

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
---	---	--

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.																																
A.1	<p>PHA Name: <u>_North Charleston Housing Authority_</u> PHA Code: <u>_SC057_</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>_07/2025_</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>_2025-2029_</u> 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 5-Year Plan for Fiscal Year 2025-2029 is located at North Charleston Housing Authority’s Administrative Office located at 6327 Rivers Avenue, North Charleston, SC 29406 during normal business hours and can be found at www.northcharlestonhousingauthority.org.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <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>Lead PHA:</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	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:																							
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.	Plan Elements. Required for <u>all</u> PHAs completing this form.					
B.1	<p>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.</p> <p>The mission of the North Charleston Housing Authority for the next five years is to provide safe, affordable housing and comprehensive support services to meet the needs of low-income, very low-income, and extremely low-income families, promoting self-sufficiency and enhancing the quality of life within our community.</p>					

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.

1. Expand Affordable Housing Access:
Optimize current resources to increase the availability of Housing Choice Vouchers (HCV) for low-income families, enhancing access to affordable housing options within the community.
2. Enhance Customer Service:
Improve communication and customer service protocols to ensure a positive experience for both tenants and landlords participating in the HCV program. This includes comprehensive training for staff in best practices for customer interaction and feedback collection.
3. Promote Family Self-Sufficiency:
Implement and support programs that encourage family self-sufficiency among HCV participants. This includes establishing community partnerships to offer job training, educational opportunities, and financial literacy workshops, with a goal to increase participation in the Family Self-Sufficiency program.
4. Strengthen Community Partnerships:
Develop and maintain robust partnerships with local organizations, non-profits, and government agencies to provide comprehensive support services, including childcare and employment assistance, to HCV participants.
5. Increase Landlord Participation:
Develop and implement strategic initiatives to recruit and retain landlords within the HCV program. This may involve offering incentives, streamlining administrative processes, and providing educational resources about the benefits of program participation.
6. Ensure Program Integrity:
Enhance oversight and compliance measures to prevent fraud, waste, and abuse within the HCV program. Regularly review and update internal policies to ensure compliance with SEMAP standards, and conduct quality control audits of HCV files to identify and rectify areas needing improvement.
7. Increase Program Awareness and Accessibility:
Improve outreach efforts to ensure that all eligible families are aware of and can access the HCV program. This includes applying for additional vouchers through special HUD programs.
8. Explore Homeownership Opportunities:
Investigate the feasibility of reinstating the Homeownership Voucher program. Increase outreach to HCV participants about homeownership opportunities and partner with local financial institutions to provide financial literacy and homeownership education.
9. Implement Electronic Document Management:
Adopt electronic document management systems to reduce paperwork and enhance data accuracy, ensuring a more efficient and reliable record-keeping process.
10. Conduct Regular Fair Housing Training:
Provide ongoing fair housing training for staff, landlords, and program participants to ensure compliance with fair housing laws and promote equitable treatment across the housing authority's services.
11. Explore additional housing opportunities in North Charleston for Low-Income residents age 55+.
12. Retain and Recruit Excellent Staff:
Focus on attracting and retaining highly qualified staff members through competitive compensation, professional development opportunities, and a supportive work environment to ensure the effective management of housing programs and services.

B.3	<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> <ol style="list-style-type: none"> 1.Strategically align partnerships to enhance resident services. The FSS Coordinator has been developing a growing database of service providers and private businesses that are available to assist voucher holders enrolled in the FSS Program. 2.Establish sub-committee for HCV clients to communicate with the Agency NCHA will pursue setting up this sub-committee in the coming fiscal year to enable feedback from voucher holders and residents at PHA owned properties. 3.Improve employment opportunities through expanding the FSS program The FSS Coordinator has been developing a growing database of service providers and private businesses that are available to assist voucher holders enrolled in the FSS Program. 4.Seek opportunities to increase affordable housing through the voucher program NCHA continuously seeks new landlords willing to participate in the Housing Choice Voucher program. 5.Improve Real Estate Portfolio thru recapitalization using various funding mechanisms NCHA did purchase land located on the upcoming rapid transit line, selected a development partner, and re-submitted a 9% Tax Credit application in May 2025. 6.Pursue ownership opportunities through Private / Public Partnerships NCHA did purchase land located on the upcoming rapid transit line, selected a development partner, and re-submitted a 9% Tax Credit application in May 2025. 7.Acquire vacant land and pursue ownership of complexes in the community NCHA did purchase land located on the upcoming rapid transit line, selected a development partner, and re-submitted a 9% Tax Credit application in May 2025. 8.Solicit Developer Partners to create housing near public transportation NCHA did purchase land located on the upcoming rapid transit line, selected a development partner, and re-submitted a 9% Tax Credit application in May 2025. 9.Develop or rehabilitate at least 72 units in the community NCHA will look to partner with a private developer in the coming fiscal year to develop new units on land currently owned or to be purchased. 10.Continue to partner with local service providers and private businesses that are available to assist voucher holders enrolled in the FSS Program.
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>North Charleston Housing Authority has adopted multiple policies including:</p> <ul style="list-style-type: none"> -Notice to Housing Choice Voucher Owners and Managers regarding their rights and obligations regarding VAWA -Notice to Occupants regarding their rights and obligations regarding VAWA -Emergency Transfer Move Plan -VAWA Policy and Standard Operating Procedures to follow upon an applicant, resident or participant claim -North Charleston Housing Authority’s Administrative Plan includes VAWA’s Policy in Chapter 16.
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>Significant Amendment or Modification shall be defined as:</p> <ol style="list-style-type: none"> 1. Discretionary changes in the plans or policies of the housing authority that fundamentally change the mission or goals, and which required approval of the Board of Commissions. 2. Revisions to the following policies: rent, screening, admissions, or organization of the wait list. 3. Revisions relative to demolition, disposition, designation, or other conversion activities.
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <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>
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?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

D.1

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.)

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.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **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. Plan Elements.

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))

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)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have 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(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. 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.)

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

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

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