



# Fiscal Year 2017 Annual Plan FYE 2016 - PROGRESS REPORT

The Housing Authority of the City of Greenville (TGHA) created its 5 year plan covering the years 2015-2019 as part of the 2017 Annual Plan. Each year with the submission of the annual plan, TGHA will provide an update in the Progress Report. The goals and key initiatives will remain the same for the five-year period. Updates and progress made on achieving those goals and key initiatives are described below in the highlighted boxes.

**Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

## GOALS & KEY INITIATIVES FOR FY 2015 - 2019

- I. **REPOSITION THE PUBLIC HOUSING PORTFOLIO:** To reposition our housing portfolio and lessen 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 Planned Unit Development (PUD) amendment.

| Updates and Progress  |
|---|
| <p>Heritage at Sliding Rock, located at 125 Ramsey Drive, Greenville, SC, will become a three-story building with 42 one-bedroom and six two-bedroom apartments for seniors ages 62 and older. It will also offer 12 two-bedroom cottages.</p> <p><b><i>Development Timeline:</i></b></p> <ul style="list-style-type: none"> <li>➤ Received 9% tax credits in August 2015 (60 unit senior housing built on 6 acres of existing land at the current Heritage community)</li> <li>➤ Financial closing March 2016</li> <li>➤ Construction May 2016 – April 2017</li> </ul> |



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- Groundbreaking Ceremony – June 14, 2016
- Occupancy – April 2017

**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.

## Updates and Progress

Chamlee Court vacant parcels continues to be assessed for future use.

**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.

## Updates and Progress

Procured Pazdan, McMillan and Smith architects and completed conceptual plan. Actively working on the RAD conversion of Garden Apartments for the substantial rehabilitation of existing apartments and common areas.

### ***Development Timeline:***

- RAD conversion of Garden Apartments and substantial rehabilitation of existing apartments and common areas
- New construction of additional affordable senior housing units
- New construction of family units on the site, affordable and market rate (workforce housing)
- September 30, 2015: Selected Integral Group as our development partner
- February 2016: Submitted a 9% LIHTC Application for Phase I financing
- Complete development of Phase I in late 2017 or early 2018
- Complete development in other phases 2018-2019



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**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 Village Greenville:** 55 unit new construction senior building.
- **Phase II – The Harbor at West Village 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. It also includes the Gallery at West Greenville.
- **Phase III – The Haven at West Village:** 42 unit new construction senior building and a new leasing and community building.
- **Phase IV – The Gallery at West Village:** demolition of 7 existing units; conversion of 18 one bedroom units to 12 units with art studios; and rehabilitation of the remaining 66 units.

## Updates and Progress

### **Manor at West Greenville**

Closed in April of 2015 and broke ground in June of 2015. Construction is underway and completion is scheduled for early September 2016. The Manor at West Greenville includes 55 Senior Units (*3 ACC Public Housing Units and 52 Project Based Vouchers*).

#### ***Development Timeline:***

- 55 unit senior housing to be built on 3.5 acres of vacant land at the Brookhaven site
- Closed in April 2015
- Applications taken on-line from May 2, 2016 – May, 27, 2016
- Construction May –September 2016
- Occupancy September 2016

### **The Harbor and The Gallery**



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Mixed Finance closing occurred during the week of April 25<sup>th</sup>, 2016. Relocation efforts of Westview Homes were completed on June 30, 2016 and construction is currently underway. Phased relocation efforts are actively underway for the Brookhaven Community.

### ***Development Timeline:***

- Demolition of 7 units and existing maintenance building
- Major renovations to 66 existing family units
- Create “gateway” to Pendleton Arts District
- Substantial Rehab of existing 57 existing units
- Financial Closing April 2016
- Relocation began the week of April 25, 2016
- Construction June 2016 through June 2017
- Re-occupancy July 2017

**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.

### **Updates and Progress**

Twenty units were identified for sale. A public advertisement was released, under which 8 of the 20 units received bids. Three of the 20 units were removed from the public solicitation and will be sold to the city under a HUD application of disposition for public good. The remaining units were released for bid under a second public advertisement solicitation. Bids for two units were received August 17, 2015, leaving seven houses unsold. Bids received on 13 units will be inclusive of a disposition application that will be submitted to HUD. After HUD approves the disposition application, the homes will be sold to the highest bidder(s).



