

<b>AGENCY NAME:</b>	SC State Housing Finance and Development Authority		
<b>AGENCY CODE:</b>	L320	<b>SECTION:</b>	042

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**2022**  
**Accountability Report**

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**SUBMISSION FORM**

I have reviewed and approved the data submitted by the agency in the following templates:

- Data Template
  - Reorganization and Compliance
  - FY2022 Strategic Plan Results
  - FY2023 Strategic Plan Development
  - Legal
  - Services
  - Partnerships
  - Report or Review
  - Budget
- Discussion Template
- Organizational Template

I have reviewed and approved the financial report summarizing the agency’s budget and actual expenditures, as entered by the agency into the South Carolina Enterprise Information System.

The information submitted is complete and accurate to the extent of my knowledge.

<b>AGENCY DIRECTOR</b> <i>(SIGN AND DATE):</i>  <i>(TYPE/PRINT NAME):</i>	<b>SIGNATURE ON FILE</b>	<b>Signature Received:</b> 9/15/2022 15:09
	Bonita Shropshire	

<b>BOARD/CMSN CHAIR</b> <i>(SIGN AND DATE):</i>  <i>(TYPE/PRINT NAME):</i>	<b>SIGNATURE ON FILE</b>	<b>Signature Received:</b> 9/15/2022 15:09
	Todd Latiff	

<b>ME:</b>	<b>SC State Housing Finance and Development Authority</b>		
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## **AGENCY’S DISCUSSION AND ANALYSIS**

### SUMMARY

The South Carolina State Housing Finance and Development Authority (SC Housing) is a catalyst for housing development in our state, providing a continuum of housing services, products, and supports to achieve its vision that all South Carolinians have the opportunity to live in safe, decent, and affordable housing. The agency is known for strategically forging partnerships and collaborating with a range of public and private organizations to leverage resources and advance affordable housing solutions in communities throughout the state.

SC Housing continues to transform the housing industry in our state through cutting-edge programs and competitive, market-based financial products that make homeownership affordable and quality rental housing possible for many. The agency’s funding base and financial infrastructure includes Mortgage Revenue Bonds, state and federal grants, state deed tax allocations, fees and other revenue earned through the administration of its programs. Over the years, the agency has been able to maintain its Aaa rating from Moody on its Mortgage Revenue Bond indenture.

SC Housing programs are currently administered through three divisions: Homeownership; Development; and Rental Assistance and Compliance. Support functions include Communications and Outreach, Compliance and Quality Control, Finance, Human Resources, Information Technology, Legal, Procurement, and Research. Following is summary of the agency’s activities in its core program areas.

### HOMEOWNERSHIP

SC Housing provides funds to participating private mortgage originators to assist low- and moderate-income homebuyers with what is often their first home purchase. This is primarily done by offering low-interest, fixed-rate, 30-year mortgages that include down payment assistance (DPA), reducing the amount of savings necessary to make homeownership affordable; DPA is forgivable after either 10 or 20 years of living in the home, depending on household income. Both new construction and existing single-family homes are eligible, as are townhomes, some condominiums, and off-frame modular homes.

The Homebuyer Program is financed with tax-exempt mortgage revenue bonds, which SC Housing issues under federal law to attract low-cost capital. These loans may be insured by the Federal Housing Administration (FHA), U.S. Department of Agriculture (USDA), or the Veterans Administration (VA), or Qualified Private Mortgage Insurance companies, as is the case for conventional loans.

Also, on a seasonal basis, SC Housing offers the Palmetto Heroes program, which offers a lower interest rate and expanded DPA for first responders, teachers, and veterans. It also offers similar assistance year-round through its County First initiative, which serves homebuyers in 24 rural counties statewide.

In 2018, the Authority began a program to finance mortgage loans through the sale of mortgage backed securities in the “to be announced” (“TBA”) market. This program provides alternative financing for the purchase of mortgage loans. The Palmetto Home Advantage (PHA) loans are self-financed by the agency

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via securities transactions, which removes some of the restrictions that govern traditional SC Housing lending. Homebuyers may borrow up to 97 percent of the home’s value, and can remove their mortgage insurance payments once the homeowner has 18 percent equity, down from the standard 20 percent.

In Fiscal Year 2022, SC Housing’s homeownership programs helped **1,697 households** buy a home, totaling **\$315.5 million** in loan volume. This was a record setting year for SC Housing in single family production. The increase in lending can be attributed to historically low interest rates the first half of the year and a strong home purchase market. Among these homebuyers, there were 341 PHA mortgages and 1,683 recipients of down payment assistance.

DEVELOPMENT

The Development Division oversees several programs that provide for the construction, finance, rehabilitation, and repair of housing across South Carolina. Nearly all of this work is concentrated in three areas:

- The Low-Income Housing Tax Credit (LIHTC) program, the nation’s largest source of funding for affordable housing, provides financial incentives for building or preserving rent-restricted rental multi-family rental housing that is, on average, available to households earning 60 percent of area median income (AMI) or less;
- The Small Rental Development Program (SRDP), created by SC Housing in 2018, which combines financing from the South Carolina Housing Trust Fund (SCHTF), National Housing Trust Fund (NHTF), and the HOME Investment Partnerships Program to fund affordable housing too small to be financially viable under LIHTC; and
- The Emergency Repair (ER) Program, which helps very low-income homeowners by providing grants using SCHTF dollars to local non-profit organizations to provide essential housing needs, such as replacing roofs and air conditioners or installing ramps for residents with mobility impairments.

*Low-Income Housing Tax Credits*

LIHTC is a complicated but very powerful resource that helps build or preserve thousands of units in South Carolina every year. It comes in two flavors: the so-called “9 percent” credit, which is awarded on a competitive basis once per year and is designed to cover about 70 percent of construction costs, and the “4 percent” credit, which is designed to cover 30 percent of construction costs and is typically paired with tax-exempt bond financing to cover much of the remainder.

To dramatically oversimplify how LIHTC works, real estate developers submit applications to SC Housing and other housing finance agencies across the country. If successful, they receive a LIHTC award, which provides a ten-year stream of tax credits once the property starts accepting tenants after it is built or substantially rehabbed. Because the funds are needed up front for the construction process, however, these credits are sold to investors through a process known as syndication, swapping future tax credits for present equity. From there, the developer uses those funds to complete the promised work.

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This process is governed by Section 42 of the Internal Revenue Code and related federal regulations to ensure that the proposed development is completed in a timely manner and that it meets all requirements for LIHTCs to be awarded. Under Section 42, each state is tasked with developing a Qualified Allocation Plan (QAP), which outlines how LIHTC applications will be evaluated. While there are some requirements of what a QAP must do to satisfy federal law, the vast majority of policymaking is left up to the states. If applicants request more LIHTCs than are available, as is typically the case with the 9 percent variety, the QAP outlines how the state allocating agency will award the credits. It also informs developers of rules regarding how the program will operate in the state and what requirements there might be above and beyond the bare minimum specified in the federal statute. This ensures that the program meets the needs of the state and is not managed in a top-down manner from Washington.

Fiscal Year 2022 has seen the implementation of the state tax credit passed in May 2020, which provided a one-for-one credit toward state taxes alongside the federal LIHTC. Between this and a technical fix to LIHTC that made 4 percent credits more valuable, there was a massive surge in interest for affordable housing resources in South Carolina in 2020 and 2021, propelling the state and the agency’s programs forward. In December 2021, the State Fiscal Accountability Authority set in place a temporary moratorium on the issuance of tax exempt bond for multi-family housing until such time as the SC legislature could address the allocation of the state tax credit. In May of 2022, Act 202 was enacted which restricts the amount of state housing tax credit that is available in both the 9 percent and 4 percent programs.

While 2022 applications for 9 percent LIHTCs are being evaluated, awards for 2021 were finalized last fall. Overall, **23 developments** that include **1,549 rental homes** were funded. These properties are slated to open no later than 2024. Additionally, SC Housing’s Board of Commissioners authorized the future issuance of tax-exempt bonds for **918 rental homes** in FY 2022 that will receive 4 percent LIHTCs upon completion, and 4 percent Federal and State housing credits were issued to help finance an additional **837 rental homes** that were financed using other tax-exempt bond issuances.

*Small Rental Development Program*

As noted earlier, SRDP allows the agency to fund a wider array of rental housing by combining state and federal funding sources to provide a flexible source of financing for smaller rental properties. The funding programs that support SRDP vary substantially. The most flexible is SCHTF, which was authorized by the legislature in 1992 to “increase the supply of safe, decent, and affordable housing” for low-income households, i.e., those earning no more than 80 percent of AMI. SC Housing serves as the administrator of SCHTF, with an advisory committee of interested stakeholders authorized by statute, and deploys these resources to a variety of eligible uses, including SRDP. SCHTF receives its funding from a portion of so-called “deed stamp” taxes on property transfers.

Meanwhile, NHTF is a relatively new federal resource the agency, on the state’s behalf, has received since 2016; these funds must exclusively serve extremely low-income households (no more than 30 percent of AMI) that are in the most need. This restriction essentially requires NHTF to be combined with other funding sources to make rental developments financially viable. Finally, HOME is a long-standing federal program that provides funds to states, counties, and cities for a variety of housing uses; these

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funds are also restricted to assisting low-income households. Both HOME and NHTF are administered by the U.S. Department of Housing and Urban Development.

Funding announcements for the 2022 round will be forthcoming in the near future. Ultimately, after the applications were evaluated, **three projects** received SRDP awards last fall in the 2021 round; these properties will create **79 new homes** for low-income renters once complete.

*Emergency Repair Program*

The other major activity in the Development Division is the Emergency Repair Program. The ER Program provides funds to non-profit partner organizations statewide to reimburse work in the community to fix serious issues in the owner-occupied housing stock, serving very low-income homeowners (earning no more than 50 percent of AMI). These repairs are often necessary to ensure that the home is in livable condition. There are 45 non-profits that are approved ER Program participants, each of whom assists SC Housing in the administration of the program. ER Program awards cover up to \$10,000 in repairs (plus a \$750 fee) to homes that are necessary for the life, health, or safety of the occupant and can involve at most two construction trades. In FY 2022, SC Housing served **268 households in thirty-eight counties** statewide via ER Program grants, helping keep vulnerable South Carolinians in their homes.

RENTAL ASSISTANCE AND COMPLIANCE

The Rental Assistance & Compliance Division of SC Housing has three primary responsibilities:

- Monitoring properties funded by the Development Division to ensure compliance with federal and state laws pertaining to affordability, health and safety, and tenant eligibility;
- Administering the federal Housing Choice Voucher Program, which assists low-income households by helping them afford rental housing in the private market, in seven counties (Clarendon, Colleton, Dorchester, Fairfield, Kershaw, Lee, and Lexington); and
- Overseeing a portfolio of Section 8 properties on behalf of the U.S. Department of Housing and Urban Development (HUD) via the Project-Based Contract Administration Program.

*Program Compliance*

Program Compliance is tasked with ensuring that the properties that received funding from the Development Division meet applicable laws and rules applied by federal and state authorities. This work consists primarily of on-site inspections to ensure the property meets health and safety standards and reviews of the property managers' files to validate that the proper rents have been charged and the tenants are income-eligible to live in their homes, among other regulatory requirements. The owners of such housing must abide by these terms for a compliance period of between 15 and 35 years, depending on the program and elections made by the applicant.

In FY 2022 Program Compliance oversaw **36,473 rental homes** within **45 of 46 counties**. The vast majority of these homes received a LIHTC award (35,142 units across 613 properties), but other projects receiving tax-exempt bond financing, HOME funds, South Carolina and National Housing Trust Fund awards, and

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Neighborhood Stabilization Program dollars without LIHTC are also included (1,331 units located within 395 projects).

Despite continuing federal and state COVID-19 monitoring suspensions, physical distancing restrictions and other measures to safeguard public health for the first half of the fiscal year, Program Compliance continued to maintain a rigorous desk review schedule. The primary focus and purpose of the ongoing desk reviews was to ensure that these affordable housing units remained available to and occupied by program eligible households. During the second half of the fiscal year, monitoring suspensions were lifted for the HOME program projects with a requirement to perform onsite physical and file inspections of all HOME project reviews that were due during the monitoring suspension in 2020 and 2021 to be conducted no later than June 30, 2022. Program Compliance diligently completed all required projects by the deadline, totaling 223 properties. Compliance staff conducted a total of 508 physical and or/file reviews covering 19,449 units.

### *Housing Choice Vouchers*

SC Housing oversees the Housing Choice Voucher (HCV) program in the seven counties that do not have a local participating public housing authority: Clarendon, Colleton, Dorchester, Fairfield, Kershaw, Lee, and Lexington. In FY 2022, there were **1,959 families and individuals** assisted with HCVs administered by SC Housing, utilizing \$12.6 million in HUD funds administered by SC Housing.

This is a federal program operated by the Department of Housing and Urban Development that provides rental assistance to eligible households, covering the gap between the rent charged and 30 percent of their income, ensuring that the tenant does not experience housing cost burden. These families and individuals live in privately owned properties, both single-family homes and apartment buildings, helping people live independently and rely less on public services while supporting the state’s landlords. Unlike public sector programs like Medicaid and SNAP (“food stamps”) that aid all eligible households, there are only enough vouchers to help fewer than one in four tenants who qualify; SC Housing recently opened its waiting list in all counties except Kershaw to additional applications last year.

