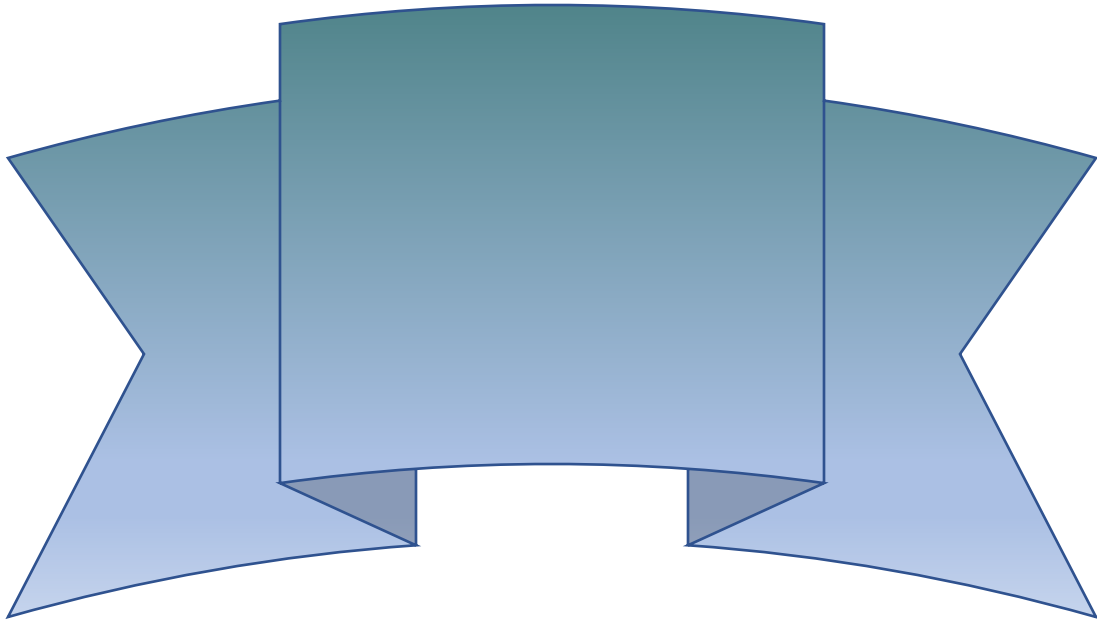




**South Carolina**  
**REGIONAL HOUSING AUTHORITY No. 3**



<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS 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	<b>PHA Name:</b> <u>SC Regional Housing Authority No. 3</u> <b>PHA Code:</b> <u>SC024</u> <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2023</u> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Public Housing (PH) Units</b> <u>776</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>584</u> <b>Total Combined Units/Vouchers</b> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission  <b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. 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. (Please See Attachment A.1)  <input type="checkbox"/> <b>PHA Consortia:</b> (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: N/A	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A

<b>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y   N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs (Please See Attachment B.1a)</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. (Please See Attachment B.1b)</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification :In March 2022, SC Regional Housing Authority No. 3 amended the agency's ACC in connection with the PHA's designation as a participant in the expansion of the MTW demonstration pursuant to Section 239 of the Consolidated Appropriations Act, 2016, P.L. 114-113; 129 Stat. 2897 (2016 MTW Expansion Statute) and Section 204 of the Departments of Veterans Affairs and Housing and Urban Development and Independent Agencies Appropriations Act, 1996, P.L. 104-134; 110 Stat. 1321-281 (1996 MTW statute). The PHA's participation in the expansion of the MTW demonstration shall be governed by the MTW Operations Notice for the Expansion of the Moving to Work Demonstration as it is issued as it and may be amended in the future, or any successor notice issued by HUD, ("the MTW Operations Notice"). Please see attachment 1.B.13</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. (Please See Attachment B.1e)</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p>
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>(Please See Attachment B.3)</p>

<b>B.4</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>The Department of Housing and Urban Development approved SC Regional Housing Authority No.3's Five Year Action Plan on April 06, 2021 to utilize the Capital Funds for fiscal year beginning 07/01/2021 through 06/30/2027 for operational expenses that will include maintenance repairs, energy efficient improvements and overall expenses associated with the management of the Public Housing Program.</b></p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>If yes, please describe:  <b>Finding No. 2022-001: Internal Controls Governing the Public Housing Waiting List – Noncompliance, Significant Deficiency – CDFA #14-850.</b></p> <p>(a) <b>Condition:</b> We examined thirteen (13) separate waiting lists from AMPS 1-6 from the Public Housing program for compliance with federal and internal regulations governing the move-in process of applicants on the waiting list.</p>
<b>C. Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. <b>See Attachment C.2</b></p>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.  <b>See Attachment C.3</b></p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<b>C.5</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A  <input type="checkbox"/>   <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>			
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1"> <tr> <td><b>Fair Housing Goal:</b></td> </tr> <tr> <td> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>SCRHA #3 and its employees are committed to providing quality affordable housing opportunities for low-and moderate-income individuals and families free from discrimination. We will take meaningful actions to combat discrimination, overcome segregation, and reduce barriers that restrict access to opportunity for protected classes.</p> <ul style="list-style-type: none"> <li>• Ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, age, familial status, and disability. In addition, HUD regulations provide for additional protections regarding sexual orientation, gender identity, and marital status.</li> <li>• Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, age, familial status, disability, sexual orientation, gender identity and or marital status;</li> <li>• Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required;</li> <li>• Comply with the Violence Against Women Act (Victims of Domestic Violence) and any other federal, state or local law that provides greater protection for victims of domestic violence, dating violence sexual assault or stalking.</li> <li>• Continue its efforts to support and assist children and adult victims of domestic violence, dating violence, sexual assault, and stalking and will continue to establish collaborative programs with domestic violence service providers.</li> <li>• Provide Fair Housing training to SCRHA #3's employees and community housing partners</li> <li>• Provide SCRHA #3's clients with an opportunity to provide input and to evaluate SCRHA #3's customer service.</li> </ul> </td> </tr> </table> <table border="1"> <tr> <td><b>Fair Housing Goal:</b></td> </tr> </table>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>SCRHA #3 and its employees are committed to providing quality affordable housing opportunities for low-and moderate-income individuals and families free from discrimination. We will take meaningful actions to combat discrimination, overcome segregation, and reduce barriers that restrict access to opportunity for protected classes.</p> <ul style="list-style-type: none"> <li>• Ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, age, familial status, and disability. In addition, HUD regulations provide for additional protections regarding sexual orientation, gender identity, and marital status.</li> <li>• Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, age, familial status, disability, sexual orientation, gender identity and or marital status;</li> <li>• Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required;</li> <li>• Comply with the Violence Against Women Act (Victims of Domestic Violence) and any other federal, state or local law that provides greater protection for victims of domestic violence, dating violence sexual assault or stalking.</li> <li>• Continue its efforts to support and assist children and adult victims of domestic violence, dating violence, sexual assault, and stalking and will continue to establish collaborative programs with domestic violence service providers.</li> <li>• Provide Fair Housing training to SCRHA #3's employees and community housing partners</li> <li>• Provide SCRHA #3's clients with an opportunity to provide input and to evaluate SCRHA #3's customer service.</li> </ul>	<b>Fair Housing Goal:</b>
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<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>SCRHA #3 and its employees are committed to providing quality affordable housing opportunities for low-and moderate-income individuals and families free from discrimination. We will take meaningful actions to combat discrimination, overcome segregation, and reduce barriers that restrict access to opportunity for protected classes.</p> <ul style="list-style-type: none"> <li>• Ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, age, familial status, and disability. In addition, HUD regulations provide for additional protections regarding sexual orientation, gender identity, and marital status.</li> <li>• Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, age, familial status, disability, sexual orientation, gender identity and or marital status;</li> <li>• Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required;</li> <li>• Comply with the Violence Against Women Act (Victims of Domestic Violence) and any other federal, state or local law that provides greater protection for victims of domestic violence, dating violence sexual assault or stalking.</li> <li>• Continue its efforts to support and assist children and adult victims of domestic violence, dating violence, sexual assault, and stalking and will continue to establish collaborative programs with domestic violence service providers.</li> <li>• Provide Fair Housing training to SCRHA #3's employees and community housing partners</li> <li>• Provide SCRHA #3's clients with an opportunity to provide input and to evaluate SCRHA #3's customer service.</li> </ul>				
<b>Fair Housing Goal:</b>				

	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>SCRHA #3 is committed to full compliance with federal, state and local fair housing laws and ordinances SCRHA #3's staff and the staff of our subsidiaries continue to attend fair housing training programs and workshops to deepen understanding with fair housing rules and procedures, as well as the rules and guidance related to Section 3 opportunities for rental assistance clients. SCRHA #3 will continue to work with regional partners, including city and counties, in a fair housing assessment work group to implement suggestions. The overall goal of this approach is to help communities improve housing and economic conditions for all residents, in a way that best fits the community. With our new construction of units under RAD, we have added accessibility features and doubled the number of ADA-compliant units for persons with disabilities.</p>
	<p><b>Fair Housing Goal:</b></p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>The overall goal of this approach is to help communities improve housing and economic conditions for all residents, in a way that best fits the community.</p>

## Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

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

- A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

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

### B. Plan Elements. All PHAs must complete this section.

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

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." ([24 CFR §903.7](#))

☒ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided

by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

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

☒ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

☒ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☒ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

☒ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☒ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **HOPE VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for HOPE VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6). (Notice PIH 2011-47)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

☐ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission; 5) the number of units affected and; 6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices](#).

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21 and Notice PIH-2017-03](#). (24 CFR §903.7(e))

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

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



**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR §903.7(g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

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

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

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

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

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

**C.5 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” (24 CFR §903.9)

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ....” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 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.

