

<b>AGENCY NAME:</b>	<b>STATE HOUSING &amp; FINANCE DEVELOPMENT AUTHORITY</b>		
<b>AGENCY CODE:</b>	<b>L320</b>	<b>SECTION:</b>	<b>042</b>

---

## Fiscal Year 2020–2021 Accountability Report

---

### SUBMISSION FORM

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

- Reorganization and Compliance
- Strategic Plan Results
- Strategic Plan Development
- Legal
- Services
- Partnerships
- Report or Review

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> <b>(SIGN AND DATE):</b>	Signature on file.
<b>(TYPE/PRINT NAME):</b>	Bonita Shropshire, Executive Director

<b>BOARD/CMSN CHAIR</b> <b>(SIGN AND DATE):</b>	Signature on file.
<b>(TYPE/PRINT NAME):</b>	Robert D. Mickle, Jr. Chairman

FY 2020-2021 Agency Accountability Report  
**Reorganization and Compliance Responses:**

These responses were submitted for the FY 2020-2021 Accountability Report by the

**HOUSING, FINANCE & DEV AUTHORITY**

**Primary Contact:**

First Name	Last Name	Role/Title	Phone	Email Address
Bryan	Grady	Chief Research Officer	803-896-8577	bryan.grady@schousing.com

**Secondary Contact**

First Name	Last Name	Role/Title	Phone	Email Address
John	Tyler	Director of Housing Initiatives and Innovation	803-896-9077	john.tyler@schousing.com

**Agency Mission**

Create quality affordable housing opportunities for the citizens of South Carolina.

**Adopted in:** 2009

**Agency Vision**

That all South Carolinians have the opportunity to live in safe, decent, and affordable housing.

**Adopted in:** 2009

**Recommendations for reorganization requiring legislative change.**

No

**Please list significant events related to the agency that occurred in FY 2020-2021.**

Month Started	Month Ended	Description of Event	Agency Measures Impacted	Other Impacts
February	June	Opened SC Stay		Increased housing assistance payments
May	June	Opened SC Stay Plus		Increased housing assistance payments
September	June	Launched County First Initiative	1.1.1	
February	June	Launched HCV Homeownership Program	1.1.1	
July	October	Hardest Hit Fund closeout		Reduced down payment assistance
February	February	First competitive multifamily bond window	1.2.1, 1.2.2	

**Does the agency intend to make any other major reorganization to divisions, departments, or programs to allow the agency to operate more effectively and efficiently in FY 2021-22?**

**Note: It is not recommended that agencies plan major reorganization projects every year. This section should remain blank unless there is a need for reorganization.**

No

**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.**

Yes

**If not, please explain why.**

**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).**

Yes

These responses were submitted for the FY 2020-2021 Accountability Report by the

HOUSING, FINANCE & DEV AUTHORITY

**Does the law allow the agency to promulgate regulations?**

Yes

**Please list the 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. § 1-22-120(J), which requires an agency to conduct a formal review of its regulations every five years?**

Yes

## SUMMARY

The South Carolina State Housing Finance and Development Authority (SC Housing) is a self-sustaining agency committed to ensuring that South Carolinians have the opportunity to live in safe, decent, and affordable housing. SC Housing operations are supported by a funding base that includes fees and other revenue earned through the administration of agency programs.

SC Housing programs are housed under 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. The agency has approximately 145 employees who responsibly allocate hundreds of millions of dollars in affordable housing resources every year and diligently administer the programs that make it possible. This narrative provides a summary of the agency's activities in general and in the previous fiscal year.

## 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 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 2021, SC Housing's homeownership programs helped **1,110 households** buy a home, totaling **\$176 million** in loan volume. The decline in lending from last year can be largely attributed to the severe contraction in the available inventory of properties that are affordable to the low- and moderate-income homebuyers we serve. Among these homebuyers, there were **98 PHA mortgages** and **1,108 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.

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 2021 has seen the implementation of the state tax credit passed in May 2020, which provides 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 has been a massive surge in interest for affordable housing resources in South Carolina, propelling the state and the agency’s programs forward.

While 2021 applications for 9 percent LIHTCs are being evaluated, awards for 2020 were finalized last fall. Overall, **18 developments** that include **1,153 rental homes** were funded. These properties are slated to open no later than 2023. Additionally, SC Housing's Board of Commissioners authorized the future issuance of tax-exempt bonds for **1,669 rental homes** in FY 2021 that will receive 4 percent LIHTCs upon completion, and 4 percent credits were issued to help finance an additional **1,082 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 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 2021 round will be forthcoming in the near future. Ultimately, after the applications were evaluated, **eight projects** received SRDP awards last fall in the 2020 round; these properties will create **181 new homes** for low-income renters once complete. This represents a dramatic increase from the 2019 round, thanks to improved flexibility in how funds could be spent.

#### *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 2021, SC Housing served **271 households** 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 2021, Program Compliance oversaw **35,535 rental homes** within **45 of 46 counties**. The vast majority of these homes received a LIHTC award (33,906 units across 616 properties), but other projects receiving tax-exempt bond financing, HOME funds, South Carolina and National Housing Trust Fund awards, and Neighborhood Stabilization Program dollars without LIHTC are also included (1,629 units located within 392 projects).

Despite continuing federal and state COVID-19 monitoring suspensions, physical distancing restrictions and other measures to safeguard public health, Program Compliance continued to maintain a rigorous desk review schedule during this fiscal year. Compliance staff conducted **304 desk reviews** of paperwork covering **18,029 units**. 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.

### *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 2021, there were **1,835 families and individuals** assisted with HCVs administered by SC Housing, utilizing \$13.7 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 2021:

- Received a Section 8 Management Assessment Program score of 100% resulting in HUD’s recognition as a “High Performer” for the twentieth consecutive year.
- Exceeded HUD’s 95% family record reporting requirement with an average score of 100%.
- Exceeded program goals for customer satisfaction on its Landlord and Participant Survey.

*Contract Administration*

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 2021:

- Conducted **184** Management and Occupancy Reviews
- Effectively addressed **448** tenant complaints and assisted **513 families** with housing needs
- Completed **234** rental adjustments within 30 days and **30** contract renewals within 60 days
- Reviewed, verified and processed **267** vouchers on the first business day of every month
- Processed and approved **849** 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 2020, SC Housing dispersed **\$145 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.

COVID-19 RESPONSE

In the prior fiscal year, SC Housing began administering three sources of emergency housing funds from the federal government, all while many employees worked remotely much of the year as part of COVID-19 physical distancing protocols. 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, and awards were made starting in March. 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.



## *SC Stay Plus*

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, passed by Congress and signed by President Trump in December 2020. 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. In April, 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. Tenants are eligible for up to 15 months of assistance.

## *Mortgage Rescue Program*

While not yet operational, SC Housing will soon be launching a third assistance program. In March 2021, Congress passed and President Biden signed the American Rescue Plan Act, which included a Homeowner Assistance Fund. This fund provides South Carolina with \$144 million in assistance. SC Housing is awaiting approval from Treasury to begin deploying these funds beyond an existing pilot program.