HCV staff continued their track record of excellent performance in FY 2022:

- SC Housing adopted a waiver provided by HUD for the SEMAP assessment due to the COVID-19 pandemic, as we continued to improve the quality of assisted housing through numerous intense quality control initiatives as we have used in previous years. Pursuant to NOTICE PIH 2020-13 (HA), REV-1 Issued: July 2, 2020, our FY2020 score of 100% will carry forward for FY2022, giving SC Housing a “High Performer” rating for the Twenty-first consecutive year.
- Exceeded HUD’s 95% family record reporting requirement with an average score of 100%.
- Increased customer satisfaction by exceeding the Authority’s goal of 90% landlord and participant satisfaction for the eighteenth consecutive year with an average combined rating of 97.5%.

### *Contract Administration*

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SC Housing monitors a portfolio of hundreds of Section 8 rental properties across the state on behalf of HUD through the Project-Based Contract Administration (PBCA) program. HUD procures these oversight activities by reducing overhead cost for the federal taxpayer and devolving responsibilities to the state level. HUD provides SC Housing with funds to review and approve monthly Housing Assistance Payments, conduct Management and Occupancy Reviews to ensure compliance with federal law, serve as an ombudsman for tenant concerns, oversee subsidy contracts with property owners, and support the Section 8 program as a whole in South Carolina, as well as receive modest administrative fees that help SC Housing run its operations as a self-sustaining agency.

PBCA staff met or exceeded a number of performance metrics in FY 2022:

- Conducted **174** Management and Occupancy Reviews
- Effectively addressed **460** tenant complaints and assisted **674 families** with housing needs
- Completed **203** rental adjustments within 30 days and **23** contract renewals within 60 days
- Reviewed, verified and processed **267** vouchers on the first business day of every month
- Processed and approved **835** Special Claims from property managers within 30 days

Overall, there are **255 rental developments** in South Carolina’s PBCA portfolio, which covers 45 of 46 counties statewide. In FY 2022, SC Housing dispersed **\$148 million** in rental assistance payments on behalf of HUD, ensuring that tenants pay no more than 30 percent of their income on rent and utilities.

EMERGENCY HOUSING PROGRAMS

In response to the COVID 19 pandemic, SC Housing began administering three sources of emergency housing funds from the federal government. These three funding sources provide assistance for payment of mortgages, rent, and utilities. A summary of each is provided below.

*SC Stay*

SC Housing was selected by the Department of Commerce to serve as a subgrantee for rounds two and three of the state’s Community Development Block Grant-Coronavirus (CDBG-CV) allocation from the Coronavirus Aid, Relief, and Economic Security (CARES) Act passed by Congress and signed by President Trump in March 2020. This grant provided about \$25 million in mortgage and rental assistance to South Carolinians in need. Applications were accepted via non-profit partners in February 2021, and awards were made starting in March 2021. Eligible applicants were eligible for up to six months of assistance and were required to demonstrate that they were in a low-income household and had experienced economic hardship as a result of the COVID-19 pandemic.

The SC Stay program closed in November 2021 due to the availability of funding through the SC Stay Plus Program. The total amount expended under SC Stay is \$11,809,479, which assisted 2,236 households.

*SC Stay Plus*

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South Carolina received \$346 million in emergency rental assistance funds from the U.S. Department of the Treasury as part of the Consolidated Appropriations Act, 2021, titling the initiative the Emergency Rental Assistance Program.

In April of 2021, the state legislature passed and Governor McMaster signed H.3770, which authorized SC Housing to administer these funds in the remaining 39 counties statewide. The program launched shortly thereafter, on May 5, accepting applications for rent and utility assistance from South Carolinians in need. SC Stay Plus also covers rental and utility assistance and pays for “soft services” like counseling, legal advocacy, and case management intended to keep families in stable and affordable housing

Seven eligible counties (Anderson, Berkeley, Charleston, Greenville, Horry, Richland, and Spartanburg) elected to receive their own allocation of funds, leaving the state with the remaining \$272 million. Treasury refers to this program as ERA1. South Carolina received an additional \$163,278, 445 to continue this program, under a continuation of the Emergency Rental Assistance Program, which Treasury refers to as ERA2. While ERA1 and ERA2 are all one program for the households SC Stay Plus serves, Treasury provides a helpful distinction between the two [on this website](#). ERA1 sunsets on September 30, 2022. ERA2 Sunsets on September 30, 2025, or until all funds are obligated. Once again, the sunset of ERA1 and the transition to ERA2 is seamless to program applicants.

SC Stay Plus has voluntarily reallocated a total of \$73,250,000 to four of the seven counties mentioned above, that administered their own programs.

Between 7/1/2021 and 6/30/2022, a total of \$182,114,329 was expended to eligible households from SC Stay Plus, representing a total of 42,037 applications with an average per household assistance of \$5,987.

#### *SC Homeowners Assistance Fund*

[The SC Homeowner Rescue Program](#) is funded by the U.S. Treasury as part of the [Homeowner’s Assistance Fund](#).

The program exists to prevent mortgage defaults and foreclosures by providing financial assistance to eligible homeowners for past-due expenses. These expenses include up to 36 months of past-due mortgage payments, as well as past-due utilities, property taxes, and other fees.

The state of South Carolina was awarded \$144 million for this program, which includes the cost of executing the program and a previously-run pilot program.

U.S. Treasury approved the launch of SC HRP on January 21, 2022. The pilot program concluded on March 20, 2022, and SC HRP launched on March 21, 2022. SC HRP sunsets on September 30, 2026, or until allocated funds are expended.



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Between 7/1/2021 and 6/30/2022, \$7,146,330 was expended on behalf of eligible households, representing a total of 1,445 applications with an average per household of \$9,584 in mortgage assistance and \$963 in utility assistance.

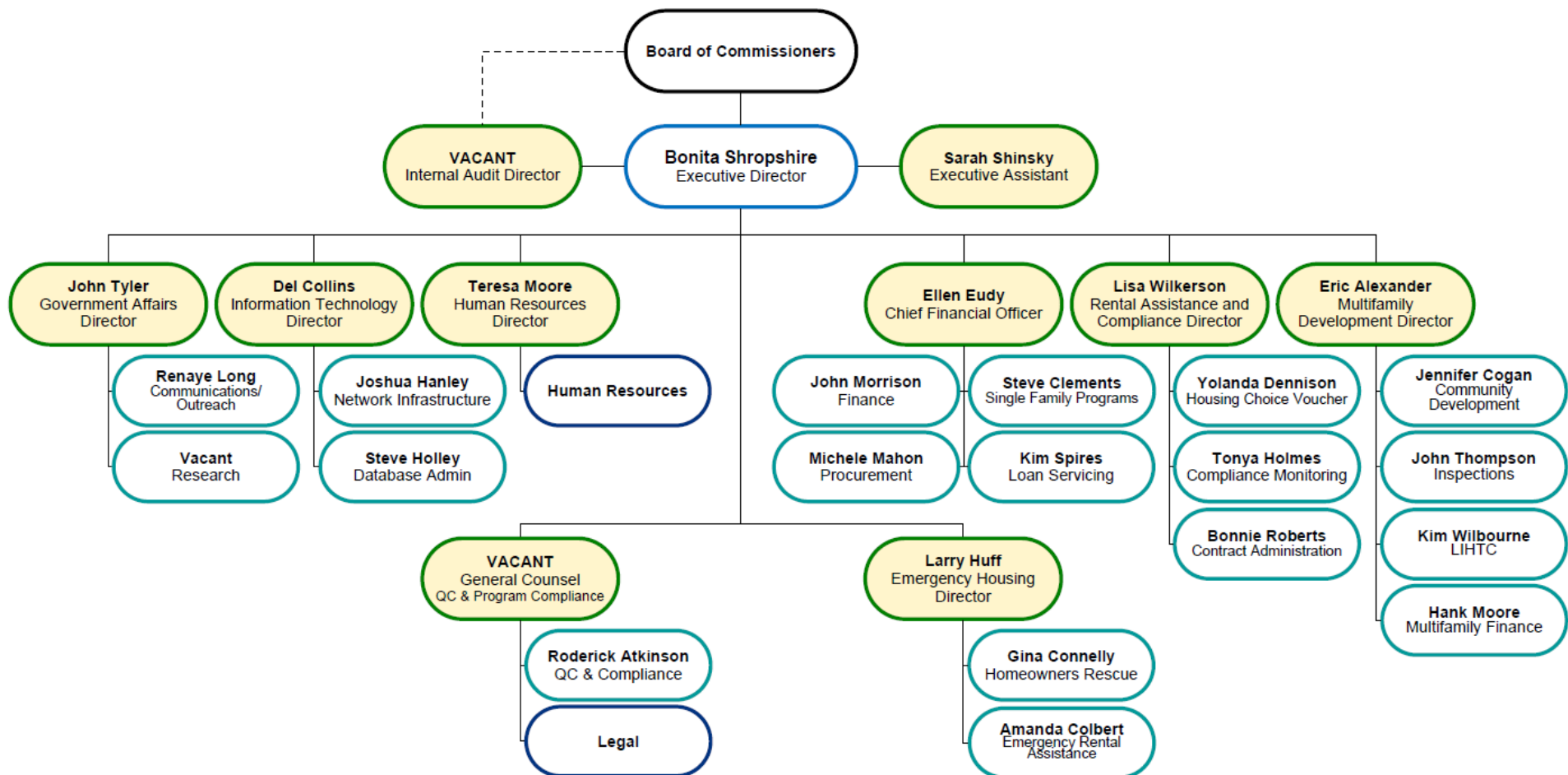
ADDITIONAL ACCOMPLISHMENTS

Beyond those noted earlier in this narrative, senior staff noted the following events during FY 2021 that they felt were among the agency’s top accomplishments:

- The agency has cultivated partnerships with twenty-nine Sponsors who participate in the Emergency Repair Program reaching thirty-eight counties.
- The agency had its largest issuance of Housing Choice Vouchers since the program’s inception.
- The agency successfully stood up the Emergency Housing Voucher program, which utilizes federal funding allocated through the American Rescue Plan Act.
- In SC Stay Plus, the agency issued a \$10 million grant to United Way of SC to provide Housing Stability Services consistent with Treasury guidance.
- SC Stay Plus posted a 102% increase in the number of payments made to date in 2022 compared to 2021, which led to Treasury awarding the final tranche of funding to assist renters in South Carolina.
- The agency successfully launched SC Homeowner Rescue Program in March 2022, which is designed to utilize funding from Treasury to assist qualified homeowners with delinquent mortgage and utility payments.
- The agency celebrated its 50<sup>th</sup> Anniversary in a unique and innovative manner by hosting a hybrid virtual/in-person event in December 2021.
- The agency has expanded its offerings of marketing materials to include additional webpages and fliers in Spanish.
- The agency obtained approval from the State Fiscal Accountability Authority for a \$375 million request of a combined long-term bond issuance and short-term notes to preserve expiring bond cap for the upcoming 2022 issuances. Such bond issuances raise funds from the private sector to finance affordable housing opportunities statewide.
- The agency achieved a record setting year in mortgage production dollars, total new homeowners funded, and down payment assistance provided.
- The agency saw the lowest mortgage servicing delinquency rate in the last five years.
- The agency adopted a telecommuting program designed to help recruit and retain a qualified workforce.

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# SC Housing Organizational Chart



Last Updated on 08/15/2022

# FY2022

## Reorganization and Compliance

as submitted for the Accountability Report by:

### L320 - HOUSING, FINANCE & DEV AUTHORITY

#### Primary Contact

First Name	Last Name	Role/Title	Email Address	Phone
John	Tyler	Director of Government Affairs	john.tyler@schousing.com	803-896-9077

#### Secondary Contact

First Name	Last Name	Role/Title	Email Address	Phone
Charnetta	Nsengiyukuri	Analytics and Planning Coordinator	Charnetta.Nsengiyukuri@schousing.com	803-896-9273

Agency Mission	Adopted in:
Create quality affordable housing opportunities for the citizens of South Carolina.	2009

Agency Vision	Adopted in:
That all South Carolinians have the opportunity to live in safe, decent, and affordable housing.	2009

Recommendations for reorganization requiring legislative change:
None

Agency intentions for other major reorganization to divisions, departments, or programs to allow the agency to operate more effectively and efficiently in the succeeding fiscal year:
None

#### Significant events related to the agency that occurred in FY2022

Description of Event	Start	End	Agency Measures Impacted	Other Impacts
No significant events that affected agency measures reported.				

