

2026 Annual Accountability Report

Housing Finance and Development Authority

Agency Code: L320

Table of Contents

Agency's Discussion and Analysis 1

Agency Organization Chart 9

Reorganization and Compliance 10

Strategic Plan Results 12

Strategic Plan Development 16

Budget Data 21

Legal Data 23

Services Data.....54

Partnerships Data.....57

Reports Data 63

Submission Form.....66

AGENCY NAME:	SC State Housing Finance and Development Authority		
AGENCY CODE:	L320	SECTION:	042

AGENCY'S DISCUSSION AND ANALYSIS

The South Carolina State Housing Finance and Development Authority (SC Housing) creates quality affordable housing opportunities through a broad range of programs and initiatives in order to keep pace with the changing housing needs and conditions of individuals, families and communities in our state. Our vision is that all South Carolinians have the opportunity to live in safe, decent and affordable housing. We do this through financing of multifamily housing tax credit projects that provide quality rental homes, competitive market-based financial products for homeownership, comprehensive home repair programs, supportive housing programs for vulnerable residents and compliance monitoring of properties to keep housing affordable and living conditions safe and habitable over time. Our strong public-private partnerships help us achieve affordable housing solutions that make the best use of available resources to assist the communities we serve.

Our funding base and financial infrastructure includes Mortgage Revenue Bonds, federal grants, state deed tax allocations, fees and other revenue earned through the administration of our various housing programs. Over the years, SC Housing has successfully maintained its Aaa rating from Moody's on its Mortgage Revenue Bond indenture.

SC Housing's programs are currently administered through three core areas: Homeownership, Development, Rental Assistance and Compliance. We also operate similar to a bank in servicing home loans for our homebuyers. Support functions include Communications and Outreach, Internal Audit and Compliance, Finance, Human Resources, Information Technology, Legal and Procurement. Following is a summary of the agency's activities in its core program areas.

HOMEOWNERSHIP

SC Housing provides funds through participating private mortgage lenders to assist low- and moderate-income homebuyers with what is often the purchase of their first home. This is primarily done by offering low-interest 30-year fixed-rate mortgages that include down payment assistance (DPA), reducing the amount of savings necessary to make homeownership affordable. The DPA is generally forgivable after 10 to 15 years of living in the home, depending on the program.

The SC Homebuyer Program is financed by tax-exempt mortgage revenue bonds, which SC Housing issues under federal law to attract lower-cost capital. The mortgage loans may be insured by the Federal Housing Administration (FHA), guaranteed by the Veterans Administration (VA), the U.S. Department of Agriculture (USDA) 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 for teachers, nurses, first responders, veterans and other essential frontline professionals serving our communities.

In 2018, SC Housing began a program to finance mortgage loans through the sale of mortgage backed securities in the "to be announced" market. This program provides alternative funding for the purchase of mortgage loans. The Palmetto Home Advantage (PHA) program is self-funded by the agency via

mortgage backed 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 private mortgage insurance payments (on conventional loans) once the homeowner has at least 20 percent equity.

SC Housing's single-family mortgage programs serve all 46 counties in South Carolina. SC Housing offers a suite of homeownership options to open doors for South Carolinians in every situation – from those hoping to buy their first home to others looking for their next opportunity.

The SC Homebuyer Program – the agency's flagship homebuyer initiative – had another record-breaking year despite external factors impacting the real estate market, including all-time high home prices, higher interest rates and a limited stock of accessibly priced homes for first-time homebuyers.

SC Housing helped a record **2,853 first-time** and **qualifying homebuyers** obtain mortgages in FY 2026 – a **43 percent increase** over the previous record set in FY 2025. These mortgages represent more than **$703 million** in loan volume, an increase of **51 percent** year-over-year.

Closing the Affordability Gap for the State's Workforce

SC Housing continues to innovate in its mission to make homeownership realistic for prospective South Carolinian home buyers. The need for this inventiveness is stark. The lack of workforce housing – defined by the United States Department of Housing and Urban Development as being affordable to individuals with an income of 80-120 percent of the area median income – is a ground issue for the state's continued growth. The issue is not just social in nature, but macroeconomic as well.

The median listing price for a home in South Carolina was $365,950 in July 2026 (Figure 1), with price points as high as $499,000 in the Charleston-North Charleston core-based statistical area (CBSA). Adding to the rigors of entry-level homebuying, 30-year mortgage rates in the market are still high, lingering between seven and six percent.

Though home prices and mortgage rates have stabilized, their relative increases from past years still pose significant barriers to first-time homebuyers, which is only made more difficult by the number of homes available (Figure 2).