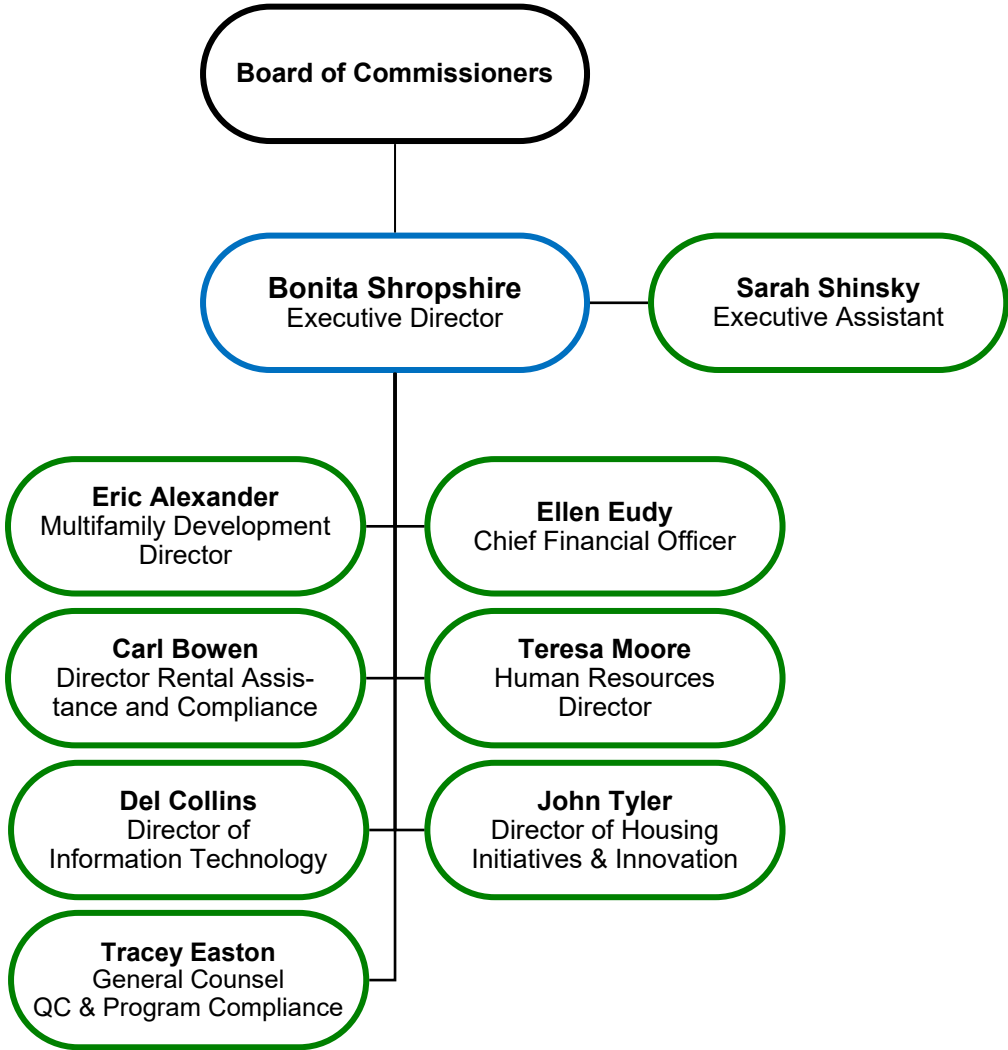
## ADDITIONAL ACCOMPLISHMENTS

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:

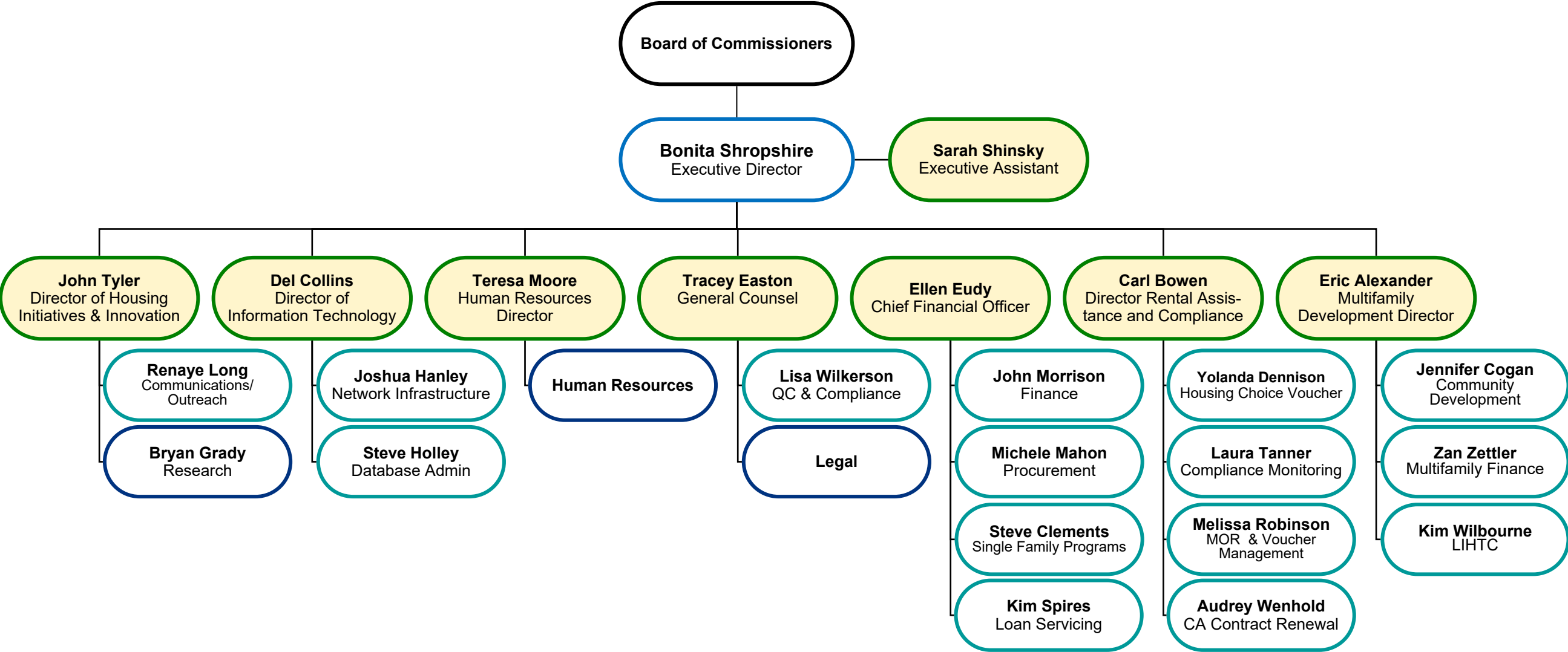
- An update to the South Carolina Housing Needs Assessment was published in March 2021.
- Mortgage production implemented a new mortgage product that allows for the conversion of a Housing Choice Voucher from rental to homeownership.
- Mortgage servicing implemented forbearances to keep our existing homebuyers in their homes, even as many suffered economic losses due to COVID-19.
- Mortgage servicing implemented and began accepting debit cards as a means of payment to improve customer service and portfolio performance.
- SC Housing's review by the House Legislative Oversight Committee was completed.
- Splunk implementation was completed successfully. This provides the agency with much clearer optics into our infrastructure by searching, monitoring and analyzing machine-generated data.
- The agency closed out its Hardest Hit Fund award from the U.S. Department of the Treasury. Starting in 2010, SC Housing deployed federal resources via SC HELP to help prevent foreclosures during the previous economic downturn.
- The agency completed a successful bond issuance in September, raising funds from the private sector to finance affordable housing opportunities statewide.
- Vacancies were successfully filled for the agency's Director of Human Resources and Director of Multifamily Development, among other key positions.
- 2021 marks the 50th anniversary of SC Housing serving the needs of low- and moderate-income South Carolinians seeking affordable housing.