Is the agency in compliance with S.C. Code Ann. § 2-1-220, which requires submission of certain reports to the Legislative Services Agency for publication online and the State Library? (See also S.C. Code Ann. § 60-2-20).	
	0

Reason agency is out of compliance: (if applicable)

Is the agency in compliance with various requirements to transfer its records, including electronic ones, to the Department of Archives and History? See the Public Records Act (S.C. Code Ann. § 20-1-10 through 20-1-180) and the South Carolina Uniform Electronic Transactions Act (S.C. Code Ann. § 26-6-10 through 26-10-210).	
	0

Does the law allow the agency to promulgate regulations?	
	Yes

Law number(s) which gives the agency the authority to promulgate regulations:	
	31-13-40; 31-13-340

Has the agency promulgated any regulations?	
	Yes

Is the agency in compliance with S.C. Code Ann. § 1-23-120 (J), which requires an agency to conduct a formal review of its regulations every five years?	
	0

(End of Reorganization and Compliance Section)

# FY2022

## Strategic Plan Results

as submitted for the Accountability Report by:

### L320 - HOUSING, FINANCE & DEV AUTHORITY

- Goal 1** Supply financial resources that allow low- and moderate-income South Carolinians to reside in safe, decent, and affordable housing of their choice.
- Goal 2** Support the physical and financial condition of existing affordable rental housing through our Rental Assistance & Compliance activities.
- Goal 3** Establish SC Housing as the foremost resource in the state on housing issues and foster new and existing relationships with public and private entities.
- Goal 4** Provide quality services to internal and external customers that ensure the agency is financially prudent, technologically sound, and properly staffed.

Perf. Measure Number	Description	Base	Target	Actual	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Stakeholder Need Satisfied	Primary Stakeholder	State Funded Program Number Responsible	Notes
<b>1.1 Operate a Mortgage Production division that works with private sector stakeholders to provide homebuyer loans with down payment assistance to eligible South Carolina homebuyers.</b>														
<b>State Objective: Public Infrastructure and Economic Development</b>														
1.1.1	Provide at least 33 percent of loans to low-income households to ensure broad access to homeownership.	67.00%	33.00%	58.00%	Percent	equal to or greater than	State Fiscal Year (July 1 - June 30).	Divide mortgages issued to low-income households by the total figure above.	Administrative data	Emphasys Single Family and Loan Tracking modules. The extracted report is placed in G: Mortgage Production	Lender partners that participate in SC Housing's programs, real estate professionals and potential homebuyers who may benefit from SC Housing's programs.	Important benefit for first time homebuyers throughout South Carolina	0800.010000.000	
1.1.2	Provide training to 1,300 lenders, Realtors, and other relevant stakeholders to promote the Authority's mortgage products.	3,720.0	1,200.0	3,775.0	Count	equal to or greater than	State Fiscal Year (July 1 - June 30).	Tabulate the number of attendees at each event involving SC Housing staff.	Internal tracking log	Mortgage production tracking logs	Lender partners that participate in SC Housing's programs, real estate professionals and potential homebuyers who may benefit from SC Housing's programs.	Presentations and seminars are effective way to educate and inform stakeholders of the benefit to potential homeowners and the value of SC Housing's programs.	0800.010000.000	
<b>1.2 Maximize the use of available resources to finance the development of privately owned affordable rental housing for low-income South Carolinians.</b>														
<b>State Objective: Public Infrastructure and Economic Development</b>														
1.2.1	Finance the construction or preservation of 2,500 units of affordable rental housing using a variety of federal and state funding sources.	4115	2500	3383	Count	equal to or greater than	State Fiscal Year (July 1 - June 30).	Tabulate rental units in housing applications funded by the agency.	Administrative data	Development tracking logs, Emphasys database	Low-income renter households, developers, property managers	Construct and preserve affordable housing that serves the people of our state.	0600.100000.000, 0600.150000.000	
<b>1.3 Support a wider range of activities within the Development Division that allow marginalized populations in South Carolina to live independently.</b>														
<b>State Objective: Public Infrastructure and Economic Development</b>														
1.3.1	Finance the rehabilitation of 250 homes owned by very low-income households via the South Carolina Housing Trust Fund.	271	250	267	Count	equal to or greater than	State Fiscal Year (July 1 - June 30).	Tabulate the number of households served by the Home Repair Program.	Administrative data	Development tracking logs, Emphasys database	Low-income owner households, developers, property managers	Maintain the quality of affordable owner-occupied housing to help impoverished citizens stay in their homes.	0600.100000.000	
1.3.2	Fund at least one rental housing project that serves a special needs population.	8	1	3	Count	equal to or greater than	State Fiscal Year (July 1 - June 30).	Tabulate projects funded that serve a special needs population.	Administrative data	Development tracking logs, Emphasys database	Low-income renter households with special needs, developers, property managers	Construct and preserve affordable housing that helps provide affordable, permanent rental homes for special needs households.	0600.100000.000, 0600.150000.000	
<b>2.1 Perform mandated rental assistance activities in an efficient, effective manner as administrator of HUD's Housing Choice Voucher and Project-Based Rental Assistance programs.</b>														
<b>State Objective: Healthy and Safe Families</b>														
2.1.1	Achieve a Section 8 Management Assessment Program score of at least 90 percent to maintain HUD "high performer" designation.	100.00%	90.00%	100.00%	Percent	equal to or greater than	State Fiscal Year (July 1 - June 30).	Percentage is computed by HUD via formula.	HUD reports	HUD systems, Voyager database, Onbase	US Department of Housing and Urban Development	Enables HUD to better manage the Section 8 tenant-based program by identifying Public Housing Agency capabilities and deficiencies related to the administration of the Section 8 Housing Choice Voucher Program.	0600.050000.000	

Perf. Measure Number	Description	Base	Target	Actual	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Stakeholder Need Satisfied	Primary Stakeholder	State Funded Program Number Responsible	Notes
2.1.2	Receive zero findings during any and all HUD compliance reviews pertaining to Contract Administration activities.	0	0	0	Count	Maintain	State Fiscal Year (July 1 - June 30).	Tabulate findings listed in HUD compliance reviews.	HUD reports	Contract Administration activities are stored in HDS, OnBase for archives, and the file room.	HUD, contracted Project-Based Rental Assistance property owners, management agents and residents.	To ensure Project- Based Rental Assistance property owners/management agents comply with all programmatic, contractual, federal and state regulatory requirements.	0600.010000.000	
2.1.3	Exceed the Acceptable Quality Level associated with all 8 Incentive-Based Performance Tasks and the maximization of fees earned under HUD's Performance-Based Contract.	1	100	100	Count (whole number)	maintain range	State Fiscal Year (July 1 - June 30).	Quality level is computed by HUD via formula.	HUD reports	Contract Administration activities are stored in HDS, OnBase for archives, and the file room.	HUD, contracted Project-Based Rental Assistance property owners, management agents and residents.	To ensure Project- Based Rental Assistance property owners/management agents comply with all programmatic, contractual, federal and state regulatory requirements.	0600.010000.000	
<b>2.2 Conduct required Compliance Monitoring activities to ensure that the physical condition of properties and income eligibility of tenants meet federal laws and regulations. State Objective: Healthy and Safe Families</b>														
2.2.1	Perform file and inspection reviews for 33 percent of Low-Income Housing Tax Credit and HOME Investment Partnership Program properties.	39.00%	33.00%	33.00%	Percent	equal to or greater than	State Fiscal Year (July 1 - June 30).	Divide number of reviews conducted by number of reviews required within the required three year period.	Administrative data	Emphasys Smart Network, OnBase	Internal Revenue Service, Federal HOME Program	Ensure that affordable housing meets programatic requirements	0600.010000.000	
2.2.2	Perform file and inspection reviews on 100 percent of properties financed using tax-exempt bonds.	93.00%	10.00%	100.00%	Percent	maintain range	State Fiscal Year (July 1 - June 30).	Divide number of reviews conducted by number of reviews required.	Administrative data	Emphasys Smart Network, OnBase	Internal Revenue Service	Ensure that affordable housing meets programatic requirements	0600.010000.000	
<b>3.1 Utilize the Communications and Outreach Division to increase engagement with agency services and programs and affordable housing issues among stakeholders and the general public. State Objective: Government and Citizens</b>														
3.1.1	Host or participate in 25 partner roundtables, community outreach, and training events to promote collaborative strategies for addressing affordable housing needs in local communities.	15	25	47	Count	equal to or greater than	State Fiscal Year (July 1 - June 30).	Tabulate events hosted or participated in by division staff.	Internal tracking log	Communications network folder	Participate in conversations involving housing issues held by the agency and relevant stakeholders	Lenders, Realtors, developers, property managers, nonprofit organizations, state and local policymakers, general public	0201.150000.000	
3.1.2	Increase the combined social media impressions by 20% to 285,000 between all of our networks.	237,500	285,000	285,000	Count	equal to or greater than	State Fiscal Year (July 1 - June 30).	Tabulate cited indicators of engagement online.	online sources	Social media pages	Provide information about housing programs and issues to interested citizens	General public	0201.150000.000	
3.1.3	Grow page views to the SC Housing's web properties by 15% to 1.84 million as part of a broader effort to ensure digital communications are meaningful	1,600,000	1,840,000	3,500,024	Count	equal to or greater than	State Fiscal Year (July 1 - June 30).	Report is automatically generated daily.	IT analytics report	IT analytics reports	Provide information about housing programs and issues to interested citizens	General public	0201.150000.000	
<b>3.2 Deploy the agency's Chief Research Officer to disseminate information about current housing needs, conditions, and issues to local governments, stakeholders, and the general public. State Objective: Government and Citizens</b>														
3.2.1	Discuss housing research in 15 articles, interviews, presentations, or other venues as appropriate.	38	25	25	Count	equal to or greater than	State Fiscal Year (July 1 - June 30).	Tabulate activities by the Chief Research Officer.	Internal tracking log	Research folder on the agency's internal network	State officials, local governments, property developers and managers, media outlets, general public	Population growth and related development is arguably the most salient issue discussed in our state's media outlets. Informing these discussions with hard facts helps ensure thoughtful public debate.	0201.050000.000	
3.2.2	Provide data and research support to five local governments in deliberations on housing policymaking.	8	5	5	Count	equal to or greater than	State Fiscal Year (July 1 - June 30).	Tabulate activities by the Chief Research Officer.	Internal tracking log	Research folder on the agency's internal network	Local governments	Having much authority over local zoning and land use decisions, municipalities and counties often require housing policy data and analysis to best serve their communities.	0201.050000.000	
<b>4.1 Serve as a responsible steward of public funds and maintain the agency's financial condition. State Objective: Government and Citizens</b>														
4.1.1	Maintain the Authority's Aaa bond rating by Moody's.	1	1	1	Count	maintain range	State Fiscal Year (July 1 - June 30).	Rating is provided by Moody's in their report.	Bond rating report	Finance folder on the agency's internal network	Investors, bondholders	To gauge creditworthiness of bonds issued by the Authority	0200.100000.000	
4.1.2	Maintain a program asset to debt ratio of at least 1.10.	1.49	1.1	1.48	Ratio	equal to or greater than	State Fiscal Year (July 1 - June 30).	Divide program assets by total debt on 6/30/2020.	Financial records	Finance folder on the agency's internal network	Investors, bondholders, state officials	A ratio that is used to gauge the financial stability of the Authority	0200.100000.000	

Perf. Measure Number	Description	Base	Target	Actual	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Stakeholder Need Satisfied	Primary Stakeholder	State Funded Program Number Responsible	Notes
4.1.3	Generate \$500,000 in savings to the agency in negotiations and cost avoidance.	\$502,940.00	\$500,000.00	\$2,718,827.66	Dollar Amount	equal to or greater than	State Fiscal Year (July 1 - June 30).	Tabulate cost savings that were generated by the Procurement Officer.	Internal tracking log	Procurement folder on the agency's internal network	All SC Housing directors, managers, and staff; Executive Director	To ensure responsible use of the agency's assets	0200.100000.000	
<b>4.2 Continue development of a secure, comprehensive technology infrastructure that serves the needs of the agency and its customers.</b>												<b>State Objective: Government and Citizens</b>		
4.2.1	Provide 99.8 percent uptime for essential business services.	100.00%	100.00%	100.00%	Percent	equal to or greater than	State Fiscal Year (July 1 - June 30).	Divide total outage time by total operating hours and subtract from 1.	IT reports to Board	System Logs	Agency Board of Commissioners and Exec Director	Reliability of computing infrastructure	0201.150000.000	
4.2.2	Allow zero data breaches of personally identifiable or other confidential information held by SC Housing.	0	0	0	Count	Maintain	State Fiscal Year (July 1 - June 30).	Tabulate the number of data breaches experienced.	IT internal records	Incident Reports	Agency Board of Commissioners and Exec Director	Security of computing infrastructure	0201.150000.000	
<b>4.3 Operate a professional public agency by hiring, developing, and retaining essential talent.</b>												<b>State Objective: Government and Citizens</b>		
4.3.1	Reduce the annual staff turnover rate to below 10 percent.	15.00%	10.00%	10.40%	Percent	equal to or less than	State Fiscal Year (July 1 - June 30).	Divide the number of separations in FY20 by the number of positions.	HR/SCEIS data	1. Secure HR files 2. OnBase- secure document image storage 3. SCEIS-SAP secure platform	SC Housing directors, managers, and staff; Executive Director; Board of Commissioners; Executive Committees; DSHR representatives	Stability of agency workforce to minimize money and time lost due to turnover	0201.050000.000	
4.3.2	Hold at least three employee appreciation or engagement events.	5	3	5	Count	equal to or greater than	State Fiscal Year (July 1 - June 30).	Tabulate the number of events held.	Internal tracking log	Internal HR log	SC Housing directors, managers, and staff; Executive Director; Board of Commissioners	High morale and commitment to agency mission and vision among employees	0201.050000.000	

# Strategic Plan Development

# FY2023

as submitted for the Accountability Report by:

## L320 - HOUSING, FINANCE & DEV AUTHORITY

- Goal 1** Supply financial resources that allow low- and moderate-income South Carolinians to reside in safe, decent, and affordable housing of their choice.
- Goal 2** Support the physical and financial condition of existing affordable rental housing through our Rental Assistance & Compliance activities.
- Goal 3** Establish SC Housing as the foremost resource in the state on housing issues and foster new and existing relationships with public and private entities.
- Goal 4** Provide quality services to internal and external customers that ensure the agency is financially prudent, technologically sound, and properly staffed.

