				66		66		66	66	Nov-16	66	
3	Heritage at Sliding Rock					60		60		60	60	Aug-17	60	

4	Valley Creek				48	48				48	48	NA		
5	The Preserve at Logan Park (formerly Garden Apts. PH)			80					80			Aug-17		80
6	The Haven at West Greenville		42		42	42			42		42	Jan-18	42	
Subtotal		123	42	80	90	273	15	265	80	328	328	NA	265	80
PUBLIC HOUSING CONVERSIONS TO RAD (Rental Assistance Demonstration)														
#	Property	CURRENT Unit Mix					FUTURE Unit Mix					CONVERSION DATE	UNIT TYPE	
		ACC	PBV	RAD	LIHTC	TOTAL	ACC	PBV	RAD	LIHTC	TOTAL		PBV	RAD/PBV
1	Ridgeway Apts (RAD)	8				8			8		8	Sep-16		8
2	Arcadia Hills (RAD)	44				44		16	44		60	Sep-16		60
3	Scattered Sites (RAD)	109				109			109		109	Sep-16		109
Subtotal		161	0	0	0	161	0	16	161	0	177	NA	0	177
MIXED FINANCED DEVELOPMENTS (HOPE IV)														
#	Property	CURRENT Unit Mix					FUTURE Unit Mix					CONVERSION DATE	UNIT TYPE	
		ACC	PBV	RAD	LIHTC	TOTAL	ACC	PBV	RAD	LIHTC	TOTAL		PBV	RAD/PBV
1	Charleston Place	20	10		10	40		10	20	10	40	Sep-16		20
2	Evergreen Place	75	35		58	168		35	75	58	168	Sep-16		75
3	Forest View	29	15		28	72		15	29	28	72	Sep-16		29
4	Nicholton Green	38	24		34	96		24	38	34	96	Sep-16		38
5	Clark Ridge Commons	27	24		25	76		24	27	25	76	Sep-16		27
Subtotal		189	108	0	155	452	0	108	189	155	452	NA	0	189
TOTAL		473	150	80	245	886	15	389	430	483	957	NA	265	443

UNITS WITH APPROVED VACANCIES FOR MODERNIZATION:

TGHA has 78 single family scattered site units with approved vacancies for modernization.

OTHER CAPITAL GRANT PROGRAMS (i.e., CAPITAL FUND COMMUNITY FACILITIES GRANT OR EMERGENCY SAFETY AND SECURITY GRANTS) - TGHA intends on applying for the Emergency Safety and Security Grant.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

"To provide quality affordable housing that serves as a foundation to improve lives."

GOALS FOR FY 2015 - 2019

- I. REPOSITION THE PUBLIC HOUSING PORTFOLIO:** To reposition our housing portfolio and lesson our dependence on federal funding we will continue to use the successes of the federal Mixed Finance program and the Rental Assistance Demonstration Program.

Heritage – This site is the remaining land on the former JJT HOPE VI Project. TGHA intends to solicit a new development partner and complete the development of approximately 72 senior units pursuant to the HUD approved Revitalization Plan and the City approved PUD amendment,

Chamlee – This site is a vacant parcel remaining after the demolition of the Chamlee Court public housing community. TGHA intends to dispose of this site at fair market value and utilize the sales proceeds towards the other affordable housing projects detailed herein.

Scott Towers/Garden Apartments – TGHA will complete a Master Plan for the site to include the redevelopment of Garden apartments. A new development partner will be procured to redevelop the site in accordance with the Master Plan. The existing Garden units will be converted from Public Housing to Project Based voucher units under the RAD Program.

Westview Homes & Brookhaven – TGHA secured a development partner for the redevelopment of these sites. The overall redevelopment plan will include four components:

- **Phase I – The Manor at West Greenville:** 55 unit new construction senior building.
- **Phase II – The Harbor at West Greenville:** Substantial rehabilitation of 57 multi-family units which includes the existing 55 units and 2 units currently used as the Resident Services Office; rehabilitation of the former Head Start Building for leasing; community space and Resident Services Offices.

- **Phase III – The Gallery at West Greenville:** demolition of 7 existing units; conversion of 18 one bedroom units to 12 units with art studios; and rehabilitation of the remaining 66 units.
- **Phase IV – The Haven at West Greenville:** 42 unit new construction senior building and a new leasing and community building.

• **Scattered Sites** – Of the existing 129 scattered site units, 14 are infeasible for repositioning and will be sold or demolished; 15 units will be sold to the existing tenants; and the remaining 100 units will be substantially rehabilitated and converted to Project Based Vouchers under the RAD Program.

Ridgeway Apartments – This 8 unit’s senior property will be converted from Public Housing to Project Based Vouchers under the RAD program.

Elderly Designation Plan – Submit a Designated Housing Plan to HUD for approval to designate Garden Apartments, Charleston Place, Ridgeway and Arcadia (Senior) as occupancy by only elderly families.

Project-Based Voucher Program – Maximize the 20% utilization of the Housing Choice Voucher Program for allocation of Project-Based Vouchers.

- Prioritize utilization efforts with TGA identified development initiatives.
- Analyze efforts with private and/or for-profit developers for allocating project based VASH Vouchers.

II. OPERATIONAL EFFECTIVENESS: The Greenville Housing Authority will continue to seek new business systems and improve existing work processes through an emphasis on technological innovations designed to improve customer service, enhance communication and reduce administrative burden and intensity of paperwork.