# Agency Organizational Charts

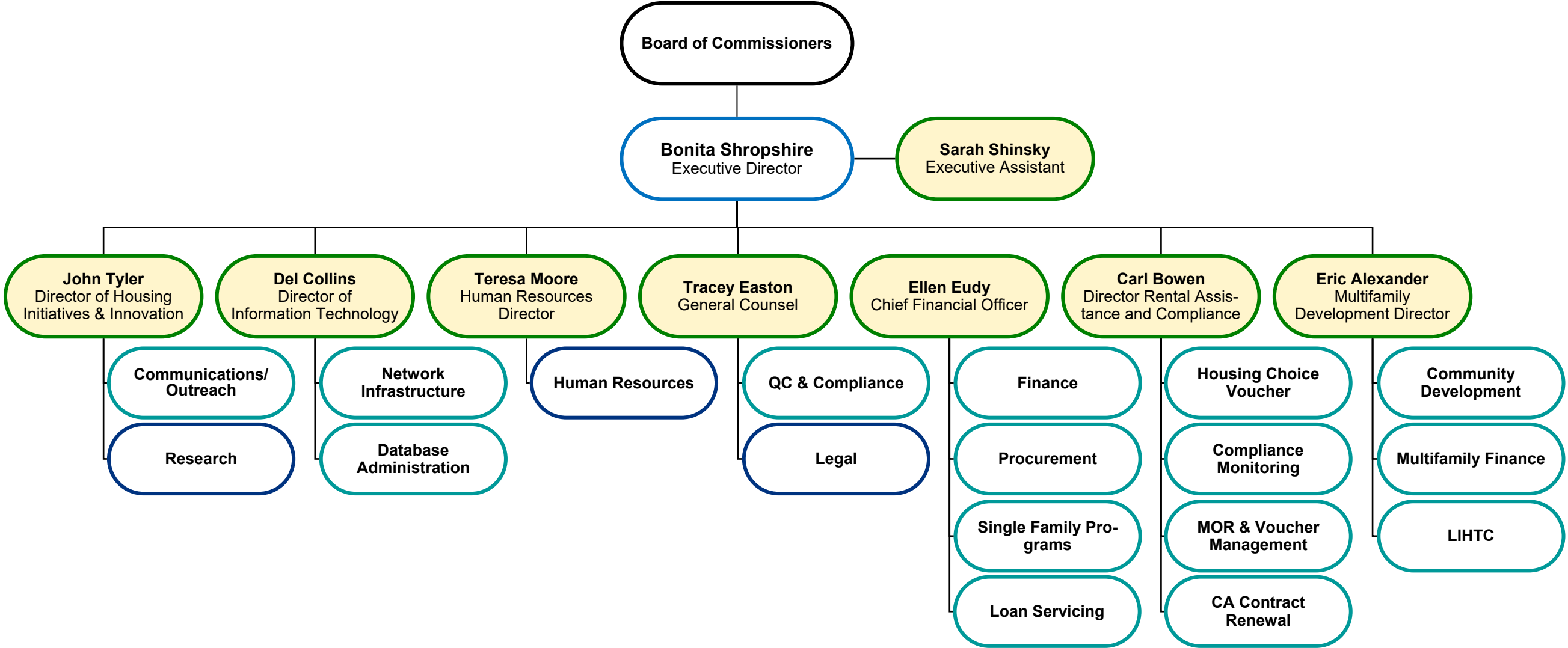
# SC Housing Organizational Chart



# SC Housing Organizational Chart



# SC Housing Organizational Chart

















These responses were submitted for the FY 2020-2021 Accountability Report by the  
**HOUSING, FINANCE & DEV AUTHORITY**

Goal Establish SC Housing as the foremost resource in the state on housing issues and foster new and existing relationships with public and private entities.														
Strategy 3.2											Statewide Enterprise Objective			
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.											Government and Citizens			
Measure Number	Description	Base	Target	Actual	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Primary Stakeholder	Stakeholder Need Satisfied	State Funded Budget Program Number Responsible	Notes
3.2.1	Develop three research reports or papers, including but not limited to Housing Needs Assessments.		3	3	3 Count	equal to or greater than	State Fiscal Year (July 1 - June 30).	Tabulate work product drafted 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	Housing Needs Assessments serve as a valued resource to legislators, advocates, industry professionals, and journalists by providing detailed but accessible data on housing conditions in our state.	0201.050000.000	
3.2.2	Discuss housing research in 15 articles, interviews, presentations, or other venues as appropriate.		15	15	38 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	
3.2.3	Provide data and research support to five local governments in deliberations on housing policymaking.		0	5	8 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	



These responses were submitted for the FY 2020-2021 Accountability Report by the  
**HOUSING, FINANCE & DEV AUTHORITY**

Goal Provide quality services to internal and external customers that ensure the agency is financially prudent, technologically sound, and properly staffed.														
Strategy 4.2										Statewide Enterprise Objective				
Continue development of a secure, comprehensive technology infrastructure that serves the needs of the agency and its customers.										Government and Citizens				
Measure Number	Description	Base	Target	Actual	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Primary Stakeholder	Stakeholder Need Satisfied	State Funded Budget Program Number Responsible	Notes
4.2.1	Provide 99.8 percent uptime for essential business services.	99.9%	99.8%	100.0%	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	Resolve critical IT issues reported through the help desk portal within an average of eight business hours.	2	8	8	Ratio	equal to or less than	State Fiscal Year (July 1 - June 30).	Tabulate number of hours to complete each critical issue and average across all issues reported.	IT help desk data	KACE Helpdesk Management System	Agency Board of Commissioners and Exec Director	Performance of computing infrastructure	0201.150000.000	
4.2.3	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	













These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY

Goal Support the physical and financial condition of existing affordable rental housing through our Rental Assistance & Compliance activities.														
Strategy 2.2										Statewide Enterprise Objective				
Conduct required Compliance Monitoring activities to ensure that the physical condition of properties and income eligibility of tenants meet federal laws and regulations.										Healthy and Safe Families				
Measure Number	Description	Base	Target	Actual	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Primary Stakeholder	Stakeholder Need Satisfied	State Funded Budget Program Number Responsible	Notes
2.2.1	Perform file and inspection reviews for 33 percent of Low-Income Housing Tax Credit and HOME Investment Partnership Program properties.	39%	33%		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	0600.0100000.000	
2.2.2	Perform file and inspection reviews on 100 percent of properties financed using tax-exempt bonds.	93%	10%		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	0600.0100000.000	

These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY

**Goal** Establish SC Housing as the foremost resource in the state on housing issues and foster new and existing relationships with public and private entities.

**Strategy** 3.1 **Statewide Enterprise Objective**

Utilize the Communications and Outreach Division to increase engagement with agency services and programs and affordable housing issues among stakeholders and the general public.

Government and Citizens

Measure Number	Description	Base	Target	Actual	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Primary Stakeholder	Stakeholder Need Satisfied	State Funded Budget Program Number Responsible	Notes
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		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.	237500	285000		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 and relevant to diverse stakeholder groups and communities.	1600000	1840000		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	

These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY

**Goal** Establish SC Housing as the foremost resource in the state on housing issues and foster new and existing relationships with public and private entities.

**Strategy** 3.2 **Statewide Enterprise Objective**

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.