Perf. Measure Number	Description	Base	Target	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Stakeholder Need Satisfied	Primary Stakeholder	State Funded Program Number Responsible	Notes
<b>1.1 Operate a Mortgage Production division that works with private sector stakeholders to provide homebuyer loans with down payment assistance to eligible South Carolina homebuyers.</b>											<b>State Objective: Public Infrastructure and Economic Development</b>		
1.1.1	Provide at least 33 percent of loans to low-income households to ensure broad access to homeownership.	0.67	0.33	Percent	Equal to or greater than	State Fiscal Year	Divide mortgages issued to low-income households by the total figure above.	Administrative data	Emphasys Single Family and Loan Tracking modules. The extracted report is placed in G: Mortgage Production	Lender partners that participate in SC Housing's programs, real estate professionals and potential homebuyers who may benefit from SC Housing's programs.	Important benefit for first time homebuyers throughout South Carolina	0800.010000.000	
1.1.2	Provide training to 1,300 lenders, Realtors, and other relevant stakeholders to promote the Authority's mortgage products.	3720	1200	Count	Equal to or greater than	State Fiscal Year	Tabulate the number of attendees at each event involving SC Housing staff.	Internal tracking log	Mortgage production tracking logs	Lender partners that participate in SC Housing's programs, real estate professionals and potential homebuyers who may benefit from SC Housing's programs.	Presentations and seminars are effective way to educate and inform stakeholders of the benefit to potential homeowners and the value of SC Housing's programs.	0800.010000.000	
<b>1.2 Maximize the use of available resources to finance the development of privately owned affordable rental housing for low-income South Carolinians.</b>											<b>State Objective: Public Infrastructure and Economic Development</b>		
1.2.1	Finance the construction or preservation of 2,500 units of affordable rental housing using a variety of federal and state funding sources.	4115	2500	Count	Equal to or greater than	State Fiscal Year	Tabulate rental units in housing applications funded by the agency.	Administrative data	Development tracking logs, Emphasys database	Low-income renter households, developers, property managers	Construct and preserve affordable housing that serves the people of our state.	0600.100000.000, 0600.150000.000	
<b>1.3 Support a wider range of activities within the Development Division that allow marginalized populations in South Carolina to live independently.</b>											<b>State Objective: Public Infrastructure and Economic Development</b>		
1.3.1	Finance the rehabilitation of 250 homes owned by very low-income households via the South Carolina Housing Trust Fund.	271	250	Count	Equal to or greater than	State Fiscal Year	Tabulate the number of households served by the Home Repair Program.	Administrative data	Development tracking logs, Emphasys database	Low-income owner households, developers, property managers	Maintain the quality of affordable owner-occupied housing to help impoverished citizens stay in their homes.	0600.100000.000	
1.3.2	Fund at least one rental housing project that serves a special needs population.	8	1	Count	Equal to or greater than	State Fiscal Year	Tabulate projects funded that serve a special needs population.	Administrative data	Development tracking logs, Emphasys database	Low-income renter households with special needs, developers, property managers	Construct and preserve affordable housing that helps provide affordable, permanent rental homes for special needs households.	0600.100000.000, 0600.150000.000	
<b>2.1 Perform mandated rental assistance activities in an efficient, effective manner as administrator of HUD's Housing Choice Voucher and Project-Based Rental Assistance programs.</b>											<b>State Objective: Healthy and Safe Families</b>		
2.1.1	Achieve a Section 8 Management Assessment Program score of at least 90 percent to maintain HUD "high performer" designation.	1	0.9	Percent	Equal to or greater than	State Fiscal Year	Percentage is computed by HUD via formula.	HUD reports	HUD systems, Voyager database, Onbase	US Department of Housing and Urban Development	Enables HUD to better manage the Section 8 tenant-based program by identifying Public Housing Agency capabilities and deficiencies related to the administration of the Section 8 Housing Choice Voucher Program.	0600.050000.000	

Perf. Measure Number	Description	Base	Target	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Stakeholder Need Satisfied	Primary Stakeholder	State Funded Program Number Responsible	Notes
2.1.2	Receive zero findings during any and all HUD compliance reviews pertaining to Contract Administration activities.	0	0	Count	Equal to or greater than	State Fiscal Year	Tabulate findings listed in HUD compliance reviews.	HUD reports	Contract Administration activities are stored in HDS, OnBase for archives, and the file room.	HUD, contracted Project-Based Rental Assistance property owners, management agents and residents.	To ensure Project- Based Rental Assistance property owners/management agents comply with all programmatic, contractual, federal and state regulatory requirements.	0600.010000.000	
2.1.3	Exceed the Acceptable Quality Level associated with all 8 Incentive-Based Performance Tasks and the maximization of fees earned under HUD's Performance-Based Contract.	0.01	1	Percent	Equal to or greater than	State Fiscal Year	Quality level is computed by HUD via formula.	HUD reports	Contract Administration activities are stored in HDS, OnBase for archives, and the file room.	HUD, contracted Project-Based Rental Assistance property owners, management agents and residents.	To ensure Project- Based Rental Assistance property owners/management agents comply with all programmatic, contractual, federal and state regulatory requirements.	0600.010000.000	
<b>2.2</b>	<b>Conduct required Compliance Monitoring activities to ensure that the physical condition of properties and income eligibility of tenants meet federal laws and regulations.</b>										<b>State Objective: Healthy and Safe Families</b>		
2.2.1	Perform file and inspection reviews for 33 percent of Low-Income Housing Tax Credit and HOME Investment Partnership Program properties.	0.39	0.33	Percent	Equal to or greater than	State Fiscal Year	Divide number of reviews conducted by number of reviews required within the required three year period.	Administrative data	Emphasys Smart Network, OnBase	Internal Revenue Service, Federal HOME Program	Ensure that affordable housing meets programmatic requirements	0600.010000.000	
2.2.2	Perform file and inspection reviews on 100 percent of properties financed using tax-exempt bonds.	0.93	0.1	Percent	Equal to or greater than	State Fiscal Year	Divide number of reviews conducted by number of reviews required.	Administrative data	Emphasys Smart Network, OnBase	Internal Revenue Service	Ensure that affordable housing meets programmatic requirements	0600.010000.000	
<b>3.1</b>	<b>Utilize the Communications and Outreach Division to increase engagement with agency services and programs and affordable housing issues among stakeholders and the general public.</b>										<b>State Objective: Government and Citizens</b>		
3.1.1	Host or participate in 50 partner roundtables, community outreach, and training events to promote collaborative strategies for addressing affordable housing needs in local communities.	15	50	Count	Equal to or greater than	State Fiscal Year	Tabulate events hosted or participated in by division staff.	Internal tracking log	Communications network folder	Participate in conversations involving housing issues held by the agency and relevant stakeholders	Lenders, Realtors, developers, property managers, nonprofit organizations, state and local policymakers, general public	0201.150000.000	
3.1.2	Increase the combined social media impressions by 15% to 382,115 between all of our networks.	237500	382115	Count	Equal to or greater than	State Fiscal Year	Tabulate cited indicators of engagement online.	online sources	Social media pages	Provide information about housing programs and issues to interested citizens	General public	0201.150000.000	
3.1.3	Exceed 350,024 web page views to the SC Housing's web properties as part of a broader effort to ensure digital communications are meaningful and relevant to diverse stakeholder groups and communities.	1600000	350024	Count	Equal to or greater than	State Fiscal Year	Report is automatically generated daily.	IT analytics report	IT analytics reports	Provide information about housing programs and issues to interested citizens	General public	0201.150000.000	
<b>3.2</b>	<b>Utilize the Research Division to disseminate information about current housing needs, conditions, and issues to internal stakeholders, state leaders, local governments, external stakeholders, and the general public.</b>										<b>State Objective: Government and Citizens</b>		
3.2.1	Provide housing research to be utilized in 5 articles, interviews, presentations, or other venues as appropriate.	38	5	Count	Equal to or greater than	State Fiscal Year	Tabulate activities by the Chief Research Officer.	Internal tracking log	Research folder on the agency's internal network	State officials, local governments, property developers and managers, media outlets, general public	Population growth and related development is arguably the most salient issue discussed in our state's media outlets. Informing these discussions with hard facts helps ensure thoughtful public debate.	0201.050000.000	



Perf. Measure Number	Description	Base	Target	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Stakeholder Need Satisfied	Primary Stakeholder	State Funded Program Number Responsible	Notes
3.2.2	Provide statewide Housing Needs Assessment with data and research to support deliberations on housing policymaking.		8	1	Count	Equal to or greater than	State Fiscal Year	Tabulate activities by the Chief Research Officer.	Internal tracking log	Research folder on the agency's internal network	Local governments	0201.050000.000	Having much authority over local zoning and land use decisions, municipalities and counties often require housing policy data and analysis to best serve their communities.
<b>4.1 Serve as a responsible steward of public funds and maintain the agency's financial condition.</b>												<b>State Objective: Government and Citizens</b>	
4.1.1	Maintain the Authority's Aaa bond rating by Moody's.			1	Count	Equal to or greater than	State Fiscal Year	Rating is provided by Moody's in their report.	Bond rating report	Finance folder on the agency's internal network	Investors, bondholders	0200.100000.000	To gauge creditworthiness of bonds issued by the Authority
4.1.2	Maintain a program asset to debt ratio of at least 1.10.	1.49	1.1	Ratio	Equal to or greater than	State Fiscal Year	Divide program assets by total debt on 6/30/2020.	Financial records	Finance folder on the agency's internal network	Investors, bondholders, state officials	A ratio that is used to gauge the financial stability of the Authority	0200.100000.000	
4.1.3	Generate \$500,000 in savings to the agency in negotiations and cost avoidance.	502940	500000	Dollar Amount	Equal to or greater than	State Fiscal Year	Tabulate cost savings that were generated by the Procurement Officer.	Internal tracking log	Procurement folder on the agency's internal network	All SC Housing directors, managers, and staff; Executive Director	To ensure responsible use of the agency's assets	0200.100000.000	
<b>4.2 Continue development of a secure, comprehensive technology infrastructure that serves the needs of the agency and its customers.</b>												<b>State Objective: Government and Citizens</b>	
4.2.1	Provide 99.8 percent uptime for essential business services.		1	1	Percent	Equal to or greater than	State Fiscal Year	Divide total outage time by total operating hours and subtract from 1.	IT reports to Board	System Logs	Agency Board of Commissioners and Exce Director	0201.150000.000	Reliability of computing infrastructure
4.2.2	Allow zero data breaches of personally identifiable or other confidential information held by SC Housing.	0	0	Count	Equal to or greater than	State Fiscal Year	Tabulate the number of data breaches experienced.	IT internal records	Incident Reports	Agency Board of Commissioners and Exce Director	Security of computing infrastructure	0201.150000.000	
<b>4.3 Operate a professional public agency by hiring, developing, and retaining essential talent.</b>												<b>State Objective: Government and Citizens</b>	
4.3.1	Reduce the annual staff turnover rate to below 10 percent.	0.15	0.1	Percent	Equal to or less than	State Fiscal Year	Divide the number of separations in FY20 by the number of positions.	HR/SCEIS data	1. Secure HR files 2. OnBase- secure document image storage 3. SCEIS-SAP secure platform	SC Housing directors, managers, and staff; Executive Director; Board of Commissioners; Executive Committees; DSHR representatives	Stability of agency workforce to minimize money and time lost due to turnover	0201.050000.000	
4.3.2	Hold at least three employee appreciation or engagement events.	5	3	Count	Equal to or greater than	State Fiscal Year	Tabulate the number of events held.	Internal tracking log	Internal HR log	SC Housing directors, managers, and staff; Executive Director; Board of Commissioners	High morale and commitment to agency mission and vision among employees	0201.050000.000	

# FY2022

## Budget Data

as submitted for the Accountability Report by:

### L320 - HOUSING, FINANCE & DEV AUTHORITY

State Funded Program No.	State Funded Program Title	Description of State Funded Program	(Actual) General	(Actual) Other	(Actual) Federal	(Actual) Total	(Projected) General	(Projected) Other	(Projected) Federal4	(Projected) Total
0200.100000.000	Finance Division	This line item provides for the financial administration of the agency and its programs.	\$ -	\$ 719,142.00	\$ -	\$ 719,142.00	\$ -	\$ 835,000.00	\$ -	\$ 835,000.00
0201.050000.000	Executive Division	The executive division budget includes the Office of the Executive Director plus Human Resources, Internal Audit, Legal, Research, and Housing Initiatives and Innovation.	\$ -	\$ 5,412,811.00	\$ -	\$ 5,412,811.00	\$ 100,000.00	\$ 13,945,000.00	\$ -	\$ 14,045,000.00
0201.150000.000	Support Services	The Support Services budget includes Information Technology, Procurement, and Communications and Outreach functions.	\$ -	\$ 3,151,757.00	\$ -	\$ 3,151,757.00	\$ -	\$ 3,645,000.00	\$ -	\$ 3,645,000.00
0600.010000.000	Contract Admin & Compliance	Contract Administration monitors and disburses rental assistance under a contract with HUD. Compliance monitors other government assisted affordable housing financed by the agency.	\$ -	\$ -	\$ 150,464,569.00	\$ 150,464,569.00	\$ -	\$ -	\$ 162,032,000.00	\$ 162,032,000.00
0600.050000.000	Rental Assistance	The HUD Housing Choice Voucher Program provides rental assistance to very low-income families in seven counties statewide without eligible local housing authorities.	\$ -	\$ -	\$ 14,732,417.00	\$ 14,732,417.00	\$ -	\$ -	\$ 16,147,000.00	\$ 16,147,000.00
0600.100000.000	Housing Initiatives	The HUD HOME Program, National Housing Trust Fund, and SC Housing Trust Fund promote public-private partnerships to support the development and maintenance of affordable housing.	\$ -	\$ 4,767,188.00	\$ 5,430,294.00	\$ 10,197,482.00	\$ -	\$ 900,000.00	\$ 26,336,000.00	\$ 27,236,000.00
0600.150000.000	Housing Credit	The federal Low Income Housing Tax Credit Program and the companion state credit allocate substantial resources to private construction and preservation of rent-restricted housing.	\$ -	\$ 1,137,096.00	\$ -	\$ 1,137,096.00	\$ -	\$ 972,000.00	\$ -	\$ 972,000.00
0800.010000.000	Mortgage Production	The Homebuyer Program, Palmetto Home Advantage, and related SC Housing initiatives provide home mortgages with down payment assistance to low- and moderate-income South Carolinians, particularly first-time homebuyers.	\$ -	\$ 1,739,724.00	\$ -	\$ 1,739,724.00	\$ -	\$ 1,299,000.00	\$ -	\$ 1,299,000.00
0800.050000.000	Mortgage Servicing	Mortgage servicing provides for the collection of payments on loans financed by mortgage production.	\$ -	\$ 2,854,907.00	\$ -	\$ 2,854,907.00	\$ -	\$ 1,975,000.00	\$ -	\$ 1,975,000.00
9500.050000.000	State Employer Contributions	Agency's portion of employer benefits expenses	\$ -	\$ 2,878,614.00	\$ 620,680.00	\$ 3,499,294.00	\$ -	\$ 3,943,000.00	\$ 701,000.00	\$ 4,644,000.00

# FY2022

## Legal Data

as submitted for the Accountability Report by:

### L320 - HOUSING, FINANCE & DEV AUTHORITY

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2022
12-24-90	State	Statute	Establishes the fee calculation that goes into the Housing Trust Fund.	Funding agency deliverable(s)		No Change
§ 12-6-3795	State	Statute	Establishes the South Carolina state housing tax credit.	Requires a service	An eligibility statement to qualified applicants for the state housing tax credit.	Amended
§ 27-40-10	State	Statute	Creates the State's Residential Landlord and Tenant Act. The Authority does not regularly operate rental properties but must comply if operating rental properties.	Requires a manner of delivery		No Change
§ 27-40-210	State	Statute	Definitions for the Residential Landlord and Tenant Act.	Not related to agency deliverable		No Change
§ 27-40-220	State	Statute	Obligation of good faith.	Not related to agency deliverable		No Change
§ 27-40-240	State	Statute	Definition of Notice	Not related to agency deliverable		No Change
§ 27-40-310	State	Statute	Terms and conditions of residential leases.	Not related to agency deliverable		No Change
§ 27-40-330	State	Statute	Prohibited conditions in residential leases.	Not related to agency deliverable		No Change
§ 27-40-410	State	Statute	Obligations related to security deposits connected with residential leases.	Not related to agency deliverable		No Change
§ 27-40-430	State	Statute	Obligation to deliver premises as agreed.	Not related to agency deliverable		No Change
§ 27-40-440	State	Statute	Obligation to maintain premises.	Not related to agency deliverable		No Change
§ 27-40-710	State	Statute	Landlord remedies for tenant's failure to pay rent.	Not related to agency deliverable		No Change
§ 27-40-720	State	Statute	Landlord remedies for tenant's noncompliance affecting health and safety.	Not related to agency deliverable		No Change
§ 27-40-730	State	Statute	Landlord remedies for tenant abandoning premises.	Not related to agency deliverable		No Change
§ 27-40-740	State	Statute	Landlord ability to place lien on tenant property.	Not related to agency deliverable		No Change
§ 27-40-750	State	Statute	Landlord remedies following lease termination.	Not related to agency deliverable		No Change
§ 27-40-770	State	Statute	Landlord remedies for holdover tenants.	Not related to agency deliverable		No Change
§ 29-3-30	State	Statute	Permits Authority as mortgagee to pay taxes.	Requires a manner of delivery		No Change
§ 29-3-320	State	Statute	Potential liability for failure to enter satisfaction of mortgage.	Requires a manner of delivery		No Change
§ 29-3-330	State	Statute	Methods by which satisfaction or release can be entered.	Requires a manner of delivery		No Change
§ 29-3-70	State	Statute	Prohibits Authority from requesting insurance more than replacement value.	Requires a manner of delivery		No Change
§ 29-4-20	State	Statute	Definitions for the Reverse Mortgage Act.	Not related to agency deliverable		No Change
§ 29-4-30	State	Statute	Requirements of reverse mortgage loans.	Requires a manner of delivery		No Change
§ 29-4-60	State	Statute	Counseling required for reverse mortgage loans; Authority must create a statement advising recipients of reverse mortgage loans to review.	Requires a service	A statement regarding the advisability and availability of independent information and counseling services on reverse mortgages.	No Change
§ 37-1-101	State	Statute	SC Consumer Protection Code applies to all persons collecting a debt and prohibits unconscionable conduct such as harassment/abuse and false/misleading representations.	Requires a manner of delivery		No Change
§ 37-1-201	State	Statute	Definitions applicable to the Consumer Protection Code.	Not related to agency deliverable		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2022
§ 37-1-301	State	Statute	Definitions applicable to the Consumer Protection Code.	Not related to agency deliverable		No Change
§ 37-20-180	State	Statute	Prohibited publication of Social Security Numbers	Requires a manner of delivery		No Change
§ 37-20-190	State	Statute	Destruction of records containing personal identifying information.	Requires a manner of delivery		No Change
§ 37-22-110	State	Statute	Definitions for the South Carolina Mortgage Lending Act	Not related to agency deliverable		No Change
§ 37-22-120	State	Statute	Licensure requirements for mortgage lenders.	Requires a manner of delivery		No Change
§ 37-22-190	State	Statute	Prohibited activities for mortgage lenders.	Requires a manner of delivery		No Change
§ 37-23-20	State	Statute	Definitions for the High-cost and Consumer Home Loans Act.	Not related to agency deliverable		No Change
§ 37-23-30	State	Statute	Prohibited terms in a high cost home loan.	Not related to agency deliverable		No Change
§ 37-23-40	State	Statute	Limitations of high cost home loan lenders; requires certificate from counselor approved by the Authority.	Requires a manner of delivery		No Change
§ 37-3-104	State	Statute	Definition of consumer loan for the South Carolina Consumer Protection Code - Loans.	Not related to agency deliverable		No Change
§ 37-3-106	State	Statute	Definition of loan for the South Carolina Consumer Protection Code - Loans.	Not related to agency deliverable		No Change
§ 37-3-107	State	Statute	Definition of lender for the South Carolina Consumer Protection Code - Loans.	Not related to agency deliverable		No Change
§ 37-3-109	State	Statute	Definition of loan finance charge for the South Carolina Consumer Protection Code - Loans.	Not related to agency deliverable		No Change
§ 37-3-201	State	Statute	Requirements as to charging of loan finance charge.	Requires a manner of delivery		No Change
§ 37-3-202	State	Statute	Additional charges that may be charged on a consumer loan.	Not related to agency deliverable		No Change
§ 37-3-203	State	Statute	Requirements of delinquency charges on consumer loans.	Requires a manner of delivery		No Change
§ 37-3-301	State	Statute	Required compliance with Federal Truth in Lending Act.	Requires a manner of delivery		No Change
§ 39-5-20	State	Statute	South Carolina Unfair Trade Practices Act prohibits unfair or deceptive acts or practices in the conduct of trade or commerce.	Requires a manner of delivery		No Change
108 P.L. 159	Federal	Statute	Established the Fair and Accurate Credit Transactions Act of 2003 (FACTA). FACTA requires the Authority's Red Flag Policy.	Requires a manner of delivery		No Change
110 P.L. 289	Federal	Statute	Establishes the Housing and Economic Recovery Act of 2008. HERA includes housing finance reform, the S.A.F.E Mortgage Licensing Act, mortgage foreclosure protections for servicemembers, the Neighborhood Stabilization Program (which the Authority administers), modifications to the Low Income Housing Tax Credit (which the Authority administers), and modifications to tax-exempt housing bond rules (which the Authority issues).	Requires a manner of delivery		No Change
110 P.L. 343	Federal	Statute	Establishes the Emergency Economic Stabilization Act of 2008. EESA includes Trouble Assets Relief Program (TARP) which provides funding for the Neighborhood Initiative Program and the SC HELP programs.	Funding agency deliverable(s)		No Change
111 P.L. 203	Federal	Statute	Establishes the Dodd-Frank Wall Street Reform and Consumer Protection Act. Dodd-Frank modified the Neighborhood Stabilization Program (which the Authority administers) and provided certain consumer protections in the mortgage industry (which the Authority participates in) including creation of the Consumer Financial Protection Bureau which regulates the lending industry.	Requires a manner of delivery		No Change
111 P.L. 22, Div A, Title VII	Federal	Statute	Establishes the Protecting Tenants at Foreclosure Act.	Requires a manner of delivery		No Change
111 P.L. 5	Federal	Statute	Establishes the American Recovery and Reinvestment Act of 2009. ARRA modified the Neighborhood Stabilization Program and the Low Income Housing Tax Credit (both of which the Authority administers).	Requires a manner of delivery		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2022
12 CFR Part 1003	Federal	Regulation	Regulations regarding HMDA.	Requires a manner of delivery		No Change
12 CFR Part 1016 (Reg P)	Federal	Regulation	Regulations regarding GLB.	Requires a manner of delivery		No Change
12 CFR Part 1022 (Reg V)	Federal	Regulation	Regulations regarding FCRA/FACTA.	Requires a manner of delivery		No Change
12 CFR Part 1026	Federal	Regulation	Regulations regarding TILA.	Requires a manner of delivery		No Change
12 CFR Part 202	Federal	Regulation	Regulations for ECOA.	Requires a manner of delivery		No Change
12 CFR Part 228	Federal	Regulation	Regulations regarding CRA.	Requires a manner of delivery		No Change
12 CFR Part 25	Federal	Regulation	Regulations regarding CRA.	Requires a manner of delivery		No Change
12 CFR Part 338	Federal	Regulation	Regulations regarding the Fair Housing Act.	Requires a manner of delivery		No Change
12 CFR Part 345	Federal	Regulation	Regulations regarding CRA.	Requires a manner of delivery		No Change
12 CFR Part 563e	Federal	Regulation	Regulations regarding CRA.	Requires a manner of delivery		No Change
12 U.S.C. 1706	Federal	Statute	Creates Section 8 housing which the Authority administers in its Housing Choice Voucher Program and Contract Administration area.	Funding agency deliverable(s)		No Change
12 USC 2601	Federal	Statute	Real Estate Settlement Procedures Act (RESPA) which requires a lender give a good faith estimate of costs and charges, prohibits abusive practices and requires certain disclosures.	Requires a manner of delivery		No Change
12 USC 2801 - 2011	Federal	Statute	Established the Home Mortgage Disclosure Act (HMDA) which requires collection and reporting of certain information related to loan applications.	Requires a manner of delivery		No Change
12 USC 2901	Federal	Statute	The Community Reinvestment Act (CRA) which protects low-income borrowers from discriminatory credit practices.	Requires a manner of delivery		No Change
12 USC 4901 -4910	Federal	Statute	Homeowners Protection Act of 1988 which is commonly known as the PMI Act and gives consumers the right to request cancellation of PMI (private mortgage insurance) when they pay down their mortgage to 80% or more of the home's value and requires cancellation at 78%.	Requires a manner of delivery		No Change
15 USC 1601, et seq.	Federal	Statute	Truth in lending Act (TILA) which provides protections for consumer credit transactions.	Requires a manner of delivery		No Change
15 USC 1681	Federal	Statute	Fair Credit Reporting Act (FCRA) as amended by the Fair and Accurate Credit Transactions Act (FACTA) which promotes accuracy and ensuring privacy of information in use on consumer credit reports. Requires lenders to have a red flag policy.	Requires a manner of delivery		No Change
15 USC 1691	Federal	Statute	Established the Equal Credit Opportunity Act (ECOA) which regulates the loan application process.	Requires a manner of delivery		No Change
15 USC 1692	Federal	Statute	Fair Debt Collection Practices Act (FDCPA) prohibits abusive practices of debt collectors. The Authority is currently not subject to this Act, however, the Authority attempts to keep its collection efforts in compliance.	Requires a manner of delivery		No Change
15 USC 6902	Federal	Statute	Gramm-Leach Bliley (GLB) Act (aka Financial Services Modernization Act) which protects against unauthorized access to customer information and prevents identity theft.	Requires a manner of delivery		No Change
24 CFR Part 1	Federal	Regulation	Requirements for nondiscrimination in administration of HUD grants.	Requires a manner of delivery		No Change
24 CFR Part 100	Federal	Regulation	Regulatory compliance related to nondiscrimination under the Fair Housing Act.	Requires a manner of delivery		No Change
24 CFR Part 107	Federal	Regulation	Requirements for nondiscrimination in administration of HUD grants.	Requires a manner of delivery		No Change
24 CFR Part 146	Federal	Regulation	Requirements for nondiscrimination in administration of HUD grants.	Requires a manner of delivery		No Change
24 CFR Part 35	Federal	Regulation	Requirements related to lead-based paint in properties utilizing HUD funding.	Requires a manner of delivery		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2022
24 CFR Part 3500 (Reg X)	Federal	Regulation	Regulations regarding RESPA.	Requires a manner of delivery		No Change
24 CFR Part 42	Federal	Regulation	Regulations under the Uniform Relocation Act required related to displacement and relocation in the administration of HUD funds.	Not related to agency deliverable		No Change
24 CFR Part 5	Federal	Regulation	General program requirements for housing choice voucher program	Funding agency deliverable(s)		No Change
24 CFR Part 570	Federal	Regulation	Establishes rules with the Neighborhood Stabilization Program which the Authority administers.	Requires a manner of delivery		No Change
24 CFR Part 58	Federal	Regulation	Requirements for environmental review procedures for HUD funded properties.	Funding agency deliverable(s)		No Change
24 CFR Part 60	Federal	Regulation	Requirements related to equal employment opportunity related to HUD grants.	Requires a manner of delivery		No Change
24 CFR Part 8	Federal	Regulation	General HUD requirements under Housing Choice Voucher Program; inspection requirements; nondiscrimination requirements; protections for victims of domestic violence.	Requires a manner of delivery		No Change
24 CFR Part 8	Federal	Regulation	Requirements for nondiscrimination in administration of HUD grants.	Requires a manner of delivery		No Change
24 CFR Part 84	Federal	Regulation	Requirements for administration of HUD grants.	Requires a manner of delivery		No Change
24 CFR Part 85	Federal	Regulation	Requirements for administration of HUD grants.	Requires a manner of delivery		No Change
24 CFR Part 903	Federal	Regulation	Requirements for the Public Housing Agency Plans.	Report our agency must/may provide		No Change
24 CFR Part 92	Federal	Regulation	HOME final rule - requirements for the administration of the HOME program.	Funding agency deliverable(s)		No Change
24 CFR Part 92	Federal	Regulation	Establishes the rules with the HOME Investment Partnerships Program which the Authority administers.	Requires a manner of delivery		No Change
24 CFR Part 982	Federal	Regulation	HUD requirements for administration of the Housing Choice Voucher Program	Requires a manner of delivery		No Change
24 CFR Part 983	Federal	Regulation	HUD Requirements related to Project-Based Voucher Program	Requires a manner of delivery		No Change
24 CFR Part 985	Federal	Regulation	Section 8 Management Assessment Program (SEMAP) guidelines and regulations.	Requires a manner of delivery		No Change
26 CFR 1.103A-2	Federal	Regulation	Regulation requiring annual report on qualified mortgage bonds.	Report our agency must/may provide		No Change
26 CFR 1.25-1T - 1.25-8T	Federal	Regulation	Regulations regarding mortgage credit certificates.	Report our agency must/may provide		No Change
26 CFR 1.42-1, et seq.	Federal	Regulation	Regulations concerning the federal low-income housing tax credit program.	Requires a manner of delivery		No Change
26 CFR 1-1.03-8	Federal	Regulation	Regulations related to qualified residential rental projects.	Requires a manner of delivery		No Change
26 USCS §142	Federal	Regulation	Permits the use of tax-exempt bonds for qualified residential rental projects.	Funding agency deliverable(s)		No Change
26 USCS §143	Federal	Statute	Permits the use of tax-exempt bonds for qualified mortgage bonds.	Funding agency deliverable(s)		No Change
26 USCS §26	Federal	Statute	Permits the issuance of mortgage credit certificates.	Funding agency deliverable(s)		No Change
26 USCS §42	Federal	Statute	Establishes the federal low-income housing tax credit which the Authority administers.	Requires a manner of delivery		No Change
29 USC 794	Federal	Statute	Prohibits discrimination because of disability.	Requires a manner of delivery		No Change
29-3-10	State	Statute	Establishes requirements related to mortgages in South Carolina. The Authority regularly requires mortgages to secure funds it expends and must comply with this section.	Requires a manner of delivery		No Change
29-4-10	State	Statute	Creates the South Carolina Reverse Mortgage Act. While the Authority does not originate reverse mortgage, it has the authority to do so and such originations must comply with this section.	Requires a manner of delivery		No Change
29-4-60	State	Statute	Requires the Authority to create a statement for reverse mortgages and refer customers to counseling services for reverse mortgages.	Requires a service	Reverse mortgage statement.	No Change
31-11-10	State	Statute	Definitions for Housing for National Defense Activities.	Not related to agency deliverable		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2022
31-11-100	State	Statute	Affirms that powers granted as to housing for persons engaged in national defense activities is a supplemental power and not limiting other powers.	Not related to agency deliverable		No Change
31-11-20	State	Statute	Permits authorities to develop and/or administration of housing for persons engaged in national defense activities.	Requires a service	Provision of housing.	No Change
31-11-30	State	Statute	Grants same powers for ownership, development, administration of other beneficiaries as to housing for persons engaged in national defense activities.	Not related to agency deliverable		No Change
31-11-40	State	Statute	Providing for inapplicability of sections of housing authorities laws in relation to housing for persons engaged in national defense activities.	Not related to agency deliverable		No Change
31-11-50	State	Statute	Providing independent authorization to undertake development or administration of housing for persons engaged in national defense activities and eliminates any limitations, restrictions or requirements of other certain laws.	Not related to agency deliverable		No Change
31-11-60	State	Statute	Authorizing cooperation with federal government or sale of project to federal government for housing for persons engaged in national defense activities.	Not related to agency deliverable		No Change
31-11-80	State	Statute	Permitting discretionary administration of housing for persons engaged in national defense activities during a national defense period; otherwise administration shall be in accordance with the housing authorities laws.	Not related to agency deliverable		No Change
31-11-90	State	Statute	Permits the issuance of bonds related to housing for persons engaged in national defense activities.	Not related to agency deliverable		No Change
31-13-170	State	Statute	Definitions relevant to the Authority's enabling legislation.	Requires a manner of delivery		No Change
31-13-180	State	Statute	Authorizes the Authority to: provide construction and mortgage loans; purchase mortgage loans; provide for predevelopment costs, temporary financing and land development expenses; provide residential housing construction and rehabilitation by private enterprise and housing sponsors for sale or rental to persons and families of moderate to low income; provide mortgage financing; make loans to mortgage lenders under terms and conditions requiring that the proceeds thereof be used by the mortgage lenders for new residential mortgage loans; provide technical, consultative and project assistance services to housing sponsors; assist in coordinating federal, state, regional and local public and private efforts and resources; promote wise usage of land and other resources; make direct loans to qualified individuals through mortgage lenders; acquire title to real property and cause to be constructed thereon; sell and dispose of real property and residential housing; and acquire title to and sell real property where necessary. The Authority may also borrow, expend, advance, loan or grant monies for such activities.	Requires a service	Provide construction and mortgage loans; purchase mortgage loans; provide for predevelopment costs, temporary financing and land development expenses; provide residential housing construction and rehabilitation by private enterprise and housing sponsors for sale or rental to persons and families of moderate to low income; provide mortgage financing; make loans to mortgage lenders under terms and conditions requiring that the proceeds thereof be used by the mortgage lenders for new residential mortgage loans; provide technical, consultative and project assistance services to housing sponsors; assist in coordinating federal, state, regional and local public and private efforts and resources; promote wise usage of land and other resources; make direct loans to qualified individuals through mortgage lenders; acquire title to real property and cause to be constructed thereon; sell and dispose of real property and residential housing; and acquire title to and sell real property where necessary.	No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2022
31-13-190	State	Statute	Empowers the Authority to: make and execute instruments or agreements necessary or desirable to perform its functions; borrow money through the issuance of notes and bonds; make mortgage loans to beneficiary households; invest in, purchase or commit to purchase mortgages; make loans to or purchase securities from mortgage lenders; require loans be secured by collateral security; make and execute contracts for the servicing of mortgage loans; make loans to housing sponsors and members of the beneficiary class; sell mortgages; procure insurance against loss of property owned or financed by Authority; require fees for its services; institute actions to require performance of agreements; acquire, sell or dispose of real property; avail itself of all legal and equitable remedies to protect its interest; administer, coordinate, establish priorities and make commitments for programs under its jurisdiction; utilize earned income; create and establish funds; initial counseling and management programs; provide advice, technical assistance and other services; acquire, own and operate rental projects.	Requires a service	Make mortgage loans to beneficiary households; invest in, purchase or commit to purchase mortgages; make loans to or purchase securities from mortgage lenders; make loans to housing sponsors and members of the beneficiary class; sell mortgages; acquire, sell or dispose of real property; provide advice, technical assistance and other services; acquire, own and operate rental projects.	No Change
31-13-20	State	Statute	Creation of the Authority.	Not related to agency deliverable		No Change
31-13-200	State	Statute	Establishes the terms under which the Authority may issue notes and bonds.	Requires a service	Issue notes and bonds.	No Change
31-13-210	State	Statute	Prohibits interest rates higher than 1% less than the state usury laws unless permitted by the Budget and Control Board.	Not related to agency deliverable		No Change
31-13-220	State	Statute	Establishes the information required by State Budget and Control Board for the issuance of notes and bonds.	Funding agency deliverable(s)		No Change
31-13-230	State	Statute	Established a maximum amount of bonds for the first twelve months following May 10, 1977.	Funding agency deliverable(s)		No Change
31-13-240	State	Statute	Requires the information provided under 31-13-200 also be provided to the Bond Committee created by Chapter 47 of Title 2.	Funding agency deliverable(s)		No Change
31-13-250	State	Statute	Permits the Authority to acquire, construct or operate a rental project where there is no capable housing sponsor.	Requires a service	Acquire, construct or operate a rental project.	No Change
31-13-260	State	Statute	Permits the Authority to issue refunding notes and bonds.	Funding agency deliverable(s)		No Change
31-13-270	State	Statute	Permits the Authority to sell or exchange refunding notes and bonds.	Funding agency deliverable(s)		No Change
31-13-280	State	Statute	Provides that the notes, bonds or obligations of the Authority are not a debt or grant or loan of credit of the State.	Funding agency deliverable(s)		No Change
31-13-290	State	Statute	Requires compliance with the provisions of Section 31-3-1630 with respect to the issuance of notes, bonds or other obligations.	Funding agency deliverable(s)		No Change
31-13-30	State	Statute	Authorizes the Governor to appoint commissioners to the Authority's Board and select the chairman; designates terms of commissioners; and designates Governor and State Commissioner of DHEC or their designees as ex official members.	Not related to agency deliverable		No Change
31-13-300	State	Statute	Authorizes the Authority to include the State's pledge not to limit or alter rights vested in the Authority to fulfill the terms of agreements made with note or bond holders.	Funding agency deliverable(s)		No Change
31-13-310	State	Statute	Exempts the Authority from compliance with any other state requirements applicable to the issuance of bonds, notes and other obligations to include refunding notes and bonds.	Funding agency deliverable(s)		No Change
31-13-340	State	Statute	Establishes the State Housing, Finance, and Development Authority Program Fund and requires signature of the chairman or designee and the Executive Director.	Funding agency deliverable(s)		No Change
31-13-40	State	Statute	Executive Director is appointed by the commissioners of the Board.	Not related to agency deliverable		No Change
31-13-420	State	Statute	Establishes the South Carolina Housing Trust Fund; designates procedures for monies to be paid out; requires a separate annual report.	Report our agency must/may provide		No Change



Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2022
31-13-430	State	Statute	Establishes the membership and requirements of the Housing Trust Fund Advisory Committee.	Not related to agency deliverable		No Change
31-13-440	State	Statute	Establishes duties of Executive Director for day-to-day operations of the Housing Trust Fund.	Requires a service	Provide technical assistance; monitor developments.	No Change
31-13-445	State	Statute	Prohibits expending more than 20% of the HTF in a fiscal year in any one county.	Requires a manner of delivery		No Change
31-13-450	State	Statute	Establishes the minimum guidelines for HTF awards.	Requires a manner of delivery		No Change
31-13-460	State	Statute	Permits units of state, regional and local governments to receive HTF funds.	Requires a manner of delivery		No Change
31-13-470	State	Statute	Permits Board to establish HTF funding cycles; establishes priority for applications.	Requires a manner of delivery		No Change
31-13-50	State	Statute	Gives the Authority and Commissioners the same powers, immunities, etc. as those given to city, county, or regional housing authorities and permits Authority to make home equity conversion mortgages to specified persons.	Requires a service	Home equity conversion mortgage products	No Change
31-13-60	State	Statute	Grants the Authority the power to conduct operations statewide with specified limitations.	Requires a service	Construct and operate housing.	No Change
31-13-70	State	Statute	Allocates all of the State's ceiling pursuant to 26 U.S.C. Section 103A(g)(6)(A) to issue qualified mortgage bonds. (Federal citation no longer accurate.)	Requires a service	Issue qualified mortgage bonds.	No Change
31-13-80	State	Statute	Permits Authority to provide advice or technical assistance related to stimulating the housing industry and to relieve unemployment.	Requires a service	Provide advise or technical assistance.	No Change
31-13-90	State	Statute	Permits Authority to issue bonds for multi-family housing upon certain determinations by the Budget and Control Board.	Requires a service	Issue notes or bonds for multi-family housing.	No Change
31-21-10	State	Statute	Creates the State's Fair Housing Law which the Authority is required to comply with or monitor its projects for compliance.	Not related to agency deliverable		No Change
31-21-20	State	Statute	Establishing policy of State to provide fair housing.	Not related to agency deliverable		No Change
31-21-30	State	Statute	Definitions for the State's Fair Housing Law.	Not related to agency deliverable		No Change
31-21-40	State	Statute	Prohibits discrimination in relation to sale or rental of property.	Not related to agency deliverable		No Change
31-21-50	State	Statute	Prohibits discrimination in membership or participation in any organization or service related to the selling or renting of property.	Not related to agency deliverable		No Change
31-21-60	State	Statute	Prohibits discrimination in residential real estate-related transactions.	Not related to agency deliverable		No Change
31-21-70	State	Statute	Provides exceptions to the State's Fair Housing Law.	Not related to agency deliverable		No Change
31-21-80	State	Statute	Prohibits interference of somebody exercising rights under Fair Housing Law.	Not related to agency deliverable		No Change
31-3-10	State	Statute	Establishes the housing authorities law. (Per 31-13-15, the Authority receives all powers, immunities, rights, limitations, etc. conveyed hereunder and not in conflict with Chapter 13 of Title 31.)	Not related to agency deliverable		No Change
31-3-1510	State	Statute	Power to apply for, receive and expend federal monies.	Funding agency deliverable(s)		No Change
31-3-1520	State	Statute	Permission to contact with federal government.	Not related to agency deliverable		No Change
31-3-1530	State	Statute	Permission to limit powers in governmental agreements.	Not related to agency deliverable		No Change
31-3-1540	State	Statute	Permission to agree to minimum wages/maximum hours	Requires a manner of delivery		No Change
31-3-1550	State	Statute	Permission to enter into agreements with governmental entities to supervise/control the authority.	Not related to agency deliverable		No Change
31-3-1690	State	Statute	No requirement to offer securities or surplus funds to SFAA	Not related to agency deliverable		No Change
31-3-1810	State	Statute	Power to provide housing in rural areas for low income families.	Requires a service	Provision of housing.	No Change
31-3-20	State	Statute	Definitions for the housing authorities law.	Not related to agency deliverable		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2022
31-3-30	State	Statute	Powers are essential to the public interest.	Not related to agency deliverable		No Change
31-3-350	State	Statute	Commissioner compensation.	Not related to agency deliverable		No Change
31-3-360	State	Statute	No commissioner or employee may have a personal interest in a project.	Not related to agency deliverable		No Change
31-3-440	State	Statute	General corporate powers of housing authorites.	Not related to agency deliverable		No Change
31-3-450	State	Statute	Specific powers of housing authorites to investigate, acquire, construct, lend, and all other powers necessary.	Not related to agency deliverable		No Change
31-3-460	State	Statute	Powers of eminent domain for housing authorities.	Not related to agency deliverable		No Change
31-3-50	State	Statute	Permits housing authorities to obtain information from SC DOR or SC DEW related to eligibility.	Not related to agency deliverable		No Change
31-3-510	State	Statute	Housing authorities may undertake a housing needs study.	Not related to agency deliverable		No Change
31-3-520	State	Statute	Housing authorities have power of examination and subpoena.	Not related to agency deliverable		No Change
31-3-530	State	Statute	No profit in management/operationg of housing projects.	Not related to agency deliverable		No Change
31-3-540	State	Statute	Selection of tenants.	Not related to agency deliverable		No Change
31-3-545	State	Statute	Procedures of payment of rent.	Not related to agency deliverable		No Change
31-3-550	State	Statute	Foreclosure on authority releases restrictions.	Not related to agency deliverable		No Change
31-3-560	State	Statute	Protections of funds of authorities.	Not related to agency deliverable		No Change
31-3-570	State	Statute	Property owned by authority is tax exempt.	Not related to agency deliverable		No Change
31-3-580	State	Statute	Projects are subject to zoning, building, etc regulations.	Not related to agency deliverable		No Change
37-22-100	State	Statute	South Carolina Mortgage Lending Act requires licensure to act as a mortgage lender.	Not related to agency deliverable		No Change
37-23-10	State	Statute	Creates the South Carolina High-cost and Consumer Home Loans Act. While the Authority does not currently originate consumer mortgages directly, it purchases such loans which must be in compliance.	Requires a manner of delivery		No Change
37-23-40	State	Statute	Requires the Authority to approve high-cost home loan counselors.	Requires a service	Approval of high-cost home loan counselors.	No Change
39-5-10	State	Statute	Definitions for the South Carolina Unfair Trade Practices Act.	Not related to agency deliverable		No Change
40 USC 3141, et. Seq.	Federal	Statute	Davis-Bacon Act requiring payment of prevailing wages related to certain HUD grants.	Requires a manner of delivery		No Change
42 U.S.C. §§ 3601, et seq.	Federal	Statute	Establishes the Fair Housing Act.	Requires a manner of delivery		No Change
42 U.S.C. 12701, et seq.	Federal	Statute	Creates the HOME Investment Partnerships Program which the Authority administers.	Requires a service	Make loans for housing.	No Change
42 USC 12112	Federal	Statute	Prohibition of discrimination as to disability status.	Requires a manner of delivery		No Change
42 USC 12701, et. Seq.	Federal	Statute	Establishes the HOME Investment Partnerships Act and acceptable expenditures of funds.	Funding agency deliverable(s)		No Change
42 USC 1437	Federal	Statute	Establishment of Section 8 programs under the Housing Act of 1937	Funding agency deliverable(s)		No Change
42 USC 6102	Federal	Statute	Prohibition of discrimination for any person receiving federal funds.	Requires a manner of delivery		No Change
42 USC 9601-9675	Federal	Statute	Comprehensive Environmental Response Compensation and Liability Act (CERCLA) imposes liability on owners of property for cleaning up hazardous waste. Lenders may be liable under CERCLA if they become the owner through foreclosure or otherwise.	Not related to agency deliverable		No Change
50 USC 501-597b	Federal	Statute	Servicemembers Civil Relief Act (SCRA) protects military personnel from civil liability, foreclosure or eviction while they are serving and caps the interest rate on debts.	Requires a manner of delivery		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2022
75 P.L. 412	Federal	Statute	Established the Housing Act of 1937 which provides for subsidies to be paid by the US government to local public housing agencies for public housing.	Requires a manner of delivery		No Change
American Rescue Plan Act of 2021	Federal	Statute	Establishes the Homeowner Assistance Fund program.	Funding agency deliverable(s)		No Change
Consolidated Appropriations Act, 2021	Federal	Statute	Establishes the Emergency Rental Assistance program.	Funding agency deliverable(s)		No Change
Proviso 42.1	State	FY 2019-20 Proviso	Permits the Authority to carry forward federal rental assistance administrative fees.	Not related to agency deliverable		No Change
Proviso 42.2	State	FY 2019-20 Proviso	Permits the Authority to carry forward prior fiscal year monies withdrawn from certain bond indentures.	Not related to agency deliverable		No Change
Proviso 42.3	State	FY 2019-20 Proviso	Permits mileage reimbursement for the HTF Advisory Committee.	Not related to agency deliverable		No Change
Proviso 42.4	State	FY 2019-20 Proviso	Permits the Authority to retain recoveries in excess of SWCAP.	Funding agency deliverable(s)		No Change
Proviso 42.5	State	FY 2019-20 Proviso	Permits the Authority to disregard the HTF calculation in 31-13-445 in the event of disaster allocation	Requires a manner of delivery		No Change
Reg 64-1	State	Regulation	Defines "Moderate-to-Low Income".	Not related to agency deliverable		No Change
Reg 64-2	State	Regulation	Establishes use of monies in the Program Fund for downpayment assistance.	Requires a service	Downpayment assistance program.	No Change
Reg 64-2.1	State	Regulation	Establishes fiscal HTF expenditures.	Requires a manner of delivery		No Change
Reg 64-3	State	Regulation	Permits the Authority to use Program Fund for special needs financing.	Requires a service	Special needs financing.	No Change
Reg Z, Section 32	Federal	Regulation	Home Ownership and Equity Protection Act (HOEPA) which protects lenders against abusive lending practices.	Requires a manner of delivery		No Change
SC Act No. 17 of 2021; H3770	State	Statute	Establishes the Authority as the administrating agency for the Emergency Rental Assistance program and the requirements thereto.	Requires a service		No Change
Title VI of the Civil Rights Act of 1964	Federal	Statute	Prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.	Requires a manner of delivery		No Change
1-11-520	State	Statute	Directs the Authority to provide assistance to the State Fiscal Accountability Authority in their issuance of private activity bonds.	Requires a service		Added
Proviso 42.6	State	FY22-23 Proviso	Requires the Authority to obtain a comprehensive statewide housing needs assessment prepared by the Darla Moore School of Business.	Report our agency may/must provide		Added

# FY2022

## Services Data

as submitted for the 2022 Accountability Report by:

### L320 - HOUSING, FINANCE & DEV AUTHORITY

Description of Service	Description of Direct Customer	Customer Name	Others Impacted by Service	Division or major organizational unit providing the service.	Description of division or major organizational unit providing the service.	Primary negative impact if service not provided.	Changes made to services during FY2022	Summary of changes to services
Mortgage Financing (Single-family)	Low- and moderate-income homebuyers	First time homebuyers throughout South Carolina	Participating lender partners, real estate professionals and potential homebuyers	Homebuyer Program	The Homebuyer Program is financed with tax-exempt mortgage revenue bonds, which SC Housing issues under federal requirements to attract low-cost capital. These loans may be insured by the Federal Housing Administration, or guaranteed by the U.S. Department of Agriculture, the Veterans Administration, or Private Mortgage Insurance companies on conventional mortgage loans.	The benefit of homeownership would be further limited for low-to-moderate income borrowers throughout the state. The program benefits borrowers including minorities in need of down payment assistance and stable fixed rate mortgage loans.	No Change	
Market Rate Mortgage Program	Low- and moderate-income homebuyers	First time and move-up homebuyers throughout South Carolina	Participating lender partners, real estate professionals and potential homebuyers	Palmetto Home Advantage	Palmetto Home Advantage (PHA) loans are self-financed by the authority via securities transactions, which removes some of the restrictions that govern traditional SC Housing lending. Homebuyers may borrow up to 97 percent of the home's value, and can remove their mortgage insurance payments once the homeowner has 18 percent equity, down from the standard 20 percent.	The benefit of homeownership would be further limited for moderate income borrowers especially in higher cost areas of the state.	No Change	
Market Rate Mortgage Program	Low- and moderate-income homebuyers	First time and move-up homebuyers throughout South Carolina	Participating lender partners, real estate professionals and potential homebuyers	Mortgage Credit Certificates	Mortgage Credit Certificates (MCCs) allow homebuyers to convert part of their home interest deduction to a refundable tax credit worth up to \$2,000, providing a substantial financial incentive to homeownership. MCCs can be obtained independently of an SC Housing loan or in conjunction with a PHA loan.	The MCC option is a valuable benefit to a first time homebuyer. The benefit can help a homebuyer qualify for a mortgage or in some cases qualify for a larger home.	No Change	
Tax Credits; Mortgage Financing (multifamily)	Low-income renter households	Residents of affordable rental housing programs	Developers, Municipalities, Counties	Low Income Housing Tax Credit	The nation's largest source of funding for affordable housing, which helps build or preserve thousands of units in South Carolina every year, provides financial incentives for building or preserving rent-restricted rental homes for households making no more than 60 percent of area median income. It comes in two flavors: the so-called "9 percent" credit, which is awarded on a competitive basis once per year and is designed to cover about 70 percent of construction costs, and the "4 percent" credit, which is designed to cover 30 percent of construction costs and is typically paired with tax-exempt bond financing to cover much of the remainder.	Decreasing stock of affordable rental housing relative to need over time	No Change	
Mortgage Financing (single and multifamily)	Low-income renter households	Residents of affordable rental housing programs	Developers, Municipalities, Counties	Small Rental Development Program	Created by SC Housing in 2018, the Small Rental Development Program combines financing from the South Carolina Housing Trust Fund, National Housing Trust Fund, and HOME Investment Partnerships Program to fund affordable rental properties too small to be financially viable using Low-Income Housing Tax Credits.	Decreasing stock of affordable rental housing relative to need over time	No Change	