## Attachment A.1 Availability of Information

2023-2024 PHA Plan, elements, and relevant information will be available at the following properties once approved:

Main Office: 10938 Ellenton Street Barnwell, SC 29812

St. Paul Complex 500 Fletcher/Enterprise Streets Orangeburg, SC 29115	Marshall Complex 1727 Fred Street Orangeburg, SC 29118
Lincoln Park 121 Windsor Rd. Williston, SC 29853	Salley Complex 255 Poplar Street Salley, SC 29137
Wagener Oakwood Apts. 134 Seivern Road Wagener, SC 29164	Litchfield Complex 242 Litchfield St. Barnwell, SC 29812
Fairfax-Union Complex 1545 Union Avenue Fairfax, SC 29827	Hardeeville Walsh Drive Apts. 188 Walsh Drive Hardeeville, SC 29927
Blackville Beaver Dam Apts. 134 Beaver Dam Street Blackville, SC 29817	Denmark Conventional C Complex 40 Generette Court Denmark, SC 29042
Branchville Turnkey 110 Hutto Street Branchville, SC 29432	Santee Apartment Complex 180 Cantey Drive Santee, SC 29142
Moncks Corner 179 Bradley Road Moncks Corner, SC 29461	St. Stephens Apts. 1069 Russellville Rd. Apt. 11 St. Stephens, SC 29479

## ATTACHMENT B.1a

### Statement of Housing Needs and Strategy for Addressing Needs:

Since the last Annual Plan submission, the PHA determined that there was additional need for access to subsidized housing. Although there was an outbreak of Covid-19 the reality that one thing that has not changed for the better but more for the worst is the lack of housing. The COVID epidemic has caused housing cost to increase and the moratorium has a lot of landlords where they are moving away from being landlords. The recognition of the need for affordable housing is more critical and constant than ever. Although COVID put a strain on affordable housing the disruption existed long before then because South Carolina families were already spending more than they could afford on housing and utilities; with the economic rescue funds dwindling there is going to be an even larger spotlight and gap on the lack of not just affordable but all SC Housing. Although the American Rescue Plan was able to save a lot of families they are back in the same circumstances. Housing is viewed as the foundation for life improvement and enables access to permanent housing without prerequisites or conditions beyond those of a typical renter.

The combination of strong housing demand coupled with relatively low levels of housing inventory has led to an imbalanced housing market in South Carolina, which has created affordability challenges for many South Carolinians.

A housing strategy requires the coordination of all local government agencies, divisions that administer policies and programs affecting housing in a city, town, and/or county. We will brainstorm thru prior planning efforts to provide insight on local needs, to be able to understand the range of housing goals and actions that need to take place with an evaluation and progress component built in. We will design strategies that build on goals that have already achieved buy-in from other agencies and leverage actions that are already underway, as well as to create new goals and identify new actions to fill in any gaps. We will seek different degrees of cooperation from various agencies that are seeking the same results and through collaboration better match housing resources with opportunities.

Possible Strategies for Addressing Housing Needs	Indicates Adopted Strategies	Reason for employing Strategies
Maximize the number of affordable housing units available to the PHA within its current resources	x	Ensure that housing is accessible and free of health hazards
Increase the number of affordable housing units	x	Decrease homelessness and number of families needing affordable housing
Target available assistance to families at or below 30% of AMI	x	The PH waiting list is 95% applicants at or below 30% of AMI
Target available assistance to families at or below 50% of AMI	x	
Target available assistance to elderly	x	Ensure that one of the most vulnerable populations have stable housing

Target available assistance to families with disabilities	x	
Increase awareness of PHA resources among families and ethnicities with disproportionate needs	x	Inform more LEP families of housing resources

**The following activities will support the strategies for addressing housing needs for low income individuals and families.**

- Reposition current portfolio to create more sustainable housing stock and leverage resources to expand initiatives to create more affordable housing.
- Create partnerships with other housing providers to
- Redevelop and Rehabilitate housing on public housing property
- Maintain lease up rate of 98% for the Public Housing Program
- Promote LEP outreach activities

South Carolina has a continuous need for affordable housing for both individuals and families from every income level. As required by the U.S. Department of HUD each year we evaluate our needs and provide a computer-generated analysis of the demand for affordable housing through our waiting list. The following analysis (exhibit B.1b1) verifies the need for more rental housing units in South Carolina, especially for the very lowest income households at 0 – 30% AMI. SC Regional Housing Authority No. 3 has site-based waiting list but (exhibit B.1a1) will give you a breakdown by site of how many active applications we have on file. South Carolina Regional Housing Authority No.3's Public Housing Waiting has been closed since April 01, 2021. There are currently 8,444 applicants on our public housing waiting list. Our current housing inventory is 776 public housing units and 572 housing choice vouchers for a total of 1360 subsidized units. If we were able to house 100 applicants per month it would take us almost seven years to deplete our waiting list.

The 2021 South Carolina State of Homelessness report quantifies the plight of thousands of our fellow citizens experiencing severe instability. The dynamics of the state's demographics, economy, and real estate market in South Carolina is becoming less affordable and stainable over time. The cost of ownership and renting are both far outpacing income.

## **STRATEGY FOR ADDRESSING HOUSING NEEDS**

The PHA plans to maximize the number of affordable units available to the PHA within its current resources by a variety of means:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line,
- Reduce turnover time for vacated public housing units, reduce time to renovate public housing units,
- Maintain or increase public housing units lease up rate
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction,
- Continue measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required,
- Maintain or increase Section 8 lease-up and public housing rates by marketing the program to owners and applicants particularly those outside of areas of minority and poverty concentration
- The PHA also plans to increase the number of affordable housing units by a variety of means: Apply for additional Section 8 units should they become available,
- The PHA will also utilize available funding to target families at or below 30% of AMI, families at or below 50% of AMI, the elderly, families with disabilities, and families with minor children experiencing homelessness.
- The PHA will increase awareness of PHA resources among families of races and ethnicities with disproportionate needs, and conduct activities to affirmatively further fair housing.

We are consistent with the discussion in the 2022 Consolidated Plan for the State of SC as well as their Analysis of Impediments to Fair Housing, which discuss public housing strategies.

We are consistent with a variety of specific housing objectives, listed below:

- Support programs to preserve existing affordable housing stock
- Provide budgeting classes for our residents that may be interested in homeownership
- Promote homeownership for first-time homebuyers
- Support affordable rental housing in cooperation with other Housing Programs.
- Support Public Housing Renovation Programs
- Expand affordable and workforce housing through local funding and partnerships with housing developers
- Promote equal opportunity by contracting for fair housing and counseling services

- Continue support all affordable housing program
- Maintain and improve the quality of low-and moderate-income neighborhoods



# South Carolina Regional Housing Authority No. 3

PO Box 1326 • Barnwell SC 29812 • (800) 922-5504

## Exhibit B.1b

### Waiting List Statistical Summary

#### Waiting List: Barnwell Litchfield

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	4	2	1	0	0	0	0	0	0	7	1.53%
American Indian/Alaska Native	0	0	0	1	0	0	0	0	0	0	1	0.22%
Asian	0	1	0	0	0	0	0	0	0	0	1	0.22%
Black/African American	0	193	41	133	0	0	7	0	0	0	374	81.66%
Native Hawaiian/Other Pacific Islander	0	1	1	0	0	0	0	0	0	0	2	0.44%
White	0	42	8	22	0	0	1	0	0	0	73	15.94%
Total	0	241	52	157	0	0	8	0	0	0	458	
Total Percent	0.00	52.62	11.35	34.28	0.00	0.00	1.75	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	81	11	9	0	0	1	0	0	0	102	22.27%
Elderly	0	5	1	0	0	0	0	0	0	0	6	1.31%
Family	0	3	25	142	0	0	7	0	0	0	177	38.65%
Single	0	152	15	6	0	0	0	0	0	0	173	37.77%
Total	0	241	52	157	0	0	8	0	0	0	458	
Total Percent	0.00	52.62	11.35	34.28	0.00	0.00	1.75	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	1	0	0	0	0	0	0	0	1	0.22%
Hispanic or Latino	0	4	2	5	0	0	1	0	0	0	12	2.62%
Not Hispanic or Latino	0	237	49	152	0	0	7	0	0	0	445	97.16%
Total	0	241	52	157	0	0	8	0	0	0	458	
Total Percent	0.00	52.62	11.35	34.28	0.00	0.00	1.75	0.00	0.00	0.00		

## Waiting List Statistical Summary

### Waiting List: Fairfax Conventional

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	1	0	0	0	0	0	0	0	0	1	2.44%
Black/African American	0	20	1	13	0	1	0	0	0	0	35	85.37%
White	0	4	0	1	0	0	0	0	0	0	5	12.20%
Total	0	25	1	14	0	1	0	0	0	0	41	
Total Percent	0.00	60.98	2.44	34.15	0.00	2.44	0.00	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	5	0	2	0	0	0	0	0	0	7	17.07%
Elderly	0	1	0	0	0	0	0	0	0	0	1	2.44%
Family	0	0	1	10	0	1	0	0	0	0	12	29.27%
Single	0	19	0	2	0	0	0	0	0	0	21	51.22%
Total	0	25	1	14	0	1	0	0	0	0	41	
Total Percent	0.00	60.98	2.44	34.15	0.00	2.44	0.00	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Hispanic or Latino	0	25	1	14	0	1	0	0	0	0	41	100.00%
Total	0	25	1	14	0	1	0	0	0	0	41	
Total Percent	0.00	60.98	2.44	34.15	0.00	2.44	0.00	0.00	0.00	0.00		