Government and Citizens

Measure Number	Description	Base	Target	Actual	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Primary Stakeholder	Stakeholder Need Satisfied	State Funded Budget Program Number Responsible	Notes
3.2.1	Discuss housing research in 15 articles, interviews, presentations, or other venues as appropriate.	38	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		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	

These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY

Goal Provide quality services to internal and external customers that ensure the agency is financially prudent, technologically sound, and properly staffed.														
Strategy 4.1										Statewide Enterprise Objective				
Serve as a responsible steward of public funds and maintain the agency's financial condition.										Government and Citizens				
Measure Number	Description	Base	Target	Actual	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Primary Stakeholder	Stakeholder Need Satisfied	State Funded Budget Program Number Responsible	Notes
4.1.1	Maintain the Authority's Aaa bond rating by Moody's.		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	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	
4.1.3	Generate \$500,000 in savings to the agency in negotiations and cost avoidance.	\$502,940.00	\$500,000.00		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	





These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY

Goal Provide quality services to internal and external customers that ensure the agency is financially prudent, technologically sound, and properly staffed.														
Strategy 4.3										Statewide Enterprise Objective				
Operate a professional public agency by hiring, developing, and retaining essential talent.										Government and Citizens				
Measure Number	Description	Base	Target	Actual	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Primary Stakeholder	Stakeholder Need Satisfied	State Funded Budget Program Number Responsible	Notes
4.3.1	Reduce the annual staff turnover rate to below 10 percent.	15%	10%		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		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	

**FY 2020-2021 Agency Accountability Report  
Budget Responses:**

**These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY**

State Funded Program Number	State Funded Program Title	Description of State Funded Program	FY 2020-21 Expenditures (Actual)				FY 2021-22 Expenditures (Projected)			
			General	Other	Federal	TOTAL	General	Other	Federal	TOTAL
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.		\$1,192,533.00	\$144,887,267.00	\$146,079,800.00		\$2,013,436.00	\$148,201,999.00	\$150,215,435.00
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.			\$17,511,246.00	\$17,511,246.00			\$15,696,000.00	\$15,696,000.00
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.		\$3,572,038.00	\$10,014,957.00	\$13,586,995.00		\$10,261,036.00	\$17,290,271.00	\$27,551,307.00
9500.050000.000	State Employer Contributions	Agency's portion of employer benefits expenses		\$3,376,917.00	\$437,677.00	\$3,814,594.00		\$3,639,623.00	\$757,536.00	\$4,397,159.00
0201.150000.000	Support Services	The Support Services budget includes Information Technology, Procurement, and Communications and Outreach functions.		\$2,414,533.00		\$2,414,533.00		\$2,701,000.00		\$2,701,000.00
0800.050000.000	Mortgage Servicing	Mortgage servicing provides for the collection of payments on loans financed by mortgage production.		\$1,164,402.00		\$1,164,402.00		\$1,872,017.00		\$1,872,017.00
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.		\$1,066,901.00		\$1,066,901.00		\$12,810,997.00		\$12,810,997.00
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.		\$812,123.00		\$812,123.00		\$1,256,000.00		\$1,256,000.00
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.		\$632,060.00		\$632,060.00		\$637,788.00	\$169,697.00	\$807,485.00

These responses were submitted for the FY 2020-2021 Accountability Report by the

HOUSING, FINANCE & DEV AUTHORITY

			FY 2020-21 Expenditures (Actual)				FY 2021-22 Expenditures (Projected)			
0200.100000.000	Finance Division	This line item provides for the financial administration of the agency and its programs.		\$572,284.00		<b>\$572,284.00</b>		\$676,000.00		<b>\$676,000.00</b>

FY 2020-2021 Agency Accountability Report

Legal Responses:

These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY

Description	Purpose	Law Number	Jurisdiction	Type	Notes
Establishes the fee calculation that goes into the Housing Trust Fund.	Funding agency deliverable(s)	12-24-90	State	Statute	
Establishes the South Carolina state housing tax credit.	Requires a service	§ 12-6-3795	State	Statute	An eligibility statement to qualified applicants for the state housing tax credit.
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	§ 27-40-10	State	Statute	
Definitions for the Residential Landlord and Tenant Act.	Not related to agency deliverable	§ 27-40-210	State	Statute	
Obligation of good faith.	Not related to agency deliverable	§ 27-40-220	State	Statute	
Definition of Notice	Not related to agency deliverable	§ 27-40-240	State	Statute	
Terms and conditions of residential leases.	Not related to agency deliverable	§ 27-40-310	State	Statute	
Prohibited conditions in residential leases.	Not related to agency deliverable	§ 27-40-330	State	Statute	
Obligations related to security deposits connected with residential leases.	Not related to agency deliverable	§ 27-40-410	State	Statute	
Obligation to deliver premises as agreed.	Not related to agency deliverable	§ 27-40-430	State	Statute	
Obligation to maintain premises.	Not related to agency deliverable	§ 27-40-440	State	Statute	
Landlord remedies for tenant's failure to pay rent.	Not related to agency deliverable	§ 27-40-710	State	Statute	
Landlord remedies for tenant's noncompliance affecting health and safety.	Not related to agency deliverable	§ 27-40-720	State	Statute	
Landlord remedies for tenant abandoning premises.	Not related to agency deliverable	§ 27-40-730	State	Statute	
Landlord ability to place lien on tenant property.	Not related to agency deliverable	§ 27-40-740	State	Statute	
Landlord remedies following lease termination.	Not related to agency deliverable	§ 27-40-750	State	Statute	
Landlord remedies for holdover tenants.	Not related to agency deliverable	§ 27-40-770	State	Statute	
Permits Authority as mortgagee to pay taxes.	Requires a manner of delivery	§ 29-3-30	State	Statute	
Potential liability for failure to enter satisfaction of mortgage.	Requires a manner of delivery	§ 29-3-320	State	Statute	
Methods by which satisfaction or release can be entered.	Requires a manner of delivery	§ 29-3-330	State	Statute	
Prohibits Authority from requesting insurance more than replacement value.	Requires a manner of delivery	§ 29-3-70	State	Statute	
Definitions for the Reverse Mortgage Act.	Not related to agency deliverable	§ 29-4-20	State	Statute	
Requirements of reverse mortgage loans.	Requires a manner of delivery	§ 29-4-30	State	Statute	
Counseling required for reverse mortgage loans; Authority must create a statement advising recipients of reverse mortgage loans to review.	Requires a service	§ 29-4-60	State	Statute	A statement regarding the advisability and availability of independent information and counseling services on reverse mortgages.
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	§ 37-1-101	State	Statute	
Definitions applicable to the Consumer Protection Code.	Not related to agency deliverable	§ 37-1-201	State	Statute	
Definitions applicable to the Consumer Protection Code.	Not related to agency deliverable	§ 37-1-301	State	Statute	
Prohibited publication of Social Security Numbers	Requires a manner of delivery	§ 37-20-180	State	Statute	