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TGHA anticipates converting 109 public housing single-family scattered site units to the Rental Assistance Demonstration Program.

PHASE I: Executed contract with general contractor in October of 2015. Comprehensive rehabilitation of 56 single family scattered site housing units is currently underway. Construction deadline for the completion of all units is October 2016.

PHASE II: Executed contract with general contract in April of 2016. Comprehensive rehabilitation of 54 single family scattered site housing units is currently underway.

Development Timeline:

- RAD financial plan documents uploaded on July 1, 2016
- Receive a RAD Conversion Commitment; September 1, 2016
- Submit complete closing packet; September 15, 2016
- RAD Closing anticipated to occur no later than September 30, 2016
- All RAD documents approved and ready for HUD signature: November 18, 2016

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

### Updates and Progress

March 27, 2015, TGHA received the Rental Assistance Demonstration (RAD) Commitment to Enter Into Housing Assistance Payment (CHAP) award for Ridgeway Apartments. The agency has been assigned a RAD Transaction Manager and is currently working through milestones in preparation for closing and conversion from Public Housing to RAD (HCV Project Based Voucher Program).

Development Timeline:





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- All RAD documents approved and ready for HUD signature: November 18, 2016

**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.

## Updates and Progress

- **Manor at West Greenville** – Elderly plan submitted and approved by HUD
- **Heritage at Sliding Rock** – Elderly plan submitted and approved by HUD
- **Garden Apartments** – Elderly plan will be submitted with the RAD closing; anticipated to occur in the 4<sup>th</sup> quarter of 2016
- **Charleston Place** – Elderly plan will be submitted with the RAD closing; anticipated to occur in the 4<sup>th</sup> quarter of 2016
- **Ridgeway Apartments** – Elderly plan will be submitted with the RAD closing; anticipated to occur in the 4<sup>th</sup> quarter of 2016
- **Arcadia Senior** – Elderly plan will be submitted with the RAD closing; anticipated to occur in the 4<sup>th</sup> quarter of 2016



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

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

## Updates and Progress

FY 2015 TGHA executed an Agreement to Enter into Housing Assistance Payment Contract (AHAP) contract for 52 units for the Manor at West Greenville and 99 units for the Harbor and Gallery of West Greenville.

FY 2016 TGHA executive an AHAP contract for 60 units for the Heritage at Sliding Rock.

| 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/<br>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        |             |  |



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|          |   |     |    |    |    |     |    |     |    |     |     |        |     |    |
|----------|---|-----|----|----|----|-----|----|-----|----|-----|-----|--------|-----|----|
| 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  | 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   |                 |     | 106 |       | 106   | 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     |





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- II. OPERATIONAL EFFECTIVENESS:** TGHA 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.



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## Updates and Progress

1. In preparation for the RAD closings, the new organizational flow chart was implemented in January of 2016 and revised in June of 2016.

2. Transitioned dedicated servers to a virtualized robust and scalable cloud-based platform.

Upgraded TGHA's Back-up Disaster Recovery System to reduce loss of data in the event of an emergency or crisis.

Upgraded all antiquated desktop computer systems.

Installation of the Voice Over IP Telephone System and Wide Area Network Services are underway. New systems will go live on September 15, 2016.

3. Paperless Workflow Technology was secured and fully implemented in the HCV and Public Housing Program.

4. The agency's website has been updated and the status of each portal is listed below:

- a. HCV Program Landlord Portal
- b. Tenant Portal for the Low Rent Public Housing Program – not complete
- c. Tenant Portal for the HCV Program – not complete
- d. Applicant Portal – Complete

In addition to the portals listed above, the following portals have been created and fully functional

- a. Staff Portal
- b. Board Portal



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- c. Rent Payment Portal (for the Manor at West Greenville families)
- 5. A Point of Purchase System for goods and services was created to eliminate/reduce on-site inventory.
- 6. Single family scattered site units will be services out of the Ridgeway Asset Management Office located on Industrial Drive.