Waiting List	SRO	Average Days Waiting									Combined	
		0	1	2	3	4	5	6	7	8+	Average	
Barnwell Litchfield	0	1,604	2,051	1,315	0	0	1,699	0	0	0	1,557	
Fairfax Conventional	0	1,488	911	1,408	0	1,049	0	0	0	0	1,436	
Averages for All Waiting Lists:	0	1,546	1,481	1,362	0	525	850	0	0	0	1,496.50	

Waiting List	Average Gross Income		Average Adjusted Income	
Barnwell Litchfield	\$7,025.58		\$2,048.33	
Fairfax Conventional	17,115.07		13,451.37	
Averages for All Waiting Lists:	\$12,070.33		\$7,749.85	

Barnwell Litchfield			Fairfax Conventional		
	Applications	Percent		Applications	Percent
Over Limit for <b>Low</b> Income:	6	1.31%	Over Limit for <b>Low</b> Income:	2	4.88%
Qualifying for <b>Low</b> Income:	27	5.90%	Qualifying for <b>Low</b> Income:	8	19.51%
Qualifying for <b>Very Low</b> Income:	30	6.55%	Qualifying for <b>Very Low</b> Income:	5	12.20%
Qualifying for <b>Extremely Low</b> Income:	395	86.24%	Qualifying for <b>Extremely Low</b> Income:	26	63.41%
Total:	458		Total:	41	
Handicapped or Disabled:	102	22.27%	Handicapped or Disabled:	7	17.07%

\*\*End of Report\*\*





# South Carolina Regional Housing Authority No. 3

PO Box 1326 • Barnwell SC 29812 • (800) 922-5504

## Waiting List Statistical Summary

### Waiting List: Blackville Beaver Dam

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	1	0	0	0	0	0	0	0	0	1	0.37%
American Indian/Alaska Native	0	0	0	1	0	0	0	0	0	0	1	0.37%
Asian	0	1	0	0	0	0	0	0	0	0	1	0.37%
Black/African American	0	127	7	86	8	3	3	0	0	0	234	86.67%
Native Hawaiian/Other Pacific Islander	0	1	0	0	0	0	0	0	0	0	1	0.37%
White	0	14	4	11	2	0	1	0	0	0	32	11.85%
Total	0	144	11	98	10	3	4	0	0	0	270	
Total Percent	0.00	53.33	4.07	36.30	3.70	1.11	1.48	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	33	2	7	0	0	0	0	0	0	42	15.56%
Elderly	0	5	1	0	0	0	0	0	0	0	6	2.22%
Family	0	4	7	84	10	3	4	0	0	0	112	41.48%
Single	0	102	1	7	0	0	0	0	0	0	110	40.74%
Total	0	144	11	98	10	3	4	0	0	0	270	
Total Percent	0.00	53.33	4.07	36.30	3.70	1.11	1.48	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	1	0	1	0	0	1	0	0	0	3	1.11%
Not Hispanic or Latino	0	143	11	97	10	3	3	0	0	0	267	98.89%
Total	0	144	11	98	10	3	4	0	0	0	270	
Total Percent	0.00	53.33	4.07	36.30	3.70	1.11	1.48	0.00	0.00	0.00		

## Waiting List Statistical Summary

### Waiting List: Denmark Conventional

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	1	1	0	0	0	0	0	0	2	0.66%
American Indian/Alaska Native	0	0	0	2	0	0	0	0	0	0	2	0.66%
Asian	0	0	1	0	0	0	0	0	0	0	1	0.33%
Black/African American	0	0	140	95	20	8	3	0	0	0	266	88.37%
Native Hawaiian/Other Pacific Islander	0	0	1	0	0	0	0	0	0	0	1	0.33%
White	0	0	17	11	0	0	1	0	0	0	29	9.63%
<b>Total</b>	<b>0</b>	<b>0</b>	<b>160</b>	<b>109</b>	<b>20</b>	<b>8</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>301</b>	
Total Percent	0.00	0.00	53.16	36.21	6.64	2.66	1.33	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	42	6	0	1	1	0	0	0	50	16.61%
Elderly	0	0	2	0	1	0	0	0	0	0	3	1.00%
Family	0	0	17	97	19	7	3	0	0	0	143	47.51%
Single	0	0	99	6	0	0	0	0	0	0	105	34.88%
<b>Total</b>	<b>0</b>	<b>0</b>	<b>160</b>	<b>109</b>	<b>20</b>	<b>8</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>301</b>	
Total Percent	0.00	0.00	53.16	36.21	6.64	2.66	1.33	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	0	2	1	0	0	1	0	0	0	4	1.33%
Not Hispanic or Latino	0	0	158	108	20	8	3	0	0	0	297	98.67%
<b>Total</b>	<b>0</b>	<b>0</b>	<b>160</b>	<b>109</b>	<b>20</b>	<b>8</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>301</b>	
Total Percent	0.00	0.00	53.16	36.21	6.64	2.66	1.33	0.00	0.00	0.00		

Waiting List	SRO	Average Days Waiting									Combined Average
		0	1	2	3	4	5	6	7	8+	
Blackville Beaver Dam	0	1,735	1,554	1,439	2,461	1,209	1,357	0	0	0	1,636
Denmark Conventional	0	0	1,860	1,596	1,810	1,964	1,295	0	0	0	1,756
<b>Averages for All Waiting Lists:</b>	<b>0</b>	<b>868</b>	<b>1,707</b>	<b>1,518</b>	<b>2,136</b>	<b>1,587</b>	<b>1,326</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,696.00</b>

Waiting List	Average Gross Income	Average Adjusted Income
Blackville Beaver Dam	\$7,952.54	\$2,684.24
Denmark Conventional	8,588.22	2,962.56
<b>Averages for All Waiting Lists:</b>	<b>\$8,270.38</b>	<b>\$2,823.40</b>

Blackville Beaver Dam	Applications	Percent	Denmark Conventional	Applications	Percent
Over Limit for <b>Low</b> Income:	3	1.11%	Over Limit for <b>Low</b> Income:	3	1.00%
Qualifying for <b>Low</b> Income:	19	7.04%	Qualifying for <b>Low</b> Income:	23	7.64%
Qualifying for <b>Very Low</b> Income:	21	7.78%	Qualifying for <b>Very Low</b> Income:	19	6.31%
Qualifying for <b>Extremely Low</b> Income:	227	84.07%	Qualifying for <b>Extremely Low</b> Income:	256	85.05%
Total:	270		Total:	301	
Handicapped or Disabled:	42	15.56%	Handicapped or Disabled:	50	16.61%

\*\*End of Report\*\*



# South Carolina Regional Housing Authority No. 3

PO Box 1326 • Barnwell SC 29812 • (800) 922-5504

## Waiting List Statistical Summary

### Waiting List: Salley Conventional

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	1	0	0	0	0	0	0	0	1	0.55%
American Indian/Alaska Native	0	0	0	1	0	0	0	0	0	0	1	0.55%
Black/African American	0	0	73	68	8	1	1	0	0	0	151	82.51%
White	0	0	21	6	2	0	1	0	0	0	30	16.39%
Total	0	0	95	75	10	1	2	0	0	0	183	
Total Percent	0.00	0.00	51.91	40.98	5.46	0.55	1.09	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	27	4	0	0	0	0	0	0	31	16.94%
Elderly	0	0	6	1	0	0	0	0	0	0	7	3.83%
Family	0	0	3	67	10	1	2	0	0	0	83	45.36%
Single	0	0	59	3	0	0	0	0	0	0	62	33.88%
Total	0	0	95	75	10	1	2	0	0	0	183	
Total Percent	0.00	0.00	51.91	40.98	5.46	0.55	1.09	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	0	1	2	0	0	1	0	0	0	4	2.19%
Not Hispanic or Latino	0	0	94	73	10	1	1	0	0	0	179	97.81%
Total	0	0	95	75	10	1	2	0	0	0	183	
Total Percent	0.00	0.00	51.91	40.98	5.46	0.55	1.09	0.00	0.00	0.00		

## Waiting List Statistical Summary

### Waiting List: Wagener Oakwood

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	1	0	0	0	0	0	0	0	0	1	0.44%
American Indian/Alaska Native	0	0	0	1	0	0	0	0	0	0	1	0.44%
Black/African American	0	102	2	71	3	1	1	0	0	0	180	78.95%
Native Hawaiian/Other Pacific Islander	0	1	0	0	0	0	0	0	0	0	1	0.44%
White	0	30	1	12	1	0	1	0	0	0	45	19.74%
Total	0	134	3	84	4	1	2	0	0	0	228	
Total Percent	0.00	58.77	1.32	36.84	1.75	0.44	0.88	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	41	1	5	0	0	0	0	0	0	47	20.61%
Elderly	0	6	0	0	0	0	0	0	0	0	6	2.63%
Family	0	1	2	74	4	1	2	0	0	0	84	36.84%
Single	0	86	0	5	0	0	0	0	0	0	91	39.91%
Total	0	134	3	84	4	1	2	0	0	0	228	
Total Percent	0.00	58.77	1.32	36.84	1.75	0.44	0.88	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	5	0	4	0	0	1	0	0	0	10	4.39%
Not Hispanic or Latino	0	129	3	80	4	1	1	0	0	0	218	95.61%
Total	0	134	3	84	4	1	2	0	0	0	228	
Total Percent	0.00	58.77	1.32	36.84	1.75	0.44	0.88	0.00	0.00	0.00		