**These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY**

Description	Purpose	Law Number	Jurisdiction	Type	Notes
Destruction of records containing personal identifying information.	Requires a manner of delivery	§ 37-20-190	State	Statute	
Definitions for the South Carolina Mortgage Lending Act	Not related to agency deliverable	§ 37-22-110	State	Statute	
Licensure requirements for mortgage lenders.	Requires a manner of delivery	§ 37-22-120	State	Statute	
Prohibited activities for mortgage lenders.	Requires a manner of delivery	§ 37-22-190	State	Statute	
Definitions for the High-cost and Consumer Home Loans Act.	Not related to agency deliverable	§ 37-23-20	State	Statute	
Prohibited terms in a high cost home loan.	Not related to agency deliverable	§ 37-23-30	State	Statute	
Limitations of high cost home loan lenders; requires certificate from counselor approved by the Authority.	Requires a manner of delivery	§ 37-23-40	State	Statute	
Definition of consumer loan for the South Carolina Consumer Protection Code - Loans.	Not related to agency deliverable	§ 37-3-104	State	Statute	
Definition of loan for the South Carolina Consumer Protection Code - Loans.	Not related to agency deliverable	§ 37-3-106	State	Statute	
Definition of lender for the South Carolina Consumer Protection Code - Loans.	Not related to agency deliverable	§ 37-3-107	State	Statute	
Definition of loan finance charge for the South Carolina Consumer Protection Code - Loans.	Not related to agency deliverable	§ 37-3-109	State	Statute	
Requirements as to charging of loan finance charge.	Requires a manner of delivery	§ 37-3-201	State	Statute	
Additional charges that may be charged on a consumer loan.	Not related to agency deliverable	§ 37-3-202	State	Statute	
Requirements of delinquency charges on consumer loans.	Requires a manner of delivery	§ 37-3-203	State	Statute	
Required compliance with Federal Truth in Lending Act.	Requires a manner of delivery	§ 37-3-301	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	§ 39-5-20	State	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	108 P.L. 159	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	110 P.L. 289	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)	110 P.L. 343	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	111 P.L. 203	Federal	Statute	

**These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY**

Description	Purpose	Law Number	Jurisdiction	Type	Notes
Establishes the Protecting Tenants at Foreclosure Act.	Requires a manner of delivery	111 P.L. 22, Div A, Title VII	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	111 P.L. 5	Federal	Statute	
Regulations regarding HMDA.	Requires a manner of delivery	12 CFR Part 1003	Federal	Regulation	
Regulations regarding GLB.	Requires a manner of delivery	12 CFR Part 1016 (Reg P)	Federal	Regulation	
Regulations regarding FCRA/FACTA.	Requires a manner of delivery	12 CFR Part 1022 (Reg V)	Federal	Regulation	
Regulations regarding TILA.	Requires a manner of delivery	12 CFR Part 1026	Federal	Regulation	
Regulations for ECOA.	Requires a manner of delivery	12 CFR Part 202	Federal	Regulation	
Regulations regarding CRA.	Requires a manner of delivery	12 CFR Part 228	Federal	Regulation	
Regulations regarding CRA.	Requires a manner of delivery	12 CFR Part 25	Federal	Regulation	
Regulations regarding the Fair Housing Act.	Requires a manner of delivery	12 CFR Part 338	Federal	Regulation	
Regulations regarding CRA.	Requires a manner of delivery	12 CFR Part 345	Federal	Regulation	
Regulations regarding CRA.	Requires a manner of delivery	12 CFR Part 563e	Federal	Regulation	
Creates Section 8 housing which the Authority administers in its Housing Choice Voucher Program and Contract Administration area.	Funding agency deliverable(s)	12 U.S.C. 1706	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	12 USC 2601	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	12 USC 2801 - 2011	Federal	Statute	
The Community Reinvestment Act (CRA) which protects low-income borrowers from discriminatory credit practices.	Requires a manner of delivery	12 USC 2901	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	12 USC 4901 -4910	Federal	Statute	
Truth in lending Act (TILA) which provides protections for consumer credit transactions.	Requires a manner of delivery	15 USC 1601, et seq.	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	15 USC 1681	Federal	Statute	
Established the Equal Credit Opportunity Act (ECOA) which regulates the loan application process.	Requires a manner of delivery	15 USC 1691	Federal	Statute	

**These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY**

Description	Purpose	Law Number	Jurisdiction	Type	Notes
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	15 USC 1692	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	15 USC 6902	Federal	Statute	
Requirements for nondiscrimination in administration of HUD grants.	Requires a manner of delivery	24 CFR Part 1	Federal	Regulation	
Regulatory compliance related to nondiscrimination under the Fair Housing Act.	Requires a manner of delivery	24 CFR Part 100	Federal	Regulation	
Requirements for nondiscrimination in administration of HUD grants.	Requires a manner of delivery	24 CFR Part 107	Federal	Regulation	
Requirements for nondiscrimination in administration of HUD grants.	Requires a manner of delivery	24 CFR Part 146	Federal	Regulation	
Requirements related to lead-based paint in properties utilizing HUD funding.	Requires a manner of delivery	24 CFR Part 35	Federal	Regulation	
Regulations regarding RESPA.	Requires a manner of delivery	24 CFR Part 3500 (Reg X)	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	24 CFR Part 42	Federal	Regulation	
General program requirements for housing choice voucher program	Funding agency deliverable(s)	24 CFR Part 5	Federal	Regulation	
Establishes rules with the Neighborhood Stabilization Program which the Authority administers.	Requires a manner of delivery	24 CFR Part 570	Federal	Regulation	
Requirements for environmental review procedures for HUD funded properties.	Funding agency deliverable(s)	24 CFR Part 58	Federal	Regulation	
Requirements related to equal employment opportunity related to HUD grants.	Requires a manner of delivery	24 CFR Part 60	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	24 CFR Part 8	Federal	Regulation	
Requirements for nondiscrimination in administration of HUD grants.	Requires a manner of delivery	24 CFR Part 8	Federal	Regulation	
Requirements for administration of HUD grants.	Requires a manner of delivery	24 CFR Part 84	Federal	Regulation	
Requirements for administration of HUD grants.	Requires a manner of delivery	24 CFR Part 85	Federal	Regulation	
Requirements for the Public Housing Agency Plans.	Report our agency must/may provide	24 CFR Part 903	Federal	Regulation	
HOME final rule - requirements for the administration of the HOME program.	Funding agency deliverable(s)	24 CFR Part 92	Federal	Regulation	
Establishes the rules with the HOME Investment Partnerships Program which the Authority administers.	Requires a manner of delivery	24 CFR Part 92	Federal	Regulation	
HUD requirements for administration of the Housing Choice Voucher Program	Requires a manner of delivery	24 CFR Part 982	Federal	Regulation	
HUD Requirements related to Project-Based Voucher Program	Requires a manner of delivery	24 CFR Part 983	Federal	Regulation	
Section 8 Management Assessment Program (SEMAP) guidelines and regulations.	Requires a manner of delivery	24 CFR Part 985	Federal	Regulation	

**These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY**

Description	Purpose	Law Number	Jurisdiction	Type	Notes
Regulation requiring annual report on qualified mortgage bonds.	Report our agency must/may provide	26 CFR 1.103A-2	Federal	Regulation	
Regulations regarding mortgage credit certificates.	Report our agency must/may provide	26 CFR 1.25-1T - 1.25-8T	Federal	Regulation	
Regulations concerning the federal low-income housing tax credit program.	Requires a manner of delivery	26 CFR 1.42-1, et seq.	Federal	Regulation	
Regulations related to qualified residential rental projects.	Requires a manner of delivery	26 CFR 1-1.03-8	Federal	Regulation	
Permits the use of tax-exempt bonds for qualified residential rental projects.	Funding agency deliverable(s)	26 USCS §142	Federal	Regulation	
Permits the use of tax-exempt bonds for qualified mortgage bonds.	Funding agency deliverable(s)	26 USCS §143	Federal	Statute	
Permits the issuance of mortgage credit certificates.	Funding agency deliverable(s)	26 USCS §26	Federal	Statute	
Establishes the federal low-income housing tax credit which the Authority administers.	Requires a manner of delivery	26 USCS §42	Federal	Statute	
Prohibits discrimination because of disability.	Requires a manner of delivery	29 USC 794	Federal	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	29-3-10	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	29-4-10	State	Statute	
Requires the Authority to create a statement for reverse mortgages and refer customers to counseling services for reverse mortgages.	Requires a service	29-4-60	State	Statute	Reverse mortgage statement.
Definitions for Housing for National Defense Activities.	Not related to agency deliverable	31-11-10	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	31-11-100	State	Statute	
Permits authorities to develop and/or administration of housing for persons engaged in national defense activities.	Requires a service	31-11-20	State	Statute	Provision of housing.
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	31-11-30	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	31-11-40	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	31-11-50	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	31-11-60	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	31-11-80	State	Statute	