### 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.



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- 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.

## Updates and Progress

### 1. Sustainability through Diversification

#### a. Maximize Use of Resources

- TGHA leveraged current real-estate assets to maximize return on investment and that will assure organizational sustainability and continue to achieve the overall mission of the organization. Thus far TGHA has secured \$578,550 from the ground lease payment, developer's fees and pre-development loan repayment for The Manor at West Greenville, The Harbor & Gallery of West Greenville, and Heritage at Sliding Rock.

#### b. Partnerships

- TGHA partnered with Douglas Development, Tapestry Development and Schaumber Development and secured two 9% LIHTC Awards and one bond 4% Bond deal;
  - The Manor at West Greenville (55 Senior Units),
  - Heritage at Sliding Rock (60 Senior Units) and
  - Harbor and Gallery of West Greenville.



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- TGHA also has a development partnership with the Integral Group for the re-development of the Scott Site.
- TGHA has created the following entities in partnership with its LIHTC Developments

| ENTITIES IN PARTNERSHIP (Tax Credit Developments) |                                      |   |                |              |
|---|--------------------------------------|---|----------------|--------------|
| #   | Entity                               | Property                                  | Type of Entity | Date Created |
| 1   | Greenville Redevelopment Corporation | -   | 501 (c) 3      | 02.28.2014   |
| 2   | GRDC I, LLC                          | The Manor at West Greenville              | LLC            | 02.28.2014   |
| 3   | GRDC II, LLC                         | The Harbor and Gallery at West Greenville | LLC            | 7.08.2014    |
| 4   | GRDC III, LLC                        | Heritage at Sliding Rock                  | LLC            | 3.09.2015    |
| 5   | GRDC IV, LLC                         | Valley Creek                              | LLC            | 9.15.2015    |
| 6   | GRDC V, LLC                          | The Haven at West Greenville              | LLC            | TBA          |
| 7   | GRDC VI, LLC                         | The Preserve at Logan Park                | LLC            |              |

- TGHA is in the process of creating and or have created the following entities for development of wholly owned TGHA properties

| ENTITIES FOR DEVELOPMENT OF WHOLLY OWNED TGHA PROPERTIES |                                     |                           |                |              |
|--|-------------------------------------|---------------------------|----------------|--------------|
| #  | Entity                              | Property                  | Type of Entity | Date Created |
| 1  | Greenville Area Housing Corporation | -                         | 501 (c) 3      | 9.08.2015    |
| 2  | GAH Ridgeway, LLC                   | Ridgeway Apartments (RAD) | LLC            | 9.15.2015    |
| 3  | GAH Arcadia Hills, LLC              | Arcadia Hills (RAD)       | LLC            | 9.15.2015    |
| 4  | GAH Scattered Sites, LLC            | Scattered Sites (RAD)     | LLC            | 9.15.2015    |
| 5  | GAH Garden Apartments, LLC          | Garden Apartments (RAD)   | LLC            | TBA          |





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## 2. Sound Business Practices

### a. Superior Property Management

- REAC Scores for Scattered Site Properties increased from 60 in FY 2014 to 83 in FY 2015.
- Public Housing Program received a Public Housing Assessment System (PHAS) score of 92 for FYE 2014 = HUD High Performer Designation.
- Received a \$30,000 grant from the United Way of Greenville to assist scattered site public housing overhoused residents in off-setting the cost associated with relocating to appropriate size units.

### b. Superior Non-Profit Management

- On February 26, 2015, HUD awarded \$36 million in grants to public housing authorities and non-profit organizations across the nation to hire and retain service coordinators to help residents achieve economic and housing independence. TGHA was one of two public housing agencies in the state of South Carolina to receive an award. **TGHA's grant award totaled \$246,000.** These funds will also link the elderly and people with disabilities with supportive services that allow them to maintain independent living and age in place.