Description of Service	Description of Direct Customer	Customer Name	Others Impacted by Service	Division or major organizational unit providing the service.	Description of division or major organizational unit providing the service.	Primary negative impact if service not provided.	Changes made to services during FY2022	Summary of changes to services
Program Administration	Very low-income homeowners	Owners of housing in need of repair	Developers, Municipalities, Counties	Home Repair Program	The Home Repair Program helps very low-income homeowners by providing grants using South Carolina Housing Trust Fund dollars to local non-profit organizations to provide essential housing needs, such as replacing roofs and air conditioners or installing ramps for residents with mobility impairments.	Degradation of existing housing stock; loss of homeowner value; increased life safety and quality of life concerns	No Change	
Program Administration	Low-income renter households	Residents of affordable rental housing programs	Owners/agents, property managers	Program Compliance	Program Compliance is tasked with ensuring that the properties that received funding from the Development Division meet applicable laws and rules applied by federal and state authorities. This work consists primarily of on-site inspections to ensure the property meets health and safety standards and reviews of the property managers' files to validate that the proper rents have been charged and the tenants are income-eligible to live in their homes, among other regulatory requirements.	Substandard housing and utilization of available affordable rental housing by ineligible households	No Change	
Administration of HUD Rental Assistance Program.	Low-income renter households	Housing Choice Voucher Program participants	Property owners, landlords and management agents	Housing Choice Voucher Program	SC Housing oversees the Housing Choice Voucher (HCV) program in the seven counties that do not have a local participating public housing authority: Clarendon, Colleton, Dorchester, Fairfield, Kershaw, Lee, and Lexington. This is a federal program operated by the Department of Housing and Urban Development that provides rental assistance to eligible households, covering the gap between the rent charged by a private property owner and 30 percent of their income, ensuring that the tenant does not experience housing cost burden.	Absence of subsidized safe, decent and affordable housing opportunities for targeted populations.	No Change	
Administration of HUD subsidy contract for Project-Based rental properties.	Low-income renter households	Contracted Project-Based Rental Assistance property owners, management agents and tenants.	Certain target populations in need of rental assistance.	Project-Based Contract Administration	SC Housing monitors a portfolio of hundreds of Section 8 rental properties across the state on behalf of the U.S. Department of Housing and Urban Development (HUD) via Project-Based Contract Administration. HUD provides SC Housing with funds to review and approve monthly assistance payments, conduct management and occupancy reviews to ensure compliance with federal law, serve as an ombudsman for tenant concerns, and oversee subsidy contracts with property owners.	Project-Based Rental Assistance properties may become financially and physically troubled due to lack of oversight, causing the assets to no longer be available to target populations and creating further shortages in safe, decent and affordable housing.	No Change	

# FY2022

## Partnerships Data

as submitted for the 2022 Accountability Report by:

### L320 - HOUSING, FINANCE & DEV AUTHORITY

Type of Partner Entity	Name of Partner Entity	Description of Partnership	Change to the partnership during the past fiscal year
Professional Association	Affordable Housing Coalition of South Carolina	Source of public comment on proposed funding guidelines	No Change
Local Government	City of Columbia	Participation on the city's Affordable Housing Task Force	Remove
Federal Government	Federal Emergency Management Agency	Participation in disaster recovery efforts	No Change
Professional Association	Home Builders Association (and its members)	Professional development and networking to increase the use of agency products	No Change
Professional Association	Mortgage Bankers Association of the Carolinas (and its members)	Represents lending partners (banks, credit unions, and others) for mortgage programs	No Change
Professional Association	National Council of State Housing Agencies	Development of best practices, legislative affairs support, conferences and networking	No Change
Non-Governmental Organization	Scholars Strategy Network	Logistical support for deployment of Affordable Housing Hub	No Change
Non-Governmental Organization	South Carolina Association of Habitat for Humanity Affiliates	Ongoing collaboration on Home Repair Program and statewide housing efforts	No Change
Professional Association	South Carolina Association of Realtors	Professional development and networking to increase the use of agency products	No Change
Non-Governmental Organization	South Carolina Children's Trust	Participation in the interagency State Data Team workgroup	No Change
State Government	South Carolina Department of Administration	Provides financial oversight and requires reporting involving bond issuance and authority	No Change
State Government	South Carolina Department of Administration Department of State Human Resources (DSHA)	The Division of State Human Resources (DSHR) works with agency customers to ensure excellence in human resources through providing guidance on HR-related matters, delivers resources that encourage effective workforce planning and organizational development, and oversees the state's Alternative Dispute Resolution process. Additionally, DSHR leads state recruiting efforts to attract top talent to careers in state government.	No Change
State Government	South Carolina Department of Commerce	Collaboration on comprehensive planning required by U.S. Department of Housing and Urban Development	No Change
State Government	South Carolina Disaster Recovery Office	Participation in disaster recovery efforts	No Change
State Government	South Carolina Emergency Management Division	Participation in disaster recovery efforts	No Change
State Government	South Carolina Office of Regulatory Staff	Participation in state energy efficiency plan	No Change
Non-Governmental Organization	South Carolina Office of Rural Health	Participation in the interagency Rural Outcomes workgroup	No Change
Non-Governmental Organization	South Carolina Thrive	Administrator of the COVID-19 rental assistance fund financed by SC Housing	Remove
Non-Governmental Organization	South Carolina Voluntary Organizations Active in Disaster Recovery	Participation in disaster recovery efforts	No Change
Professional Association	Southeastern Affordable Housing Management Association	Educational presentations; nonprofit networking and recruitment	No Change

Type of Partner Entity	Name of Partner Entity	Description of Partnership	Change to the partnership during the past fiscal year
Federal Government	U.S. Department of Agriculture Rural Development	Collaboration on jointly funded affordable housing assets and mortgage programs	No Change
Federal Government	U.S. Department of Housing and Urban Development	Collaboration on jointly funded affordable housing assets and mortgage programs and source of funding and oversight for multiple rental development programs	No Change
Federal Government	U.S. Department of the Treasury	Regulator of Low-Income Housing Tax Credit program and Hardest Hit Fund	Remove
Federal Government	U.S. Small Business Administration	Participation in disaster recovery efforts	No Change
Federal Government	U.S. Veterans Administration	Collaboration on mortgage programs	No Change
Higher Education Institute	University of South Carolina	Annual analysis of agency economic impact and contribution; internship programs	Remove
Federal Government	U.S. Department of the Treasury	Regulator of Low-Income Housing Tax Credit program, Emergency Rental Assistance Program, and Homeowner Assistance Fund	Add
Higher Education Institute	University of South Carolina	Annual analysis of agency economic impact and contribution, preparer of Statewide Housing Needs Assessment	Add

# FY2022

## Reports Data

as submitted for the Accountability Report by:

### L320 - HOUSING, FINANCE & DEV AUTHORITY

Report Name	Law Number (if applicable)	Summary of information requested in the report	Date of most recent submission DURING the past fiscal year	Reporting Frequency	Type of entity/entities	Method to access the report	Direct access hyperlink or agency contact (if not provided to LSA for posting online)	Changes to this report during the past fiscal year	Explanation why a report wasn't submitted
1602 Reports and Desk Audit		Annual compliance reporting related to Tax Credit and TCAP exchange Sec. 1602 of the American Recovery and Reinvestment Tax Act of 2009	June-22	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
8610 Report		Relates to allocating agencies. LIHTC reconciliation of credits available vs. credits allocated	February-22	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
Agency Accountability Report	§1-1-810	The report "must contain the agency's or department's mission, objectives to accomplish the mission, and performance measures that show the degree to which objectives are being met." Agencies must "identify key program area descriptions and expenditures and link these to key financial and performance results measures."	September-21	Annually	Governor or Lt. Governor AND Legislative entity or entities	Provided to LSA for posting online	<a href="https://www.schousing.com/home/ReportsAndPublications">https://www.schousing.com/home/ReportsAndPublications</a>	Amend	
Annual MCC Report to IRS	26 CFR 1.25-1T - 1.25-8T	IRS required information related to the MCC program	June-22	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
Annual MRB Report to IRS	26 CFR 1.103A-2	IRS required information related to the MRB program	June-22	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
Audited Financial Report		Statement of operating receipts & expenditures and year-end settlement	March-22	Annually	Entity within federal government	Available on agency's website	FOIA@schousing.com	Amend	
Contract Administration Activities	HUD Annual Contributions Contract	Certification and documentation of performance of specific Incentive-Based Performance Standards Tasks	September-21	Monthly	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
Davis Bacon Report	42 USC 12701, et Seq.; 24 CFR 92	Reporting the number of HOME funded construction contracts	March-22	Twice a year	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	N/A - No Davis_Bacon contracts to report this year.
GAAP Financial Statements and Single Audit		External Audit Review and opinion of financial statements and supporting documentation	October-21	Annually	Other	Electronic copy available upon request	FOIA@schousing.com	No Change	
HOME Action Plan	42 USC 12701, et Seq.; 24 CFR 92	Annual goals	August-21	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	Submitted to Commerce on 4/6/2021; We provide HOME portion but Commerce coordinates and submits AAP.
HOME CAPER	42 USC 12701, et Seq.; 24 CFR 92	Annual accomplishments	June-22	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
HOME Section 3 Report	42 USC 12701, et Seq.; 24 CFR 92	Reporting of contracts and job opportunities to Section 3 residents and business (low income individuals and companies)		Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	Remove	HUD no longer requires aggregate reporting; Section 3 reporting occurs at project level via the federal Integrated Disbursement and Information System at project closeout.
Housing Trust Fund Annual Report	§12-6-3795; §31-13-400 et Seq.	Yearly activity of awards made by the South Carolina Housing Trust Fund	October-21	Annually	South Carolina state agency or agencies	Available on agency's website	<a href="https://www.schousing.com/home/ReportsAndPublications">https://www.schousing.com/home/ReportsAndPublications</a>	No Change	
HR Delegation Compliance Audit		Assuring proper reclassification for (reclassified) employees. State regulation compliance information		Annually	South Carolina state agency or agencies	Electronic copy available upon request	FOIA@schousing.com	Remove	No longer required. We only do a review



Report Name	Law Number (if applicable)	Summary of information requested in the report	Date of most recent submission DURING the past fiscal year	Reporting Frequency	Type of entity/entities	Method to access the report	Direct access hyperlink or agency contact (if not provided to LSA for posting online)	Changes to this report during the past fiscal year	Explanation why a report wasn't submitted
HR Delegation Compliance Review		Assuring proper reclassification for requested positions. Assuring proper documentation and approval for hiring salaries. State regulation compliance information.	December-21	Every Two years	South Carolina state agency or agencies	Electronic copy available upon request	FOIA@schousing.com	No Change	
HUD 50058 Family Report		All family member characteristics, income, assets, expenses, unit and owner information	June-22	Monthly	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
HUD's Low Income Housing Tax Credit (LIHTC) Tenant Data	Housing and Economic Recovery Act (HERA) of 2008	Demographic and economic information on tenants in LIHTC units	September-21	Annually	Entity within federal government	Available on another website	FOIA@schousing.com	No Change	
InfoSec and Privacy Survey	Provisos 117.114, 117.133, 93.25	IT Inventory, Prior Year IT Fiscal Spend, Prior Year IT Personnel Report, Current Year IT Fiscal Plan, Current Year IT Personnel Plan, Next Year IT Fiscal Plan, Next Year IT Personnel Plan	September-21	Annually	South Carolina state agency or agencies	Electronic copy available upon request	FOIA@schousing.com	No Change	
IT Data Collection and Planning System Access	Provisos 117.114, 117.133, 93.25		August-21	Annually	South Carolina state agency or agencies	Electronic copy available upon request	FOIA@schousing.com	No Change	
Minority Business		Quarterly spend with qualified OSMB vendors	April-22	Quarterly	South Carolina state agency or agencies	Electronic copy available upon request	FOIA@schousing.com	No Change	
Minority Women Owned Business Report		Number of contracts awarded to minority women owned businesses	April-22	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	Remove	included in Minority Business Report
Monthly NIP Report		Activity progress report		Monthly	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	Remove	Program closed
n/a		Record of purchases from SMBCC-certified contractors		Quarterly	South Carolina state agency or agencies	Available on another website	FOIA@schousing.com	Remove	
NSP Quarterly Report	111 P.L. 5; 111 P.L. 203; 24 CFR 570	Activity progress report		Quarterly	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	Remove	Program closed
NSP Section 3 Report	111 P.L. 5; 111 P.L. 203; 24 CFR 570	Reporting of contracts and job opportunities to Section 3 residents and business (low income individuals and companies)		Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	Remove	Program closed
PBCA Limited Remote ACR		Annual compliance review	November-21	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
Procurement Reports		Accounting of sole source contracts, trade-in documents, and illegal procurement ratifications required by statute	October-21	Quarterly	South Carolina state agency or agencies	Available on another website	FOIA@schousing.com	No Change	submitted as needed
Quarterly NIP Report		Activity progress report		Quarterly	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	Remove	Program closed
SC HELP		Activity progress report		Monthly	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	Remove	Program closed
Section Eight Management Assessment Program		Self-assessment of established performance indicators (subject to compliance review)		Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	N/A - No SEMAP performed this fiscal year to to waiver; Multiple waivers provided by HUD as a result of CARES Act Legislation - Refer to Line 9, Column W on the Strategic Plan FY2022 Results
Unaudited Financial Report		Statement of operating receipts & expenditures and year-end settlement	October-21	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
Voucher Management System		Monthly HAP and administrative expense, number of vouchers and type assisted	June-22	Monthly	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	