**These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY**

Description	Purpose	Law Number	Jurisdiction	Type	Notes
Permits the issuance of bonds related to housing for persons engaged in national defense activities.	Not related to agency deliverable	31-11-90	State	Statute	
Definitions relevant to the Authority's enabling legislation.	Requires a manner of delivery	31-13-170	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	31-13-180	State	Statute	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.
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	31-13-190	State	Statute	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.
Creation of the Authority.	Not related to agency deliverable	31-13-20	State	Statute	
Establishes the terms under which the Authority may issue notes and bonds.	Requires a service	31-13-200	State	Statute	Issue notes and bonds.

**These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY**

Description	Purpose	Law Number	Jurisdiction	Type	Notes
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	31-13-210	State	Statute	
Establishes the information required by State Budget and Control Board for the issuance of notes and bonds.	Funding agency deliverable(s)	31-13-220	State	Statute	
Established a maximum amount of bonds for the first twelve months following May 10, 1977.	Funding agency deliverable(s)	31-13-230	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)	31-13-240	State	Statute	
Permits the Authority to acquire, construct or operate a rental project where there is no capable housing sponsor.	Requires a service	31-13-250	State	Statute	Acquire, construct or operate a rental project.
Permits the Authority to issue refunding notes and bonds.	Funding agency deliverable(s)	31-13-260	State	Statute	
Permits the Authority to sell or exchange refunding notes and bonds.	Funding agency deliverable(s)	31-13-270	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)	31-13-280	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)	31-13-290	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	31-13-30	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)	31-13-300	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)	31-13-310	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)	31-13-340	State	Statute	
Executive Director is appointed by the commissioners of the Board.	Not related to agency deliverable	31-13-40	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	31-13-420	State	Statute	
Establishes the membership and requirements of the Housing Trust Fund Advisory Committee.	Not related to agency deliverable	31-13-430	State	Statute	
Establishes duties of Executive Director for day-to-day operations of the Housing Trust Fund.	Requires a service	31-13-440	State	Statute	Provide technical assistance; monitor developments.
Prohibits expending more than 20% of the HTF in a fiscal year in any one county.	Requires a manner of delivery	31-13-445	State	Statute	
Establishes the minimum guidelines for HTF awards.	Requires a manner of delivery	31-13-450	State	Statute	
Permits units of state, regional and local governments to receive HTF funds.	Requires a manner of delivery	31-13-460	State	Statute	

**These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY**

Description	Purpose	Law Number	Jurisdiction	Type	Notes
Permits Board to establish HTF funding cycles; establishes priority for applications.	Requires a manner of delivery	31-13-470	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	31-13-50	State	Statute	Home equity conversion mortgage products
Grants the Authority the power to conduct operations statewide with specified limitations.	Requires a service	31-13-60	State	Statute	Construct and operate housing.
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	31-13-70	State	Statute	Issue qualified mortgage bonds.
Permits Authority to provide advice or technical assistance related to stimulating the housing industry and to relieve unemployment.	Requires a service	31-13-80	State	Statute	Provide advise or technical assistance.
Permits Authority to issue bonds for multi-family housing upon certain determinations by the Budget and Control Board.	Requires a service	31-13-90	State	Statute	Issue notes or bonds for multi-family housing.
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	31-21-10	State	Statute	
Establishing policy of State to provide fair housing.	Not related to agency deliverable	31-21-20	State	Statute	
Definitions for the State's Fair Housing Law.	Not related to agency deliverable	31-21-30	State	Statute	
Prohibits discrimination in relation to sale or rental of property.	Not related to agency deliverable	31-21-40	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	31-21-50	State	Statute	
Prohibits discrimination in residential real estate-related transactions.	Not related to agency deliverable	31-21-60	State	Statute	
Provides exceptions to the State's Fair Housing Law.	Not related to agency deliverable	31-21-70	State	Statute	
Prohibits interference of somebody exercising rights under Fair Housing Law.	Not related to agency deliverable	31-21-80	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	31-3-10	State	Statute	
Power to apply for, receive and expend federal monies.	Funding agency deliverable(s)	31-3-1510	State	Statute	
Permission to contact with federal government.	Not related to agency deliverable	31-3-1520	State	Statute	
Permission to limit powers in governmental agreements.	Not related to agency deliverable	31-3-1530	State	Statute	
Permission to agree to minimum wages/maximum hours	Requires a manner of delivery	31-3-1540	State	Statute	
Permission to enter into agreements with governmental entities to supervise/control the authority.	Not related to agency deliverable	31-3-1550	State	Statute	
No requirement to offer securities or surplus funds to SFAA	Not related to agency deliverable	31-3-1690	State	Statute	
Power to provide housing in rural areas for low income families.	Requires a service	31-3-1810	State	Statute	Provision of housing.
Definitions for the housing authorities law.	Not related to agency deliverable	31-3-20	State	Statute	
Powers are essential to the public interest.	Not related to agency deliverable	31-3-30	State	Statute	
Commissioner compensation.	Not related to agency deliverable	31-3-350	State	Statute	
No commissioner or employee may have a personal interest in a project.	Not related to agency deliverable	31-3-360	State	Statute	
General corporate powers of housing authorites.	Not related to agency deliverable	31-3-440	State	Statute	

**These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY**

Description	Purpose	Law Number	Jurisdiction	Type	Notes
Specific powers of housing authorities to investigate, acquire, construct, lend, and all other powers necessary.	Not related to agency deliverable	31-3-450	State	Statute	
Powers of eminent domain for housing authorities.	Not related to agency deliverable	31-3-460	State	Statute	
Permits housing authorities to obtain information from SC DOR or SC DEW related to eligibility.	Not related to agency deliverable	31-3-50	State	Statute	
Housing authorities may undertake a housing needs study.	Not related to agency deliverable	31-3-510	State	Statute	
Housing authorities have power of examination and subpoena.	Not related to agency deliverable	31-3-520	State	Statute	
No profit in management/operation of housing projects.	Not related to agency deliverable	31-3-530	State	Statute	
Selection of tenants.	Not related to agency deliverable	31-3-540	State	Statute	
Procedures of payment of rent.	Not related to agency deliverable	31-3-545	State	Statute	
Foreclosure on authority releases restrictions.	Not related to agency deliverable	31-3-550	State	Statute	
Protections of funds of authorities.	Not related to agency deliverable	31-3-560	State	Statute	
Property owned by authority is tax exempt.	Not related to agency deliverable	31-3-570	State	Statute	
Projects are subject to zoning, building, etc regulations.	Not related to agency deliverable	31-3-580	State	Statute	
South Carolina Mortgage Lending Act requires licensure to act as a mortgage lender.	Not related to agency deliverable	37-22-100	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	37-23-10	State	Statute	
Requires the Authority to approve high-cost home loan counselors.	Requires a service	37-23-40	State	Statute	Approval of high-cost home loan counselors.
Definitions for the South Carolina Unfair Trade Practices Act.	Not related to agency deliverable	39-5-10	State	Statute	
Davis-Bacon Act requiring payment of prevailing wages related to certain HUD grants.	Requires a manner of delivery	40 USC 3141, et. Seq.	Federal	Statute	
Establishes the Fair Housing Act.	Requires a manner of delivery	42 U.S.C. §§ 3601, et seq.	Federal	Statute	
Creates the HOME Investment Partnerships Program which the Authority administers.	Requires a service	42 U.S.C. 12701, et seq.	Federal	Statute	Make loans for housing.
Prohibition of discrimination as to disability status.	Requires a manner of delivery	42 USC 12112	Federal	Statute	
Establishes the HOME Investment Partnerships Act and acceptable expenditures of funds.	Funding agency deliverable(s)	42 USC 12701, et. Seq.	Federal	Statute	
Establishment of Section 8 programs under the Housing Act of 1937	Funding agency deliverable(s)	42 USC 1437	Federal	Statute	
Prohibition of discrimination for any person receiving federal funds.	Requires a manner of delivery	42 USC 6102	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	42 USC 9601-9675	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	50 USC 501-597b	Federal	Statute	