### Waiting List: Williston Lincoln Park

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	5	0	1	0	0	0	0	0	0	6	1.87%
American Indian/Alaska Native	0	2	0	1	0	0	0	0	0	0	3	0.93%
Asian	0	1	0	0	0	0	0	0	0	0	1	0.31%
Black/African American	0	145	6	108	0	0	3	0	0	0	262	81.62%
Native Hawaiian/Other Pacific Islander	0	0	0	1	0	0	0	0	0	0	1	0.31%
White	0	29	1	17	0	0	1	0	0	0	48	14.95%
Total	0	182	7	128	0	0	4	0	0	0	321	
Total Percent	0.00	56.70	2.18	39.88	0.00	0.00	1.25	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	54	0	9	0	0	0	0	0	0	63	19.63%
Elderly	0	4	0	1	0	0	0	0	0	0	5	1.56%
Family	0	3	7	112	0	0	4	0	0	0	126	39.25%
Single	0	121	0	6	0	0	0	0	0	0	127	39.56%
Total	0	182	7	128	0	0	4	0	0	0	321	
Total Percent	0.00	56.70	2.18	39.88	0.00	0.00	1.25	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	0	1	0	0	0	0	0	0	1	0.31%
Hispanic or Latino	0	4	0	4	0	0	1	0	0	0	9	2.80%
Not Hispanic or Latino	0	178	7	123	0	0	3	0	0	0	311	96.88%
Total	0	182	7	128	0	0	4	0	0	0	321	
Total Percent	0.00	56.70	2.18	39.88	0.00	0.00	1.25	0.00	0.00	0.00		

## Waiting List Statistical Summary

Waiting List	SRO	Average Days Waiting									Combined
		0	1	2	3	4	5	6	7	8+	Average
Salley Conventional	0	0	1,625	1,475	1,534	795	998	0	0	0	1,547
Wagener Oakwood	0	1,603	689	1,340	1,070	109	1,488	0	0	0	1,477
Williston Lincoln Park	0	1,594	1,532	1,505	0	0	1,787	0	0	0	1,560
<b>Averages for All Waiting Lists:</b>	<b>0</b>	<b>1,066</b>	<b>1,282</b>	<b>1,440</b>	<b>868</b>	<b>301</b>	<b>1,424</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,528.00</b>

Waiting List	Average Gross Income	Average Adjusted Income
Salley Conventional	\$9,486.72	\$3,472.08
Wagener Oakwood	7,624.60	2,534.04
Williston Lincoln Park	8,676.92	2,481.32
<b>Averages for All Waiting Lists:</b>	<b>\$8,596.08</b>	<b>\$2,829.14</b>

Wagener Oakwood			Salley Conventional		
	Applications	Percent		Applications	Percent
Over Limit for <b>Low</b> Income:	2	0.88%	Over Limit for <b>Low</b> Income:	2	1.09%
Qualifying for <b>Low</b> Income:	2	0.88%	Qualifying for <b>Low</b> Income:	5	2.73%
Qualifying for <b>Very Low</b> Income:	21	9.21%	Qualifying for <b>Very Low</b> Income:	24	13.11%
Qualifying for <b>Extremely Low</b> Income:	203	89.04%	Qualifying for <b>Extremely Low</b> Income:	152	83.06%
Total:	228		Total:	183	
Handicapped or Disabled:	47	20.61%	Handicapped or Disabled:	31	16.94%
Williston Lincoln Park					
	Applications	Percent			
Over Limit for <b>Low</b> Income:	4	1.25%			
Qualifying for <b>Low</b> Income:	22	6.85%			
Qualifying for <b>Very Low</b> Income:	30	9.35%			
Qualifying for <b>Extremely Low</b> Income:	265	82.55%			
Total:	321				
Handicapped or Disabled:	63	19.63%			

\*\*End of Report\*\*



# South Carolina Regional Housing Authority No. 3

PO Box 1326 • Barnwell SC 29812 • (800) 922-5504

## Waiting List Statistical Summary

### Waiting List: Monks Corner Francis Villa

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	10	4	2	0	0	0	0	0	16	0.94%
American Indian/Alaska Native	0	0	3	9	1	0	0	0	0	0	13	0.77%
Asian	0	0	2	0	1	0	0	0	0	0	3	0.18%
Black/African American	0	0	522	481	280	8	2	0	0	0	1293	76.24%
Native Hawaiian/Other Pacific Islander	0	0	2	4	2	0	0	0	0	0	8	0.47%
White	0	0	186	105	71	0	1	0	0	0	363	21.40%
Total	0	0	725	603	357	8	3	0	0	0	1696	
Total Percent	0.00	0.00	42.75	35.55	21.05	0.47	0.18	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	219	65	28	0	0	0	0	0	312	18.40%
Elderly	0	0	36	0	3	0	0	0	0	0	39	2.30%
Family	0	0	63	527	320	8	3	0	0	0	921	54.30%
Single	0	0	407	11	6	0	0	0	0	0	424	25.00%
Total	0	0	725	603	357	8	3	0	0	0	1696	
Total Percent	0.00	0.00	42.75	35.55	21.05	0.47	0.18	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	2	0	1	0	0	0	0	0	3	0.18%
Hispanic or Latino	0	0	13	12	8	0	1	0	0	0	34	2.00%
Not Hispanic or Latino	0	0	710	591	348	8	2	0	0	0	1659	97.82%
Total	0	0	725	603	357	8	3	0	0	0	1696	
Total Percent	0.00	0.00	42.75	35.55	21.05	0.47	0.18	0.00	0.00	0.00		

## Waiting List Statistical Summary

### Waiting List: St. Stephens Belangia

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	2	1	1	0	0	0	0	0	0	4	0.89%
American Indian/Alaska Native	0	1	0	4	1	0	0	0	0	0	6	1.34%
Black/African American	0	120	18	135	65	10	3	0	0	0	351	78.52%
Native Hawaiian/Other Pacific Islander	0	0	0	2	1	0	0	0	0	0	3	0.67%
White	0	45	2	21	12	2	1	0	0	0	83	18.57%
<b>Total</b>	<b>0</b>	<b>168</b>	<b>21</b>	<b>163</b>	<b>79</b>	<b>12</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>447</b>	
<b>Total Percent</b>	<b>0.00</b>	<b>37.58</b>	<b>4.70</b>	<b>36.47</b>	<b>17.67</b>	<b>2.68</b>	<b>0.89</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	68	2	24	7	0	0	0	0	0	101	22.60%
Elderly	0	8	1	0	0	0	0	0	0	0	9	2.01%
Family	0	1	12	137	71	12	4	0	0	0	237	53.02%
Single	0	91	6	2	1	0	0	0	0	0	100	22.37%
<b>Total</b>	<b>0</b>	<b>168</b>	<b>21</b>	<b>163</b>	<b>79</b>	<b>12</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>447</b>	
<b>Total Percent</b>	<b>0.00</b>	<b>37.58</b>	<b>4.70</b>	<b>36.47</b>	<b>17.67</b>	<b>2.68</b>	<b>0.89</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	4	0	5	3	0	1	0	0	0	13	2.91%
Not Hispanic or Latino	0	164	21	158	76	12	3	0	0	0	434	97.09%
<b>Total</b>	<b>0</b>	<b>168</b>	<b>21</b>	<b>163</b>	<b>79</b>	<b>12</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>447</b>	
<b>Total Percent</b>	<b>0.00</b>	<b>37.58</b>	<b>4.70</b>	<b>36.47</b>	<b>17.67</b>	<b>2.68</b>	<b>0.89</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		

Waiting List	Average Days Waiting										Combined Average
	SRO	0	1	2	3	4	5	6	7	8+	
Monks Corner Francis Villa	0	0	1,601	1,505	1,647	898	1,617	0	0	0	1,573
St. Stephens Belangia	0	1,522	2,389	1,502	1,891	1,418	1,524	0	0	0	1,618
<b>Averages for All Waiting Lists:</b>	<b>0</b>	<b>761</b>	<b>1,995</b>	<b>1,504</b>	<b>1,769</b>	<b>1,158</b>	<b>1,571</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,595.50</b>

Waiting List	Average Gross Income	Average Adjusted Income
Monks Corner Francis Villa	\$10,873.86	\$1,778.01
St. Stephens Belangia	9,994.15	2,727.21
<b>Averages for All Waiting Lists:</b>	<b>\$10,434.01</b>	<b>\$2,252.61</b>

St. Stephens Belangia	Applications	Percent	Monks Corner Francis Villa	Applications	Percent
Over Limit for <b>Low</b> Income:	1	0.22%	Over Limit for <b>Low</b> Income:	5	0.29%
Qualifying for <b>Low</b> Income:	4	0.89%	Qualifying for <b>Low</b> Income:	14	0.83%
Qualifying for <b>Very Low</b> Income:	40	8.95%	Qualifying for <b>Very Low</b> Income:	211	12.44%
Qualifying for <b>Extremely Low</b> Income:	402	89.93%	Qualifying for <b>Extremely Low</b> Income:	1,466	86.44%
Total:	447		Total:	1,696	
Handicapped or Disabled:	101	22.60%	Handicapped or Disabled:	312	18.40%

\*\*End of Report\*\*



# South Carolina Regional Housing Authority No. 3

PO Box 1326 • Barnwell SC 29812 • (800) 922-5504

## Waiting List Statistical Summary

### Waiting List: Orangeburg Marshall Convent

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	6	5	3	0	0	0	0	0	14	1.19%
American Indian/Alaska Native	0	0	0	3	1	0	0	0	0	0	4	0.34%
Asian	0	0	0	1	0	0	0	0	0	0	1	0.08%
Black/African American	0	0	442	434	198	0	0	0	0	0	1074	90.94%
Native Hawaiian/Other Pacific Islander	0	0	1	0	0	0	0	0	0	0	1	0.08%
White	0	0	50	26	11	0	0	0	0	0	87	7.37%
Total	0	0	499	469	213	0	0	0	0	0	1181	
Total Percent	0.00	0.00	42.25	39.71	18.04	0.00	0.00	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	162	44	18	0	0	0	0	0	224	18.97%
Elderly	0	0	22	4	0	0	0	0	0	0	26	2.20%
Family	0	0	52	404	188	0	0	0	0	0	644	54.53%
Single	0	0	263	17	7	0	0	0	0	0	287	24.30%
Total	0	0	499	469	213	0	0	0	0	0	1181	
Total Percent	0.00	0.00	42.25	39.71	18.04	0.00	0.00	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	0	1	0	0	0	0	0	0	1	0.08%
Hispanic or Latino	0	0	13	6	1	0	0	0	0	0	20	1.69%
Not Hispanic or Latino	0	0	486	462	212	0	0	0	0	0	1160	98.22%
Total	0	0	499	469	213	0	0	0	0	0	1181	
Total Percent	0.00	0.00	42.25	39.71	18.04	0.00	0.00	0.00	0.00	0.00		