1. Upgrade antiquated communications infrastructure to include computer hardware/software, phone system, network, etc.
2. Secure Paperless Workflow Technology to increase operational efficiency.
 - a) Continue implementation of paperless system in the Section 8 Housing Choice Voucher Department and begin incorporating paperless systems in the Low Rent Public Housing Department.
 - b) Implement electronic signatures that comply with regulations, expedite business processes, and reduce operational costs.
3. Update the agencies website and link it to a web portal that has access to the following portals
 - a) Landlord Portal for the Section 8 Housing Choice Voucher Program
 - b) Tenant Portal for Low Rent Public Housing Residents
 - c) Tenant Portal for Section 8 Housing Choice Voucher Program participants
 - d) Applicant Portal for Low Rent Public Housing and Section 8 Housing Choice Voucher applicants.
4. Create a Point of Purchase System for goods and services and eliminate/reduce on site inventory.
5. Secure Office location for Scattered Site Units.

III. ENTREPRENEURIALISM:

1. Sustainability through Diversification:
 - a) Maximize use of Resources: Leverage current real estate assets to maximize return on investment that will assure organizational sustainability to continue to achieve the overall mission of the organization.
 - b) Partnerships: Seek private public partnerships that maximize investment and seek new opportunities to generate additional revenue.
2. Sound Business Practices:
 - a) Superior Property Management: Exemplify qualities of a superior property management organization with regard to maintenance standards, tenant relations, leasing and communication and financial performance.
 - b) Superior Non-Profit Management: Exemplify the qualities of a superior non-profit organized for public benefit. Focus will be retained on effective, accessible services and community building practices that increase stability and self-sufficiency of TGHA residents.
 - c) Superior Administration: Administer the rent subsidy program with specific focus on program integrity, participant and owner relations, responsiveness to community needs and financial performance
 - d) Superior Public Management: Exemplify the qualities of a well-run public agency through efficiency, fairness and integrity; TGHA will promote values and practices in support of fairness among people of all races and classes.

IV. MARKETING: Enhance TGHA's brand as a housing development entity through an effective marketing and communications plan.

1. Strategically communicate TGHA's successes, initiatives and capabilities to local leaders, businesses and stakeholders and partners in an effort to enhance the awareness of TGHA's capabilities and contributions.
2. Create marketing material to reflect TGHA's new corporate brand (brochures, business cards, etc.)
3. Increase TGHA's Internet presence to communicate with our partners and customers (link website to business portals for vendors, landlords, tenants and applicants).
4. Effectively utilize social media (twitter, Linked In, Facebook, etc.) to market and enhance TGHA's Brand.
5. Host and/or ensure an active presence in housing related events (April – Fair Housing Month, June – Homeownership Month).
6. Publish an Annual Report, highlighting the agencies successes and initiatives.

V. RESIDENT STRATEGIES: Assist residents in gaining access to education, employment opportunities and homeownership opportunities.

1. Maintain Arcadia and other identified communities as stabilized homeownership communities.
2. Expand homeownership opportunities through the sale of 15 units.
3. Expand homeownership opportunities through the Section 8 Homeownership Program.
4. Partner in an active advocacy role with local schools and colleges to facilitate access to educational opportunities for tenants.
5. Ensure compliance with Section 3 in ensuring to the greatest extent possible, job training, employment, and contract opportunities are made available to low- or very-low income residents in connection with projects and activities in the neighborhoods where HUD funds are expended.
6. Update the Low Rent Public Housing Lease Agreement.
7. Enhance safety and security efforts for TGHA residents and the surrounding neighborhoods through active participation with the Crime Free Multi-Family Housing Program.

VI. VIOLENCE AGAINST WOMEN: To protect the rights of victims of domestic violence, dating violence, and stalking to secure and maintain housing without being victimized a second time by being denied housing or losing housing because of the criminally violent acts perpetrated against them.

1. Ensure that all applicants and participants of the Housing Authority know of their rights under the VAWA.
2. Implement VAWA as victims come forward to claim their rights.
3. Educate participating landlords to assist them to protect the rights of victims and to avoid evictions where the victim can certify they qualify for protection.
4. Link victims with resources in the community that can assist them with services.
5. Work with the Domestic Violence Shelter to develop housing options for victims of domestic violence.
6. Policies prescribed in the Public Housing Admissions for Continued Occupancy and the Section 8 HCV Program Administrative Plan will ensure the following;
 - a. TGHA will not knowingly deny assistance to otherwise eligible applicants simply because they have been victims of domestic violence, dating violence, sexual assault, or stalking.
 - b. TGHA will not knowingly terminate the assistance of otherwise compliant persons simply because they are victims of domestic violence, dating violence, sexual assault, or stalking.
 - c. TGHA will educate applicants and participants of their rights under VAWA.
 - d. TGHA will work to educate landlords about VAWA and the rights of victims under the act and to work with the landlord and the victims to protect the housing assistance of victims and their families.

PROGRESS IN ACHIEVING GOALS: Please see attached

B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
Other Document and/or Certification Requirements.	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>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> <p>The resident Advisory Board Meeting will take place on Wednesday, September 14, 2016 at 10:00 am at 122 Edinburgh Court. Comments are attached to this document.</p>
C.4	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).	
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>

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. 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.

Public reporting burden for this information collection is estimated to average 16.64 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. 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.