### c. Superior Administration

- Housing Choice Voucher Program utilization increased from 90% in FYE 2014 to 98% in FY 2015. FY 2016 the utilization is 99.9%.
- Housing Choice Voucher Program received a Section Eight Management Assessment Program (SEMAP) score of 96 for FYE 2014 and 96 for FYE 2015 = HUD High Performer Designation.



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- Rightsized all over-housed project based voucher and public housing families into appropriate size units.
- Held a Housing Choice Voucher Program Landlord Workshop where over 160 landlords attended.
- Increased the Housing Choice Voucher Program Payment Standard to 110% of the Fair Market Rent.
- Increased Voucher Success rate from 21% in FYE 2014 to 51% in FY 2015.
- Partnered with Community Works Carolina to create a Landlord Assistance Program, which provides landlords with small loans that they can use to address Housing Quality Standards (HQS) repairs to units they've designated to lease to HCV Program participants.
- Entered into a Memorandum of Understanding (MOU) with United Housing Connections allocating 50 tenant based vouchers to house homeless individuals and families.
- Applied for and received \$2,554,423

| <b>Housing Choice Voucher Program</b>              | <b>2016</b> | <b>2015</b> |
|--|-------------|-------------|
| ▪ Unforeseen Circumstances Set Aside               | \$1,090,755 |             |
| ▪ Portability                                      | \$ 152,706  | \$150,131   |
| ▪ VASH – Veteran Vouchers                          | \$ 122,779  |             |
| ▪ VASH Extraordinary Administrative Fees           | \$ 62,000   |             |
| ▪ Maintain Leasing                                 |             | \$527,444   |
| <br>   |             |             |
| <b>Resident Opportunities and Self-Sufficiency</b> | <b>2016</b> | <b>2015</b> |
| ▪ ROSS Grant                                       |             | \$246,000   |
| ▪ Family Self Sufficiency Grant                    |             | \$101,393   |



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- Family Self Sufficiency Grant \$ 101,393

#### d. Superior Public Management

- Procurement of goods and services are advertised publically on our agencies website, the local newspaper and nationally via NAHRO E-Procurement.
- TGHA's website interlinks with its social media pages and all solicitations, advertisements, press-releases, etc., are published on these platforms for transparency purposes.
- Received a clean audit for FYE 2014 and FYE 2015.
- TGHA updated its **financial policies** to include the following:
  - **Investment Policy:** TGHA's guide to invest public funds in a manner that will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the organization while conforming to all federal, state and local statues governing the investment of public funds.
  - **Cash Receipts & Disbursement Policy:** TGHA's guide on how it handles and disburses cash, beginning with the authorization of account signatories.
  - **Accounts Payable Policy:** Appropriate authorization for payment of invoices (PO's, Contracts, etc.,)
  - **Payroll Policy:** TGHA's guide to tracking time and attendance, processing payroll.
  - **Revenue & Receivable Policy:** TGHA's guide to how it accounts for receipts for cash/funds. GAAP – Accrual Basis.



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- **Budgeting & Monthly Financial Reporting Policy:** TGHA's guide on the operating budget planning process and reporting of monthly financials to the Board of Commissioners.
- **Board Travel Policy:** TGHA's guide on conducting business and advance training and professionalism of its Board of Commissioners to encourage attendance at business meetings, trainings, conferences and conventions.

#### 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 agency's successes and initiatives.

Updates and Progress



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## 1. Enhanced TGHA's Awareness, Capabilities and Contributions

TGHA continues to communicate successes, initiatives and capabilities to local leaders by being active members of the following entities and/or have one of more employees as a member on a board or committee:

### a. Local Memberships

- Affordable Housing Strategy Steering Committee – City of Greenville
- Commitment Task Force
- Crime Free Multi-Family Housing Taskforce
- Greenville Chamber Of Commerce
- Greenville County Workforce Development Board – Youth Council
- Greenville Exchange Club
- Greenville Rotary Club
- Homeless Alliance of Greenville
- Leadership Greenville 42
- Nicholtown Child & Family Collaborative
- SC Works Greenville One-Stop Delivery System
- Upstate CREIA (Carolina Real Estate Investors Association)
- Upstate Greenville Apartment Association