## Waiting List Statistical Summary

### Waiting List: Orangeburg St. Paul Convent

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	6	3	3	0	0	0	0	0	12	1.22%
American Indian/Alaska Native	0	0	0	3	1	0	0	0	0	0	4	0.41%
Asian	0	0	0	1	0	0	0	0	0	0	1	0.10%
Black/African American	0	0	358	368	152	12	0	0	0	0	890	90.17%
White	0	0	46	22	11	1	0	0	0	0	80	8.11%
Total	0	0	410	397	167	13	0	0	0	0	987	
Total Percent	0.00	0.00	41.54	40.22	16.92	1.32	0.00	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	125	40	14	0	0	0	0	0	179	18.14%
Elderly	0	0	18	3	0	0	0	0	0	0	21	2.13%
Family	0	0	40	340	148	13	0	0	0	0	541	54.81%
Single	0	0	227	14	5	0	0	0	0	0	246	24.92%
Total	0	0	410	397	167	13	0	0	0	0	987	
Total Percent	0.00	0.00	41.54	40.22	16.92	1.32	0.00	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	0	1	0	0	0	0	0	0	1	0.10%
Hispanic or Latino	0	0	13	7	1	1	0	0	0	0	22	2.23%
Not Hispanic or Latino	0	0	397	389	166	12	0	0	0	0	964	97.67%
Total	0	0	410	397	167	13	0	0	0	0	987	
Total Percent	0.00	0.00	41.54	40.22	16.92	1.32	0.00	0.00	0.00	0.00		

Waiting List	SRO	Average Days Waiting									Combined
		0	1	2	3	4	5	6	7	8+	Average
Orangeburg Marshall Convent	0	0	1,925	1,927	2,304	0	0	0	0	0	1,994
Orangeburg St. Paul Convent	0	0	1,855	1,763	1,947	1,662	0	0	0	0	1,831
Averages for All Waiting Lists:	0	0	1,890	1,845	2,126	831	0	0	0	0	1,912.50

Waiting List	Average Gross Income		Average Adjusted Income	
Orangeburg Marshall Convent	\$7,980.55		\$3,113.99	
Orangeburg St. Paul Convent	9,063.83		4,097.65	
Averages for All Waiting Lists:	\$8,522.19		\$3,605.82	

Orangeburg Marshall Convent	Applications	Percent	Orangeburg St. Paul Convent	Applications	Percent
Over Limit for <b>Low</b> Income:	8	0.68%	Over Limit for <b>Low</b> Income:	7	0.71%
Qualifying for <b>Low</b> Income:	45	3.81%	Qualifying for <b>Low</b> Income:	42	4.26%
Qualifying for <b>Very Low</b> Income:	93	7.87%	Qualifying for <b>Very Low</b> Income:	73	7.40%
Qualifying for <b>Extremely Low</b> Income:	1,035	87.64%	Qualifying for <b>Extremely Low</b> Income:	865	87.64%
Total:	1,181		Total:	987	
Handicapped or Disabled:	224	18.97%	Handicapped or Disabled:	179	18.14%

\*\*End of Report\*\*



# South Carolina Regional Housing Authority No. 3

PO Box 1326 • Barnwell SC 29812 • (800) 922-5504

## Waiting List Statistical Summary

### Waiting List: Branchville Turnkey

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	3	1	0	0	0	0	0	0	4	1.56%
American Indian/Alaska Native	0	0	1	2	0	0	0	0	0	0	3	1.17%
Black/African American	0	0	96	85	30	4	1	0	0	0	216	84.38%
Native Hawaiian/Other Pacific Islander	0	0	1	0	0	0	0	0	0	0	1	0.39%
White	0	0	18	11	2	0	1	0	0	0	32	12.50%
Total	0	0	119	99	32	4	2	0	0	0	256	
Total Percent	0.00	0.00	46.48	38.67	12.50	1.56	0.78	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	24	11	0	0	0	0	0	0	35	13.67%
Elderly	0	0	6	0	1	0	0	0	0	0	7	2.73%
Family	0	0	19	86	30	4	2	0	0	0	141	55.08%
Single	0	0	70	2	1	0	0	0	0	0	73	28.52%
Total	0	0	119	99	32	4	2	0	0	0	256	
Total Percent	0.00	0.00	46.48	38.67	12.50	1.56	0.78	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	0	3	1	0	0	1	0	0	0	5	1.95%
Not Hispanic or Latino	0	0	116	98	32	4	1	0	0	0	251	98.05%
Total	0	0	119	99	32	4	2	0	0	0	256	
Total Percent	0.00	0.00	46.48	38.67	12.50	1.56	0.78	0.00	0.00	0.00		

## Waiting List Statistical Summary

### Waiting List: Santee Conventional

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	8	1	2	0	0	0	0	0	11	1.59%
American Indian/Alaska Native	0	0	1	5	1	0	0	0	0	0	7	1.01%
Asian	0	0	0	0	2	0	0	0	0	0	2	0.29%
Black/African American	0	0	225	260	102	4	1	0	0	0	592	85.67%
Native Hawaiian/Other Pacific Islander	0	0	1	1	0	0	0	0	0	0	2	0.29%
White	0	0	36	27	12	1	1	0	0	0	77	11.14%
Total	0	0	271	294	119	5	2	0	0	0	691	
Total Percent	0.00	0.00	39.22	42.55	17.22	0.72	0.29	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	85	23	6	0	0	0	0	0	114	16.50%
Elderly	0	0	21	1	0	0	0	0	0	0	22	3.18%
Family	0	0	21	259	112	5	2	0	0	0	399	57.74%
Single	0	0	144	11	1	0	0	0	0	0	156	22.58%
Total	0	0	271	294	119	5	2	0	0	0	691	
Total Percent	0.00	0.00	39.22	42.55	17.22	0.72	0.29	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	0	7	8	2	0	1	0	0	0	18	2.60%
Not Hispanic or Latino	0	0	264	286	117	5	1	0	0	0	673	97.40%
Total	0	0	271	294	119	5	2	0	0	0	691	
Total Percent	0.00	0.00	39.22	42.55	17.22	0.72	0.29	0.00	0.00	0.00		

Waiting List	SRO	0	1	2	3	4	5	6	7	8+	Combined Average
Branchville Turnkey	0	0	1,837	1,550	1,614	2,109	1,488	0	0	0	1,700
Santee Conventional	0	0	1,858	1,871	2,224	1,607	1,488	0	0	0	1,923
Averages for All Waiting Lists:	0	0	1,848	1,711	1,919	1,858	1,488	0	0	0	1,811.50

Waiting List	Average Gross Income	Average Adjusted Income
Branchville Turnkey	\$8,086.52	\$4,317.51
Santee Conventional	8,862.78	3,181.54
Averages for All Waiting Lists:	\$8,474.65	\$3,749.52

Branchville Turnkey	Applications	Percent	Santee Conventional	Applications	Percent
Over Limit for <b>Low</b> Income:	2	0.78%	Over Limit for <b>Low</b> Income:	4	0.58%
Qualifying for <b>Low</b> Income:	17	6.64%	Qualifying for <b>Low</b> Income:	40	5.79%
Qualifying for <b>Very Low</b> Income:	17	6.64%	Qualifying for <b>Very Low</b> Income:	58	8.39%
Qualifying for <b>Extremely Low</b> Income:	220	85.94%	Qualifying for <b>Extremely Low</b> Income:	589	85.24%
Total:	256		Total:	691	
Handicapped or Disabled:	35	13.67%	Handicapped or Disabled:	114	16.50%

\*\*End of Report\*\*



# South Carolina Regional Housing Authority No. 3

PO Box 1326 • Barnwell SC 29812 • (800) 922-5504

## Waiting List Statistical Summary

### Waiting List: Hardeeville Conventional

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	4	1	0	0	0	0	0	0	5	1.45%
American Indian/Alaska Native	0	0	0	1	0	0	0	0	0	0	1	0.29%
Black/African American	0	0	130	117	20	17	2	0	0	0	286	83.14%
Native Hawaiian/Other Pacific Islander	0	0	0	1	0	0	0	0	0	0	1	0.29%
White	0	0	33	14	1	2	1	0	0	0	51	14.83%
Total	0	0	167	134	21	19	3	0	0	0	344	
Total Percent	0.00	0.00	48.55	38.95	6.10	5.52	0.87	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	50	8	0	3	0	0	0	0	61	17.73%
Elderly	0	0	10	1	0	0	0	0	0	0	11	3.20%
Family	0	0	14	120	21	16	3	0	0	0	174	50.58%
Single	0	0	93	5	0	0	0	0	0	0	98	28.49%
Total	0	0	167	134	21	19	3	0	0	0	344	
Total Percent	0.00	0.00	48.55	38.95	6.10	5.52	0.87	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	0	9	5	0	1	1	0	0	0	16	4.65%
Not Hispanic or Latino	0	0	158	129	21	18	2	0	0	0	328	95.35%
Total	0	0	167	134	21	19	3	0	0	0	344	
Total Percent	0.00	0.00	48.55	38.95	6.10	5.52	0.87	0.00	0.00	0.00		