**These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY**

Description	Purpose	Law Number	Jurisdiction	Type	Notes
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	75 P.L. 412	Federal	Statute	
Permits the Authority to carry forward federal rental assistance administrative fees.	Not related to agency deliverable	Proviso 42.1	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	Proviso 42.2	State	FY 2019-20 Proviso	
Permits mileage reimbursement for the HTF Advisory Committee.	Not related to agency deliverable	Proviso 42.3	State	FY 2019-20 Proviso	
Permits the Authority to retain recoveries in excess of SWCAP.	Funding agency deliverable(s)	Proviso 42.4	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	Proviso 42.5	State	FY 2019-20 Proviso	
Defines "Moderate-to-Low Income".	Not related to agency deliverable	Reg 64-1	State	Regulation	
Establishes use of monies in the Program Fund for downpayment assistance.	Requires a service	Reg 64-2	State	Regulation	Downpayment assistance program.
Establishes fiscal HTF expenditures.	Requires a manner of delivery	Reg 64-2.1	State	Regulation	
Permits the Authority to use Program Fund for special needs financing.	Requires a service	Reg 64-3	State	Regulation	Special needs financing.
Home Ownership and Equity Protection Act (HOEPA) which protects lenders against abusive lending practices.	Requires a manner of delivery	Reg Z, Section 32	Federal	Regulation	
Prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.	Requires a manner of delivery	Title VI of the Civil Rights Act of 1964	Federal	Statute	
Establishes the Emergency Rental Assistance program.	Funding agency deliverable(s)	Consolidated Appropriations Act, 2021	Federal	Statute	
Establishes the Homeowner Assistance Fund program.	Funding agency deliverable(s)	American Rescue Plan Act of 2021	Federal	Statute	
Establishes the Authority as the administrating agency for the Emergency Rental Assistance program and the requirements thereto.	Requires a service	SC Act No. 17 of 2021; H3770	State	Statute	

FY 2020-2021 Agency Accountability Report  
**Services Responses:**

These responses were submitted for the FY 2020-2021 Accountability Report by the  
**HOUSING, FINANCE & DEV AUTHORITY**

Description of Service	Description of Direct Customer	Customer Name	Others Impacted By the Service	Agency unit providing the service	Description of agency unit	Primary negative impact if service not provided
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.
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.
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.

These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY

Description of Service	Description of Direct Customer	Customer Name	Others Impacted By the Service	Agency unit providing the service	Description of agency unit	Primary negative impact if service not provided
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
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
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
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

These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY

Description of Service	Description of Direct Customer	Customer Name	Others Impacted By the Service	Agency unit providing the service	Description of agency unit	Primary negative impact if service not provided
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.
Administration of HUD subsidy contract for Project-Based rental properties.	Low-income renter households	Contracted Project-Based Rental Assistance property owners, anagement 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.



**Agency Partnerships Responses:**

These responses were submitted for the FY 2020-2021 Accountability Report by the  
**HOUSING, FINANCE & DEV AUTHORITY**

Name of Partner Entity	Type of Partner Entity	Description of Partnership
Federal Emergency Management Agency	Federal Government	Participation in disaster recovery efforts
U.S. Department of Agriculture Rural Development	Federal Government	Collaboration on jointly funded affordable housing assets and mortgage programs
U.S. Department of Housing and Urban Development	Federal Government	Collaboration on jointly funded affordable housing assets and mortgage programs and source of funding and oversight for multiple rental development programs
U.S. Department of the Treasury	Federal Government	Regulator of Low-Income Housing Tax Credit program and Hardest Hit Fund
U.S. Small Business Administration	Federal Government	Participation in disaster recovery efforts
U.S. Veterans Administration		Collaboration on mortgage programs
University of South Carolina		Annual analysis of agency economic impact and contribution; internship programs
City of Columbia		Participation on the city's Affordable Housing Task Force
South Carolina Children's Trust	Non-Governmental Organization	Participation in the interagency State Data Team workgroup
South Carolina Office of Rural Health	Non-Governmental Organization	Participation in the interagency Rural Outcomes workgroup
South Carolina Thrive	Non-Governmental Organization	Administrator of the COVID-19 rental assistance fund financed by SC Housing
South Carolina Voluntary Organizations Active in Disaster Recovery	Non-Governmental Organization	Participation in disaster recovery efforts
Scholars Strategy Network	Non-Governmental Organization	Logistical support for deployment of Affordable Housing Hub
South Carolina Association of Habitat for Humanity Affiliates	Non-Governmental Organization	Ongoing collaboration on Home Repair Program and statewide housing efforts
Affordable Housing Coalition of South Carolina	Professional Association	Source of public comment on proposed funding guidelines
Home Builders Association (and its members)	Professional Association	Professional development and networking to increase the use of agency products
Mortgage Bankers Association of the Carolinas (and its members)	Professional Association	Represents lending partners (banks, credit unions, and others) for mortgage programs
National Council of State Housing Agencies	Professional Association	Development of best practices, legislative affairs support, conferences and networking
South Carolina Association of Realtors	Professional Association	Professional development and networking to increase the use of agency products
Southeastern Affordable Housing Management Association	Professional Association	Educational presentations; nonprofit networking and recruitment
South Carolina Department of Administration	State Government	Provides financial oversight and requires reporting involving bond issuance and authority
South Carolina Department of Administration Department of State Human Resources (DSHA)	State Government	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.
South Carolina Department of Commerce	State Government	Collaboration on comprehensive planning required by U.S. Department of Housing and Urban Development
South Carolina Disaster Recovery Office	State Government	Participation in disaster recovery efforts
South Carolina Emergency Management Division	State Government	Participation in disaster recovery efforts
South Carolina Office of Regulatory Staff	State Government	Participation in state energy efficiency plan

