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| 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 03/31/2024 |
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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. The 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 | <div><div>PHA Name: HOUSING AUTHORITY OF FORT MILL</div><div>PHA Code: SC036</div><div>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025</div><div>The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029</div><div>Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</div><div>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 the 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.</div><div>How the public can access this PHA Plan: The public can access the Housing Authority of Fort Mill's 5-Year Plan upon request in person at the office located at 105 Bozeman Drive, Fort Mill, SC 29715. The 5-Year Plan will also be available for view on the Housing Authority's website at www.fortmillhousing.com.</div><div><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</div><table><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table></div> | Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | | PH | HCV | | | | | | |
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| | | PH | HCV | | | | | | | | | | | | |
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| B. | Plan Elements. Required for all PHAs completing this form. | | | | | | | | | | | | | | |
| B.1 | <div>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.</div> <div>To provide affordable, quality housing opportunities and services to low-income families and to ensure program integrity by all participants.</div> | | | | | | | | | | | | | | |
| B.2 | <div>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.</div> <div>The goals and objectives of the Housing Authority of Fort Mill are: *Continue to advance the strategies put forth in the agency's MTW Supplement to serve more households with the funding we receive. *Encourage self-sufficiency through community partnerships to offer skills and services needed for personal growth and the implementation of a working income and the establishment of work requirements. * Increase voucher utilization. * Increase landlord participation through incentives, staff training, and the development of a marketing plan for landlord outreach. * Provide excellent customer service to all clients and have all staff complete customer service training. *Survey all clients to determine what services are most needed to assist them in becoming more self-sufficient. *Work with other community organizations (like the local Technical College, Dept of Workforce, Community Action, and more to establish partnerships to offer the services the clients most need to become self-sufficient. *Work with local developers to increase the affordable housing available to our clients. * Assess voucher success rates quarterly to determine strategies to increase utilization, including but not limited to increase the payment standards to 110% of SAFMRs in needed. *Have staff become certified in NSPIRE regulations and ensure that all until are kept up to these guidelines.</div> | | | | | | | | | | | | | | |
| B.3 | <div>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.</div> <div>The Housing Authority of Fort Mill's Administrative Plan has been updated to include all provisions under both HOTMA and the MTW Supplements. The Housing Authority of Fort Mill was also chosen in Cohort 1 of the Moving-to-Work Demonstration (MTW). The agency developed a plan to phase in working wages and work requirements to the Housing Choice Voucher Program from 2025-2029. Client input was gathered on the MTW Supplements through three different Public Hearings that were held in 2023, one in 2024, and one in 2025. The first phase of this plan was implemented in the 2024-2025 fiscal year. During the prior 5-Year Plan, the agency has leased 42 new vouchers from the waitlist, 20 incoming portability clients, and 3 clients from the Multifamily Choice-Mobility waitlist. While the number of vouchers issued per year was only 8.4, there was an increase in the number of vouchers</div> | | | | | | | | | | | | | | |

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| | issued in the last two years of the prior 5-Year Plan because the success rate had decreased at one point to about 25-30%. This is mainly due to the lack of affordable units in the jurisdiction that are willing to accept vouchers. The agency has added 29 new landlords to the program in the last 5 years. About half of these can be attributed to the landlord incentive that began effective January 1, 2024, under the MTW flexibilities. At this time, 32 landlord incentives have been issued. |
| B.4 | <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>The Housing Authority of Fort Mill's Board of Commissioners has adopted revised VAWA policies that are consistent with the Violence Against Women Reauthorization Act of 2022 (VAWA 2022). All applicants, residents, and participants are provided with forms HUD 5380 and HUD 5382, informing them of their rights under the policy. The Agency's emergency transfer plan has also been updated accordingly. During the next 5 year, HAFM plans to train all new staff on VAWA. It will also seek to develop a partnership with the local domestic violence shelter to better address housing needs and to see if we can set up training to better serve those who experience domestic violence, dating violence, sexual assault, or stalking.</p> |
| C. | Other Document and/or Certification Requirements. |
| C.1 | <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>No significant amendments or modifications were made.</p> |
| C.2 | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></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> |
| C.3 | <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> |
| C.4 | <p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> |
| D. | Affirmatively Furthering Fair Housing (AFFH). |
| D.1 | <p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> |

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 1.64 hours per year per response or 8.2 hours per response every five years, 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.