Waiting List	Average Days Waiting										Combined Average
	SRO	0	1	2	3	4	5	6	7	8+	
Hardeeville Conventional	0	0	1,659	1,426	1,441	1,526	1,591	0	0	0	1,547

Waiting List	Average Gross Income	Average Adjusted Income
Hardeeville Conventional	\$10,347.43	\$2,545.17

Hardeeville Conventional	Applications	Percent
Over Limit for <b>Low</b> Income:	5	1.45%
Qualifying for <b>Low</b> Income:	27	7.85%
Qualifying for <b>Very Low</b> Income:	34	9.88%
Qualifying for <b>Extremely Low</b> Income:	278	80.81%
Total:	344	
Handicapped or Disabled:	61	17.73%

\*\*End of Report\*\*



# South Carolina Regional Housing Authority No. 3

PO Box 1326 • Barnwell SC 29812 • (800) 922-5504

## Waiting List Statistical Summary

### Waiting List: 235's (houses)

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	0	0	1	0	0	0	0	0	1	2.13%
Black/African American	0	0	0	0	41	0	0	0	0	0	41	87.23%
Native Hawaiian/Other Pacific Islander	0	0	0	0	1	0	0	0	0	0	1	2.13%
White	0	0	0	0	4	0	0	0	0	0	4	8.51%
Total	0	0	0	0	47	0	0	0	0	0	47	
Total Percent	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	0	0	0	1	0	0	0	0	0	1	2.13%
Family	0	0	0	0	44	0	0	0	0	0	44	93.62%
Single	0	0	0	0	2	0	0	0	0	0	2	4.26%
Total	0	0	0	0	47	0	0	0	0	0	47	
Total Percent	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	0	0	0	1	0	0	0	0	0	1	2.13%
Hispanic or Latino	0	0	0	0	1	0	0	0	0	0	1	2.13%
Not Hispanic or Latino	0	0	0	0	45	0	0	0	0	0	45	95.74%
Total	0	0	0	0	47	0	0	0	0	0	47	
Total Percent	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00		

## Waiting List Statistical Summary

### Waiting List: Orangeburg New Development

Race	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Not Assigned	0	5	0	4	2	0	0	0	0	0	11	1.11%
American Indian/Alaska Native	0	1	0	2	1	1	0	0	0	0	5	0.50%
Asian	0	0	0	1	1	0	0	0	0	0	2	0.20%
Black/African American	0	316	19	371	153	19	7	0	0	0	885	89.12%
White	0	44	4	25	14	2	1	0	0	0	90	9.06%
Total	0	366	23	403	171	22	8	0	0	0	993	
Total Percent	0.00	36.86	2.32	40.58	17.22	2.22	0.81	0.00	0.00	0.00		

Family Composition	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Disabled	0	125	6	48	18	3	1	0	0	0	201	20.24%
Elderly	0	15	1	4	0	0	0	0	0	0	20	2.01%
Family	0	9	16	338	152	19	7	0	0	0	541	54.48%
Single	0	217	0	13	1	0	0	0	0	0	231	23.26%
Total	0	366	23	403	171	22	8	0	0	0	993	
Total Percent	0.00	36.86	2.32	40.58	17.22	2.22	0.81	0.00	0.00	0.00		

Ethnicity	SRO	0	1	2	3	4	5	6	7	8+	Total	Percent
Hispanic or Latino	0	8	2	5	1	0	1	0	0	0	17	1.71%
Not Hispanic or Latino	0	358	21	398	170	22	7	0	0	0	976	98.29%
Total	0	366	23	403	171	22	8	0	0	0	993	
Total Percent	0.00	36.86	2.32	40.58	17.22	2.22	0.81	0.00	0.00	0.00		

Waiting List	SRO	Average Days Waiting									8+	Combined Average
235's (houses)	0	0	0	0	2,966	0	0	0	0	0	0	2,966
Orangeburg New Development	0	1,433	1,406	1,456	1,410	1,237	1,614	0	0	0	0	1,435
Averages for All Waiting Lists:	0	717	703	728	2,188	619	807	0	0	0	0	2,200.50

Waiting List	Average Gross Income		Average Adjusted Income	
235's (houses)	\$9,663.19		\$8,912.47	
Orangeburg New Development	9,167.97		2,165.82	
Averages for All Waiting Lists:	\$9,415.58		\$5,539.15	

235's (houses)	Applications	Percent	Orangeburg New Development	Applications	Percent
Over Limit for <b>Low</b> Income:	0	0.00%	Over Limit for <b>Low</b> Income:	10	1.01%
Qualifying for <b>Low</b> Income:	2	4.26%	Qualifying for <b>Low</b> Income:	56	5.64%
Qualifying for <b>Very Low</b> Income:	1	2.13%	Qualifying for <b>Very Low</b> Income:	83	8.36%
Qualifying for <b>Extremely Low</b> Income:	44	93.62%	Qualifying for <b>Extremely Low</b> Income:	844	84.99%
Total:	47		Total:	993	
Handicapped or Disabled:	1	2.13%	Handicapped or Disabled:	201	20.24%

\*\*End of Report\*\*

## ATTACHMENT B.1c

### Deconcentration Policies that Govern Eligibility, Selection, and Admissions:

It is the intent of the PHA to promote adequate and affordable housing, economic opportunity and a suitable living environment free of discrimination. Tenant selection and assignment for federal public housing shall be made without regard to race, color, religion, ancestry/national origin, sex, familial status, physical or mental disability, marital status, age, or HIV infection. To improve community quality of life and economic vitality, the PHA will implement measures to provide for deconcentration of poverty and income-mixing. It is the PHA's policy to provide for the deconcentration of poverty and to encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. The PHA *may* skip families on the waiting list to reach other families with a lower or higher income. This will be done in a uniform and non-discriminating manner. Additionally, the PHA will support measures to raise the income of households that currently reside in federal public housing.

The PHA will affirmatively market its housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, the PHA will analyze the income levels of families residing in each of its developments, the income levels of census tracts in which each development is located, and the income levels of the families on the waiting list. Based on this analysis, the PHA will determine the level of marketing strategies and deconcentration incentives to implement. Per the QHWRA, in each fiscal year the PHA will reserve at least 40 percent of its new admissions for families who have incomes that do not exceed 30 percent of area median income as published by HUD.

The PHA will follow the statutory requirement that at least 40 percent of newly admitted families in any fiscal year be families whose annual income is at or below 30 percent of the area median income. To ensure that this requirement is met, the PHA will quarterly monitor the incomes of newly admitted families and the incomes of families on the waiting list. If it appears that the requirement to house extremely low-income families will not be met, the PHA will skip higher income families on the waiting list to reach extremely low-income families.

If there are not enough extremely low-income families on the waiting list, the PHA will consider outreach on a non-discriminatory basis to attract extremely low-income families to reach the statutory requirement.

The PHA's income-mixing goal is a long-range goal and may not be achieved in the first year of implementation. The PHA will use its annual analysis of its public housing stock and tenant incomes to provide benchmarks for the PHA. The PHA will add additional sites to its deconcentration goals each year until it has met its desired goal for all of its developments. The PHA's goal is to have eligible families having higher incomes occupy dwelling units in projects predominantly occupied by eligible families having lower incomes, and eligible families having lower incomes occupy dwelling units in communities predominantly occupied by eligible families having higher incomes. Families having lower incomes include very low-extremely low-income families. When selecting applicant families and assigning transfers for a designated community the PHA will determine whether the selection of the family will contribute to the PHA's deconcentration goals. The PHA will not select families for a particular community if the selection will have a negative effect on the PHA's deconcentration goals. However, if there are insufficient families on the waiting list or transfer list, under no circumstances will a unit remain vacant longer than necessary.

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

#### PHA Policy

The PHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

#### PHA Policy

The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).



Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

### PHA Policy

For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:

SCRHA #3 implemented the preference for working families to promote deconcentration of poverty and income-mixing.

If necessary, the PHA may skip families on the waiting list to accomplish compliance with the EIR.

### PHA Policy

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the PHA.

When selecting applicants from the waiting list, the PHA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. The PHA will offer the unit to the highest-ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income-mixing and income targeting will also be considered in accordance with HUD requirements and PHA policy.

Definition of Substantial Deviation and Significant Amendment or Modification For the Annual Plan:

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year plan and significant amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation [24 CFR Part 903.7(r)].

## **Definition of Substantial Deviation from the 5-Year Plan**

SCRHA #3 shall define a Substantial Deviation from the five-year plan as follows.

- Any collective change in the planned or actual use of federal funds for activities that would prohibit or redirect SC Regional Housing Authority No. 3 strategic goals or mission of sustaining or increasing the availability of decent, safe and affordable housing while promoting self-sufficiency and asset development of families and individuals from being implemented as identified in the five-year plan.
- This includes elimination or major changes in any activities proposed, or policies provided in the agency plan that would momentarily affect services or programs provided residents.

- This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.
- Any collective change in the planned or actual use of federal funds as identified in the 5-year plan that exceeds 20% of SC Regional Housing Authority No. 3's annual program budget for all combined public housing activities to include the Capital Fund Program.

## **Definition of Significant Amendment or Modification to the Annual and 5-year plan**

South Carolina Regional Housing Authority No. 3 shall define a Significant Amendment or Modification to the annual and 5-year plan as follows.