**FY 2020-2021 Agency Accountability Report  
Reports Responses:**

**These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY**

Report Name	Law Number (If required)	Summary of Information Requested in the Report	Most Recent Submission Date	Reporting Frequency	Type of Entity	Method to Access the Report	Direct access hyperlink or agency contact
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	unknown	Annually	Entity within federal government	Electronic copy available upon request	Email Tracey Easton, General Counsel, at tracey.easton@schousing.com
8610 Report		Relates to allocating agencies. LIHTC reconciliation of credits available vs. credits allocated	unknown	Annually	Entity within federal government	Electronic copy available upon request	Email Tracey Easton, General Counsel, at tracey.easton@schousing.com
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."	9/11/2020	Annually	Governor or Lt. Governor AND Legislative entity or entities	Provided to LSA for posting online	Email Tracey Easton, General Counsel, at tracey.easton@schousing.com
Annual MCC Report to IRS	26 CFR 1.25-1T - 1.25-8T	IRS required information related to the MCC program	8/3/2021	Annually	Entity within federal government	Electronic copy available upon request	Email Tracey Easton, General Counsel, at tracey.easton@schousing.com
Annual MRB Report to IRS	26 CFR 1.103A-2	IRS required information related to the MRB program	8/3/2021	Annually	Entity within federal government	Electronic copy available upon request	Email Tracey Easton, General Counsel, at tracey.easton@schousing.com
Audited Financial Report		Statement of operating receipts & expenditures and year-end settlement	10/14/2020	Annually	Entity within federal government	Available on agency's website	<a href="https://www.schousing.com/Home/Financials">https://www.schousing.com/Home/Financials</a>
Contract Administration Activities	HUD Annual Contributions Contract	Certification and documentation of performance of specific Incentive-Based Performance Standards Tasks	unknown	Monthly	Entity within federal government	Electronic copy available upon request	Voucher & MOR Manager, saved on internal drive G:\Contract Admin\Voucher Department\Monthly Executive Summary. Emailed to PBCAMonthlyInv@hud.gov and assigned HUD Contract Administration Oversight Monitor .

**These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY**

Report Name	Law Number (If required)	Summary of Information Requested in the Report	Most Recent Submission Date	Reporting Frequency	Type of Entity	Method to Access the Report	Direct access hyperlink or agency contact
Davis Bacon Report	42 USC 12701, et Seq.; 24 CFR 92	Reporting the number of HOME funded construction contracts		Twice a year	Entity within federal government	Electronic copy available upon request	Email Eric Alexander, Multifamily Development Director, at eric.alexander@schousing.com
GAAP Financial Statements and Single Audit		External Audit Review and opinion of financial statements and supporting documentation	unknown	Annually	Other	Electronic copy available upon request	Email Tracey Easton, General Counsel, at tracey.easton@schousing.com
HOME Action Plan	42 USC 12701, et Seq.; 24 CFR 92	Annual goals	unknown	Annually	Entity within federal government	Electronic copy available upon request	Email Eric Alexander, Multifamily Development Director, at eric.alexander@schousing.com
HOME CAPER	42 USC 12701, et Seq.; 24 CFR 92	Annual accomplishments	unknown	Annually	Entity within federal government	Electronic copy available upon request	Email Eric Alexander, Multifamily Development Director, at eric.alexander@schousing.com
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)	unknown	Annually	Entity within federal government	Electronic copy available upon request	Email Eric Alexander, Multifamily Development Director, at eric.alexander@schousing.com
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	11/30/2020	Annually	South Carolina state agency or agencies	Available on agency's website	Email Eric Alexander, Multifamily Development Director, at eric.alexander@schousing.com
HR Delegation Compliance Audit		Assuring proper reclassification for (reclassified) employees. State regulation compliance information	6/9/2021	Annually	South Carolina state agency or agencies	Electronic copy available upon request	Email Tracey Easton, General Counsel, at tracey.easton@schousing.com
HR Delegation Compliance Review		Assuring proper reclassification for requested positions. Assuring proper documentation and approval for hiring salaries. State regulation compliance information.	6/9/2021	Every Two years	South Carolina state agency or agencies	Electronic copy available upon request	Email Teresa Moore, HR Director at teresa.moore@schousing.com

**These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY**

Report Name	Law Number (If required)	Summary of Information Requested in the Report	Most Recent Submission Date	Reporting Frequency	Type of Entity	Method to Access the Report	Direct access hyperlink or agency contact
HUD 50058 Family Report		All family member characteristics, income, assets, expenses, unit and owner information	8/13/2021	Monthly	Entity within federal government	Electronic copy available upon request	Email Tracey Easton, General Counsel, at tracey.easton@schousing.com
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		Annually	Entity within federal government	Available on another website	Authorized agency users of the Physical Inspection Alignment Portal of the HUD Secure Systems
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		Annually	South Carolina state agency or agencies	Electronic copy available upon request	Email Del Collins, IT Director, at del.collins@schousing.com
IT Data Collection and Planning System Access	Provisos 117.114, 117.133, 93.25			Annually	South Carolina state agency or agencies	Electronic copy available upon request	Email Del Collins, IT Director, at del.collins@schousing.com
Minority Business		Quarterly spend with qualified OSMB vendors	unknown	Quarterly	South Carolina state agency or agencies	Electronic copy available upon request	Email Michele Mahon, Procurement Director, at michele.mahon@schousing.com
Minority Women Owned Business Report		Number of contracts awarded to minority women owned businesses	unknown	Annually	Entity within federal government	Electronic copy available upon request	Email Tracey Easton, General Counsel, at tracey.easton@schousing.com
Monthly NIP Report		Activity progress report	unknown	Monthly	Entity within federal government	Electronic copy available upon request	Email Eric Alexander, Multifamily Development Director, at eric.alexander@schousing.com
n/a		Record of purchases from SMBCC-certified contractors		Quarterly	South Carolina state agency or agencies	Available on another website	<a href="http://osmba.sc.gov/directory.html">http://osmba.sc.gov/directory.html</a>
NSP Quarterly Report	111 P.L. 5; 111 P.L. 203; 24 CFR 570	Activity progress report	unknown	Quarterly	Entity within federal government	Electronic copy available upon request	Email Eric Alexander, Multifamily Development Director, at eric.alexander@schousing.com
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)	unknown	Annually	Entity within federal government	Electronic copy available upon request	Email Eric Alexander, Multifamily Development Director, at eric.alexander@schousing.com

**These responses were submitted for the FY 2020-2021 Accountability Report by the  
HOUSING, FINANCE & DEV AUTHORITY**

Report Name	Law Number (If required)	Summary of Information Requested in the Report	Most Recent Submission Date	Reporting Frequency	Type of Entity	Method to Access the Report	Direct access hyperlink or agency contact
PBCA Limited Remote ACR		Annual compliance review	8/11/2020	Annually	Entity within federal government	Electronic copy available upon request	Email Tracey Easton, General Counsel, at tracey.easton@schousing.com
Procurement Reports		Accounting of sole source contracts, trade-in documents, and illegal procurement ratifications required by statute		Quarterly	South Carolina state agency or agencies	Available on another website	<a href="https://reporting.procurement.sc.gov/general/transparency/audit-reports">https://reporting.procurement.sc.gov/general/transparency/audit-reports</a>
Quarterly NIP Report		Activity progress report		Quarterly	Entity within federal government	Electronic copy available upon request	Email Eric Alexander, Multifamily Development Director, at eric.alexander@schousing.com
SC HELP		Activity progress report		Monthly	Entity within federal government	Electronic copy available upon request	Email Tracey Easton, General Counsel, at tracey.easton@schousing.com
Section Eight Management Assessment Program		Self-assessment of established performance indicators (subject to compliance review)	8/15/2019	Annually	Entity within federal government	Electronic copy available upon request	Email Tracey Easton, General Counsel, at tracey.easton@schousing.com
Unaudited Financial Report		Statement of operating receipts & expenditures and year-end settlement		Annually	Entity within federal government	Electronic copy available upon request	Email Ellen Eudy, CFO, at ellen.eudy@schousing.com
Voucher Management System		Monthly HAP and administrative expense, number of vouchers and type assisted		Monthly	Entity within federal government	Electronic copy available upon request	Email Tracey Easton, General Counsel, at tracey.easton@schousing.com