### b. Statewide Memberships

- Institute for Real Estate Management (IREM) South Carolina Chapter No 72
- Carolina's Council of Housing Redevelopment & Codes Officials (CCHRCO)
- South Carolina Housing Authority Executive Directors' Association (SCHAED)
- South Carolina Resident Improvement Council (RIC)
- Urban Land Institute of South Carolina (ULISC)





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## c. Regional Memberships

- Southeastern Affordable Housing Management Association (SAHMA)
- Southeastern Regional Council of NAHRO (SERC-NAHRO)
- Southeastern Regional Section 8 Housing Association (SERSHA)

## d. National Memberships

- CEO's for Cities Greenville/Greer Cluster
- Housing Development Law Institute (HDLI)
- National Association of Housing Redevelopment & Codes Officials (NAHRO)
- Nelrod Consortium
- Public Housing Authority Directors' Association (PHADA)

TGHA purchased sponsorships and attended the following **local corporate events**:

- a. Table Sponsor at the 32nd Annual NAACP Freedom Fund for the Greenville Branch.
- b. Table Sponsor at the 2015 Urban League's Whitney M. Young Jr., Humanitarian Award Gala.
- c. Bronze sponsorship at the 2015 and 2016 Greenville Chamber of Commerce in recognition of Net Nights.
- d. Table Sponsor at SHARE 2015 Economic Opportunity Gala.
- e. Table Sponsor at the Nicholatown Neighborhood Association 2016 Reunion

## 2. Enhanced TGHA's Brand through Marketing Material

TGHA purchased the following **marketing material** which are used in community events and one on one meetings with business partners.

- a. Thumb Drives
- b. Tumblers
- c. Hats (10 for Maintenance staff only)



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- d. Pens
- e. Note Pads with TGHA logo (watermark)
- f. FSS, IDA and Eldercare Brochure
- g. VASH Banner
- h. VASH Program Information Cards
- i. Housing Programs Banner
- j. Business Cards
- k. Key Chains

TGHA purchased several advertisements in the South Carolina Black Pages 25 Anniversary Edition.

### **3. Increase TGHA's internet presence**

- a. TGHA averages over 5,000 visitors per month on its agency website.
- b. TGHA has over 3,000 subscribers on its website e-newslink.

### **4. Effectively Utilize Social Media**

TGHA created social media accounts and all are integrated within the agency's website.

- a. Twitter,
- b. Facebook and
- c. LinkedIn

### **5. Ensure and Active Presence at Housing Related Entities**

- a. Staff attended the Housing Workshop hosted by Greenville County Human Relations in honor of **Fair Housing Month**.



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- b. Attended the City of Greenville’s acknowledgement of the **40<sup>th</sup> Anniversary of the CDBG Program** (groundbreaking ceremony for the new Genesis Homes Development).
- c. TGHA attended the **SC Fair Housing Assessment Center Meeting** hosted by Greenville County Human Relations.
- d. **South Carolina Fair Housing Center** hosted a community meeting in Greenville on August 6, 2015, TGHA attended.
- e. TGHA hosts an annual **Landlord Workshop** in 2015 (*over 160 landlords attended*) and 2016.
- f. TGHA hosted a **VASH Housing** Workshop in June of 2015.

## **6. Publish Annual Report**

- c. FYE 2015 Annual Report was released to the public in March of 2016.
- d. FYE 2016 Annual Report will be released to the public in March of 2017.

## **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.



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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.

## Updates and Progress

### **1. Stabilize Homeownership Communities:**

TGHA continues to ensure that Arcadia and other identified communities remain stabilized homeownership communities through the following efforts:

- a. Monitor the Arcadia Homeownership units to identify immediately those units that may be facing foreclosure (none were identified in FY 2015).
- b. Ensure that rental units in the Arcadia community remain esthetically appealing. FY 2015 TGHA performed pressure washing, painting, replacing eaves, gutters and downspouts, and addressed drainage concerns of the rental units located in the Arcadia community.