- Changes of a sufficient nature to the rent, admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to a change in the Section 8 Administration Plan or the Public Housing Admissions and Continued Occupancy Policy.
- Changes to the City of Chandler Housing and Redevelopment Division's plans effecting the demolition or disposition of public housing, designation of senior or disabled housing, the homeownership program, and a plan to convert public housing units to other than assisted housing.
- This includes elimination or major changes in any activities proposed, or policies provided in the agency plan that would momentarily affect services or programs provided residents. This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.
- Capital Fund Program Definition of Significant Amendment or Modification to the Annual and 5-year plan

C. Definition of Significant Amendment or Modification to the Annual and 5-year plan A proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposal are considered by HUD to be significant amendments to the CFP 5-year Action Plan based on the Capital Fund Rule.

**4. Rent Determination.** The calculations to determine rent have not changed and will not unless the Agency receives mandates from HUD to do so and with SCRHA#3's Board approval.

**5. Operation and Management.** SCRHA#3 will continue to investigate ways to operate more efficiently. To assist the Property Maintenance in this process a Check List has been updated to with an emphasis upon preventive maintenance. In addition, Housing Operations is updating its Manual of Operations to focus upon service delivery for repairs and pest control. Resident and Staff Safety and enforcement of the Lease Agreement. Our rent collection and occupancy policies will have to be readdressed by providing additional training to the staff and an increase of in-house inspections. All REAC scores have are above failing. Staff assignments on the developments currently contain a property manager and maintenance staff.

## Attachment B.3

### Progress Report

1. Decrease public housing vacancies by decreasing the unit turnaround time. The Housing Authority will continue to apply and receive Capital Fund Grants to preserve and modernize the existing public housing units and seek any rental assistance available to the service families in an effort to help them maintain housing. Develop housekeeping and preservation classes for the residents in an effort to not have units that are so damaged at move-out. Begin scheduling bi-annual inspection to get on top of non-reported repairs.
2. Increase customer satisfaction by improving the customer service skills of SCRHA#3's Staff. Continue to have an open line of communication with our service family. Maintain an updated directory of services available to families and if necessary connect the families with the services. Continue to have customer service trainings and with all staff explain the do's, don'ts and why's.
3. Host educational/informational trainings with public service providers to help residents become more familiar with available resources. Now that world is slowly opening back up we will be hosting educational and informative on site events for our service families.
4. Maintain/improve REAC Inspections through staff/maintenance training and continual process improvement. Establish written protocol and processes for staff/maintenance on the REAC Inspections and the point system. Have high performers work with new staff to educate them on effective ways to be successful in meeting their individual sites REAC Inspections.
5. Improve communication PHA wide with all residents through the use of technology. We have set up an e-mail system that allows us to communicate with the residents. We will continue to provide internet services to some of our service families as well as communicate via e-mail. The use of e-mail has generated a vast communication base for our service family. It has made it a lot easier to communicate with our working families as well as complete paperwork in a timely manner
6. Ensure equal opportunity and affirmatively further fair housing. We will be investigating the purchase and use of additional on-line training materials that will better inform program participants regarding issues that impact their housing and housing search processes (Fair Housing Regulations. Tenant Rights, etc.). We will be working with employs to educate and expand their knowledge of Fair Housing Guidelines offering additional training to all employees including our maintenance staff

## **Criteria of Substantial Deviation and Significant Amendments**

U.S. Department of Housing and Urban Development (HUD) statute, Public and Indian Housing (PIH) Notice 99-51, requires that public housing authorities explain “substantial deviations” from the 5-Year Plan in their Annual Plans. The statute also provides that, while public housing authorities may change or modify their plans or policies described in them, any “significant amendment or modification” to the plan would require public housing authorities to submit a revised PHA Plan that has met full public process requirements. South Carolina Regional Housing Authority No. 3 defines the following circumstances will constitute as a significant amendment/modification to this agency’s PHA plan:

- \*Changes made to the admissions policies, organization of the waiting list and/or tenant rent payments;

- \*Addition of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the annual grant;

- \*Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.

A substantial deviation may be defined as a loss and/or inadequate funding for a program, reallocation of funding to sustain programs and/or a change in regulatory requirements governing a program, thus requiring the PHA to amend its agency plan.

## Financial Resources

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
1. Federal Grants (FY 2022 grants)		
a) Public Housing Operating Fund *	\$2,082,400	
<b>b) Public Housing Capital Fund</b>		
c) Annual Contributions for Section 8 Tenant-Based Assistance		
d) Resident Opportunity and Self-Sufficiency Grants		
e) Move to Work		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
Interest		
Other Income		
5. Non-federal sources (list below)		
<b>Total resources</b>		

## South Carolina Regional Housing Authority #3 Proposed 2023 MTW Supplement Summary

### MTW Supplement Narrative

In September 2022, South Carolina Regional Housing Authority #3 (SCRHA3) was designated by the US Department of Housing and Urban Development (HUD) as a Moving to Work (MTW) agency as part of the Asset Building Cohort. Participation in the MTW program, which extends for a twenty-year initial term, provides SCHRA3 with significant programmatic and financial flexibility and the ability to implement innovative solutions that address local needs and priorities.

The MTW program has three statutory objectives: 1) increase affordable housing choices, 2) increase cost effectiveness, and/or 3) promote resident self-sufficiency. Each MTW activity undertaken by SCRHA3 will be designed to meet one or more of these statutory objectives. The flexibility offered through MTW will enable SCRHA3 to implement and test strategies that move the agency closer to these objectives.

In implementing the MTW program, SCHRA3's long-term vision is to promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to unsubsidized housing. SCRHA3 plans to use MTW flexibility to create locally designed MTW activities that embody and advance this vision. This will be done incrementally over time, based on ongoing discussions with, and feedback from, residents, staff, agency partners and other community stakeholders.

Submission of an MTW Supplement to the Annual PHA Plan that describes SCRHA3's proposed activities and waivers is a requirement of MTW participation pursuant to HUD's MTW Operations Notice. As part of the Annual PHA Plan, the MTW Supplement is posted for public review and comment, including a required public hearing, and is subject to review and approval by SCRHA3's Board before submission to HUD.

For its first year of MTW participation, SCRHA3 intends to begin implementation of the following activities, each of which is further described in this MTW Supplement:

#### *Public Housing and Housing Choice Voucher Program*

**Opt-Out Savings Accounts** (MTW Cohort Activity 5.1.a. and 5.1.b.): Approximately 25% of HCV and Public Housing households will be randomly selected to receive savings accounts and other financial incentives funded by SCRHA3 for a twenty-four month period. Selected households may elect not to participate in this program.

#### *Public Housing Program Only*

**Alternative Reexamination Schedule for Households** (MTW Activity 3.a.): Public Housing households will have their reexaminations conducted on a triennial basis, i.e. at least once every three years. Income increases between regular reexaminations will not need to be reported; however, households will be able to request an interim reexamination at any time between regular reexaminations due to decreases in household income or other reasons.



**Self-Certification of Assets** (MTW Activity 3.c): Public Housing households will be able to self-certify their assets up to \$50,000 at reexamination .

*Housing Choice Voucher Program Only*

**Utility Reimbursements** (MTW Activity 1.n.): Utility reimbursements will be eliminated when the utility allowance is greater than the total tenant payment for HCV households.

**Pre-Qualifying Units Inspections** (MTW Activity 5.a.): SCRHA will allow pre-qualifying unit inspections to be performed on housing units within ninety (90) days of the HCV participant occupying the unit. Program participants will be able to request an interim inspection.

## **MTW Waivers and Associated Activities**

### **Utility Reimbursements (HCV) - MTW Activity 1.n.**

SCRHA3 will eliminate utility reimbursements when the utility allowance is greater than the total tenant payment for Housing Choice Voucher (HCV) program households. This activity is part of the agency's broader MTW initiative to streamline program operations and reduce administrative burdens and will support the MTW statutory objective of cost effectiveness.

The activity will apply to all HCV households in both the tenant-based and project-based programs, as well as to both new admissions and currently assisted households. Due to the limited applicability of this activity, implementation is expected to have a minor impact on agency finances, resulting in slightly reduced expenditures and administrative burden.

### **Alternative Schedule for Reexaminations (Public Housing) – MTW Activity 3.a.**

SCRHA3 plans to implement an alternative reexamination schedule for Public Housing households beginning in 2023 with regular reexaminations conducted at least once every thirty-six (36) months. Households will not have to report income increases between regular certifications; however, they will continue to be eligible to request an interim reexamination at any time between regular recertifications, which will essentially eliminate any hardship to residents. There is no limit to the number of interim reexaminations that can be requested.

Implementing triennial reexaminations will provide an incentive for residents to increase their income as they will be able to retain all of the additional income accrued between regular reexaminations, while also reducing administrative burden on residents. It is also projected to reduce the amount of time spent by SCRHA3 staff on collecting, verifying and processing regular reexaminations. As such, this activity will support the MTW statutory objectives of cost effectiveness and promoting resident economic self-sufficiency.

Subject to HUD approval, SCHRA3 will also create a Local Authorization for Release of Information/Privacy Act Notice to replace form HUD-9886. The local form will extend the expiration date to 36 months to accommodate households on triennial recertification cycles.

The activity will apply to all Public Housing households, as well as to both new admissions and currently assisted households. Implementation is expected to be cost neutral after considering both the potential lost income resulting from less frequent regular reexaminations and the potential cost savings from staff conducting less frequent regular reexaminations.

SCRHA3 has prepared the required impact analysis and hardship policy for submission with the MTW Supplement.

### **Self-Certification of Assets (Public Housing) – MTW Activity 3.c.**

Self-certification of assets will allow Public Housing households to self-certify assets received up to \$50,000 at admission and recertification. SCRHA3 will decrease the reporting burden on families by no longer requesting bank statements or verifying stocks and bonds with a cumulative value of up to \$50,000. This change will also reduce the staff administrative burden required to collect and process

data and eliminate the household's having to pay bank charges for bank statements. This activity is part of SCRHA3's broader MTW initiative to streamline program operations and reduce administrative burdens and will support the MTW statutory objective of cost effectiveness.

