

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.
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A.1	<p>PHA Name <u>Charleston County Housing & Redevelopment Authority</u> PHA Code: <u>SC056</u></p> <hr/> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2020</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The five year and annual plans are available for viewing by residents and the public at CCHRA Headquarters at 2016 Mt. Pleasant Street, Charleston, South Carolina from 9 am to 5 pm daily from February 15 - April 1, 2020. The plans will also be on display at Brighton Place Public Housing, Wappoo Road, Charleston.</p>
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PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. <i>The mission of the Charleston County Housing & Redevelopment Authority is to provide quality affordable housing and assist improving economic opportunities to the low-income citizens of Charleston County.</i>

B.2

Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.

I. Expand housing opportunities for citizens served by CCHRA through actions that include seeking out additional HUD and non-HUD related sources of funding and decreasing operational costs to free up funds for housing program expansion.

1. Develop a comprehensive plan of action and timeline to increase availability of affordable housing, including pursuit of partnerships with housing-related organizations and seeking “outside the box” ideas for new housing creation.
2. Complete the process of gaining HUD approval and then selling 9 scattered site housing units to generate revenue for redevelopment of additional housing in the region. Additional requests for disposal of scattered site housing units may be submitted in the future if approved by the Board of Commissioners.
4. Issue a request for information for granting a land-lease to a local organization to construct additional housing units on its site adjacent to Joseph Floyd Manor at no cost or responsibility to CCHRA
5. Continue to aggressively seek out HUD and non-HUD sources of funding, including grants, commercial space rental, sales of underutilized assets, and other revenue generating ideas.
6. Continue to explore and implement options to reduce operational expenses.

II. Take actions necessary to continuously improve all aspects of CCHRA staff and Board of Commissioners operations.

1. Continuously review all aspects of CCHRA operations and take appropriate actions to improve the efficiency and effectiveness of the agency.
2. Utilizing the services of a local board governance expert, develop a new and comprehensive BOC governance process at CCHRA. This process will include, but not be limited to, a review of all existing staff and BOC policies, with revisions as necessary as well as development of new staff and BOC policies where policy gaps exist; development of a monitoring and reporting system so that the BOC is kept informed of progress in completing the agency goals and objectives as well as key performance indicators and trends; and development of an effective performance monitoring system for the CEO, staff, and the Board of Commissioners.

III. Pursue initiatives aimed at building stronger relationships within the community, state, nation, and within the housing authority, including through improved communication, outreach, and marketing.

1. Continue to seek out opportunities to secure local collaborations and partnerships that facilitate CCHRA mission success. These collaborations and partnerships will include, but not be limited to, Charleston County Council; Charleston City Council; City of Charleston Police Department; local non-profits such as Palmetto Goodwill Industries, Salvation Army, and the American Red Cross; local faith-based communities; and area school districts.
2. Strengthen CCHRA relationships within the national public housing industry in order to take advantage of information gathering opportunities, best practices, and potential funding opportunities for affordable housing expansion.
3. Take actions aimed at improving the internal and external communication process, including web-based, social media, print, and other vehicles to communicate information to residents and stakeholders.

IV. Take actions to continue to improve quality of life for all CCHRA residents.

1. Expand the number of activities available to residents, as well as participation in those activities.
2. Increase the emphasis on programs that target quality of life enhancements for elderly and disabled residents.
3. Increase the involvement of CCHRA residents in caring for and showing pride in their homes, including increased accountability for basic cleanliness and timely reporting of maintenance issues such as leaks, malfunctioning equipment, and pest control needs. Develop a regular and effective inspection program for all public housing units.
4. Increase the presence of law enforcement at Joseph Floyd Manor to deter crime.
5. In conjunction with CCHRA’s highly successful and number one rated Family Self Sufficiency Program, expand the use of HUD’s Section 3 Program which requires housing authorities to provide training, employment, and other economic opportunities to their tenants.

<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>CCHRA has made significant progress in achieving the goals and objectives detailed in our previous 5 Year Plan. This progress has been detailed in each of the CCHRA Annual Plans submitted from 2016-2020. Among the most noteworthy achievements have been significant operational cost reductions achieved through a combination of (1) staff cost-reduction teams that identified dozens of ways to reduce costs; (2) organizational realignments that reduced staff positions; (3) contracting out certain functions such as human resources, information technology; (4) more attention to budgetary performance with the AMPS. Additional revenues have been generated through a new grant being received from Charleston County.</p> <p>Significant improvements have been made in building relationships with Charleston County Council, Charleston City Council, as well as other CCHRA stakeholders. The Agency Family Self Sufficiency Program has grown to the point that it was recently named the best in the state of South Carolina. Significant staff and BOC training has been conducted over the past five years. We have submitted a D & D request for nine units which would be purchased by The City of Charleston for a new Home Ownership Program that would assure availability of these homes to low-income residents and generate revenue to CCHRA that could be used for loan repayment or additional affordable housing. For additional details on progress, please refer to each of the CCHRA Annual Plans from FY 2015-2020.</p>
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><i>Significant amendments or modifications are defined as major changes in the plans or policies of the Housing Authority or financial resources that affect the mission, goals, objectives, or plans of the agency.</i></p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> X</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

**Instructions for Preparation of Form HUD-50075-5Y
5-Year PHA Plan for All PHAs**

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.