### **2. Expand Homeownership Opportunities through the sale of 15 homes:**



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- a. TGHA has 26 vacant parcels in the Heritage Community that is zoned for single-family homeownership. TGHA will continue its efforts to seek a non-profit partner to build single-family homes for affordable homeownership opportunities.

### **3. Expand Homeownership Opportunities through the Section 8 Homeownership Program:**

- a. There are currently eight (8) active participants with mortgages in the HCV Homeownership Program.
- b. The HCV Program Administrative Plan has been revised to continue expanding homeownership opportunities for families with vouchers.

### **4. Educational Advocacy Role:**

- a. TGHA provided scholarships for 19 Public Housing children to attend the City of Greenville's 2015 Summer Camp held at the West Greenville Community Center.
- b. In 2015, 20 Public Housing children received scholarships from TGHA to participate in the Phyllis Wheatley Summer Camp.
- c. TGHA has staff representation on the Nicholtown Child and Family Collaborative (Board Member) and the Greenville County Workforce Development Board - Youth Council.
- d. **SERC-NAHRO** (awards were announced in July 2015) - Dah'vielle Lucas was selected by SERC-NAHRO to represent South Carolina for a chance to win the SERC's 75th Anniversary \$7,500.00 scholarship. Ms. Lucas did not receive the final award but we are proud to announce that she will be attending Converse College on an Athletic Scholarship.
- e. **CCHRCO – Brandon James and Hannah Faith Bickley Scholarship** (one-year \$1,000 scholarship)





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- 2015 Awardees were: - Chase Dirton-Sullivan and Cedric Shell
- 2016 Awardee: Ahmere Robinson

f. TGHA has registered and an active participant with **ABCmouse.com Early Learning Academy**, which is a comprehensive online learning program for children ages 2-7. The curriculum encompasses more than 6,000 individual learning activities and 500+ complete lessons for pre-school, pre-k, kindergarten and 1st grade, including reading and language arts, math, science, social studies, health, art, and music.

## 5. Section 3 Compliance:

a. TGHA continues to 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 neighborhoods where HUD funds are expended.

## 6. Update Low Rent Public Housing Lease Agreement:

a. No Status Update

## 7. Enhance Safety & Security:

a. TGHA continues to enhance safety and security efforts for its residents and the surrounding neighborhoods through active participation with the **Crime Free Multi-Family Housing Program**.

b. FY 2015 & 2016 TGHA applied for **HUD's Safety and Security Grant** for installation of additional cameras at the Garden Apartments community. TGHA was not selected as one of the awardees, but will continue to pursue this and other grant opportunities in the future.



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- 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.



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- 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.

## Updates and Progress

### **1. Ensure Applicants and Participants Know Their Rights Under VAWA**

- a. VAWA regulations are included as an addendum to the Public Housing Lease Agreement.
- b. HUD Form 50066, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking is listed on TGHA's website under the Resident Link, included in the HCV Tenant Briefing and Public Housing Leasing packets.

### **2. Implement VAWA as Victims Come Forward to Claim Their Rights**

- a. VAWA is being implemented as victims come forward to claim their rights.

### **3. Educate Landlords About VAWA**

- a. HUD Form 50066, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking is included in the HCV Landlord Briefing packets.

### **4. Link Victims With Resources**

- a. Individuals experiencing domestic violence are referred to shelters and other community agencies providing services for individuals experiencing domestic violence.

### **5. Work With the Domestic Violence Shelter**



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- a. We work with domestic violence shelters in referring individuals who are in need of VAWA services.

## **6. Prescribed Public Housing and HCV Policies**

- a. VAWA is outlined under Section 1.14 of the Housing Choice Voucher Program Administrative Plan.
- b. VAWA is outlined under Section 1.13 of the Public Housing Program Admissions for Continued Occupancy Plan.