The activity will apply to all Public Housing households, as well as to both new admissions and currently assisted households. Implementation is projected to be cost neutral.

#### **Pre-Qualifying Unit Inspections (HCV) – MTW Activity 5.a.**

SCRHA3 will allow pre-qualifying unit inspections for the Housing Choice Voucher program in order to expedite the lease-up process and increase housing choices for program participants. All pre-qualifying inspections will be conducted within 90 days of the participant occupying the unit. An interim inspection will be made available based on need/request and HQS standards will not be altered.

This activity will support the MTW statutory objective of increasing housing choices for participants.

The activity will apply to all HCV households in both the tenant-based and project-based programs at new admission. Implementation is projected to be cost neutral.

#### **Opt-Out Savings Accounts (Public Housing and HCV) – MTW Activity Cohort 5.1.a, 5.1.b.**

As part of its participation in the MTW Asset Building Cohort, SCRHA3 will implement a series of activities designed to promote family asset building and increased savings. Approximately 25% of HCV and Public Housing households will be randomly selected to receive savings accounts and other financial incentives funded by SCRHA3 for a twenty-four month period.

All households regardless of elderly and/or disabled status will be eligible to participate in the random selection process. Selected households may elect to opt-out and not participate in this program at any time. Households will not be required to enroll in or meet the eligibility requirements of the Family Self-Sufficiency (FSS) program and will not be required to enter into an FSS Contract of Participation. The amount of funds contributed by SCRHA3 will not be linked to household income, and contributions will be made whether or not there is a corresponding increase in the household rent or participant contribution.

SCRHA3 will establish savings accounts on behalf of each selected household and will deposit \$10 per month for 24 months into each savings account. Selected households will be eligible for additional savings accounts deposits made by SCRHA3 that are designed to promote educational attainment, asset creation, successful tenancy and other behaviors. For example, SCRHA3 will deposit funds into savings accounts to reward on-time recertification and rent payments; completion of various classes and courses (e.g. financial literacy, homebuyer education); participation in ROSS service; passed inspections; and, voluntary savings deposits. If the household's lease is terminated voluntarily or involuntarily before the 24-month period, the funds deposited by SCRHA3 will be forfeited; however, any funds personally deposited by the household will remain the property of the household. SCRHA3 will provide an updated list of additional financial incentives to selected households at the time of enrollment.

**South Carolina Regional Housing Authority #3**  
**MTW Waiver Impact Analysis**  
**April 2023**

Under the Moving to Work (MTW) Operations Notice, MTW agencies, including South Carolina Regional Housing Authority #3 (SCRHA3), are required to prepare an impact analysis as a “safe harbor” for certain activities proposed in the annual MTW Supplement. MTW agencies must prepare the impact analysis:

- Prior to implementation of the MTW activity, if required as a safe harbor;
- For certain activities as defined in the MTW Operations Notice on an annual basis during the implementation of the MTW activity;
- Prior to any Safe Harbor Waiver or Agency-Specific Waiver requests; and,
- At the time the MTW activity is closed out, if an impact analysis was previously required.

SCRHA3 has prepared this impact analysis in conjunction with its first MTW Supplement. This analysis describes the projected impacts of MTW Activity 3.b. – Alternative Reexamination Schedule, which will implement a triennial reexamination schedule for Public Housing households.

*1. Impact on the agency's finances (e.g., how much will the activity cost, any change in the agency's per family contribution)*

SCRHA3 is not able to precisely determine the financial impact of this waiver as the future incomes of Public Housing households are unknown, although a relatively modest decrease in potential tenant revenue is anticipated. However, on an overall basis, SCRHA3 estimates that the effect will be revenue neutral or de minimis when considering the time savings that are projected from less frequent regular reexaminations.

*2. Impact on affordability of housing costs for affected families (e.g., any change in how much affected families will pay towards their housing costs)*

Moving to triennial recertifications will have a positive impact on affordability of housing costs because Public Housing residents will be able to keep any additional household income accrued between regular reexaminations without any corresponding increase in rent. Conversely, if household income decreases or household expenses increase between regular reexaminations, the household will be able to request an interim reexamination which may result in a lower rent payment.

*3. Impact on the agency's waitlist(s) (e.g., any change in the amount of time families are on the waitlist)*

The proposed activity will not have any impact on the agency's waitlist including on the amount of time families are on the waitlist.

*4. Impact on the agency's termination rate of families (e.g., any change in the rate at which families non-voluntarily lose assistance from the agency)*

SCRHA3 has developed a Hardship Policy to address potential areas of hardship for participating families. However, SCRHA3 projects that this activity will have no impact on Public Housing termination rates.

*5. Impact on the agency's current occupancy level in public housing and utilization rate in the HCV program*

SCRHA3 projects that this activity will have no impact on current public housing occupancy rates.

*6. Impact on meeting the MTW statutory goals of cost effectiveness, self-sufficiency, and/or housing choice*

SCRHA3 projects that triennial reexamination schedules will have a positive impact on the MTW statutory goal of increasing resident self-sufficiency by allowing Public Housing households a three-year window between regular recertifications during which the household can increase income without a corresponding increase in rent. Triennial reexaminations are also projected to result in a more streamlined process for determining initial eligibility and conducting regular recertifications. Thus, the activities are expected to support the MTW goal of improving cost effectiveness.

*7. Impact on the agency's ability to meet the MTW statutory requirements*

Implementation of the proposed MTW activity is projected to have no impact on the agency's ability to meet the five MTW statutory requirements.

*8. Impact on the rate of hardship requests and the number granted and denied as a result of this activity*

Due to SCRHA3's policy which allows households to request interim reexaminations due to decreases to household income or increases in other expenses, the agency expects that there will be no increase in hardship requests due specifically to the MTW activity.

*9. Across the other factors above, the impact on protected classes (and any associated disparate impact).*

SCRHA3 does not project any negative impacts including disparate impacts on protected classes as a result of implementation of an alternative reexamination schedule.

**Hardship Policy**  
**MTW Activity 3.a. - Alternative Reexamination Schedule (Public Housing)**

Under MTW Activity 3.a., South Carolina Regional Housing Authority #3 (SCRHA3) will implement an alternative reexamination schedule for Public Housing households that will reduce the frequency of reexaminations to at least once every three years for all households.

Reducing the frequency of household certifications allows households to keep more of their income as their income increases. It also reduces the burden on both residents and staff in acquiring, submitting, and processing paperwork.

The MTW Operations Notice requires that SCRHA3 implement a hardship policy for MTW Activity 3.a. SCRHA3 staff will review this hardship policy with households during its intake and recertification process. While it is highly unlikely that any household's assistance will be terminated as a result of this activity, if this situation arises, SCHRA3 will consider if a household qualifies for a hardship exemption at the time of potential termination of assistance that is due to this activity.

HUD requires that the hardship policy address the following potential hardship situations:

*The family has experienced a decrease in income because of changed circumstances, including loss or reduction of employment, death in the family, or reduction in or loss of earnings or other assistance; and/or,*

*The family has experienced an increase in expenses, because of changed circumstances, for medical costs, childcare, transportation, education, or similar items.*

To address these potential hardship situations in between regular reexaminations, SCRHA3 will allow interim reexaminations upon request of the household at any time for reasons including decreases in income, changes in household composition, changes in expenses and other situations as applicable. SCRHA3 will not conduct interim reexaminations for increases in income unless they are associated with a change in household composition or at the request of the assisted family.

The interim policy will meet or exceed the safe harbor requirement of the Operations Notice and will not limit the number of interims that a family may receive.

The proposed MTW Activity will benefit families, postponing increases in their rent due to increased income, but continuing to process other eligible changes including household composition changes and decreases in rent due to decreased income. Therefore, SCRHA3 does not expect to receive any hardship requests as a result of this waiver.

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

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

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

I, Lonnie Hosey, the Representative for District 91  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years X and/or Annual PHA Plan for fiscal  
year 2023 of the SC Regional Housing Authority No. 3 is consistent  
with the *PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

State of South Carolina

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

The State of SC Annual Consolidated Plan for Housing & Community Development is definitely  
in line with SC Regional Housing Authority No. 3's PHA Plan. The State Plan talks about seeking  
new affordable housing, rehabilitating existing affordable housing, repairing and constructing  
single family homes and rental housing affected by disasters. SCRHA #3 plans on continuing to  
work with various agencies with the same common cause to eradicate homelessness and provide  
supportive services and outreach to all families that they may come in contact with. The  
aforementioned are goals set by the State and SCRHA #3 to win the war against homelessness and  
the lack of affordable housing of which I agree.

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

Name of Authorized Official:

Lonnie Hosey

Title:

Representative for District 91

Signature:

Date: 04/17/23

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. This information is collected to  
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

# Civil Rights Certification (Qualified PHAs)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 3/31/2024

## Civil Rights Certification

### Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 07/01/2023 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

SC Regional Housing Authority No. 3

PHA Name

SC024

PHA Number/HA Code

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

Name of Executive Director:	Name of Board Chairperson:
Robert Thomas	Douglas Haley
Signature	Signature
Date 04/17/23	Date 04/17/23

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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.



# Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

## PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/01/2023, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

SC Regional Housing Authority No. 3  
PHA Name

SC024  
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2023

       5-Year PHA Plan for Fiscal Years 20       - 20      

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

Name of Executive Director    Robert Thomas		Name Board Chairman    Douglas Haley	
Signature	Date 04/20/2023	Signature	Date 04/20/2023

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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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.