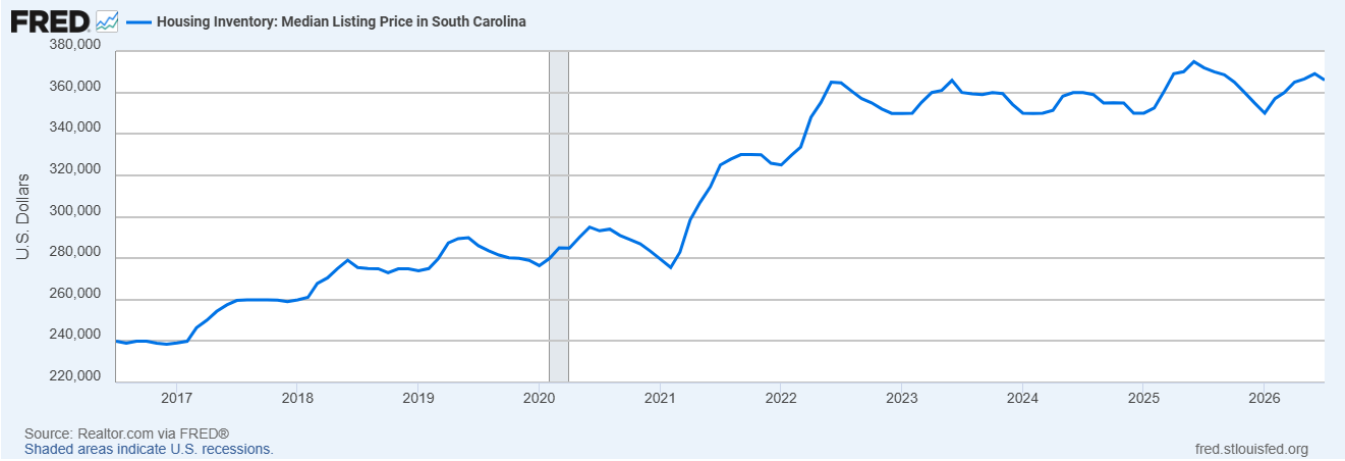


Figure 1

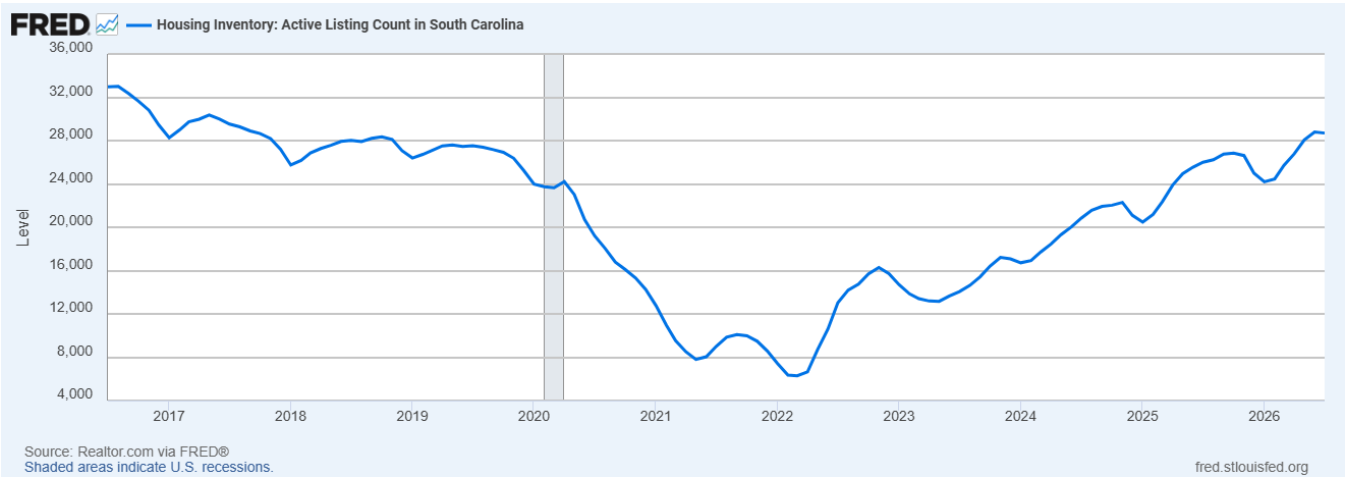


Figure 2

Presenting Solutions to the State's Housing Crisis

In combating the imposing first-time and workforce housing market, SC Housing launched its **Made It Home! Program.** The initiative seeks to revitalize South Carolina's workforce housing stock by partnering with homebuilders, municipalities and other parties in the construction and purchase of smaller, budget friendly homes for working families and individuals.

Made It Home!, through $5 million in funding allocated by the state legislature, has been able to facilitate the construction of 130 homes – priced at no more than $200,000 – across the state with the participation of five homebuilders (listed below).

- D.R. Horton – 40 homes
- Gainey Construction Co. – 15 homes
- Housing Development Corporation of Rock Hill – 15 homes

- McGuinn Homes – 45 homes
- Oak and Ave Property Group – 15 homes

The builders were awarded a $12,500 cost-offset subsidy for each completed and sold home, which has been built as three-bedroom, two-bath homes with at least 1,200 square feet. Adding to the affordability of the homes, SC Housing provided eligible homebuyers with $25,000 in forgivable down payment and closing cost assistance through participating lenders.

The program has shown itself to be popular with both homebuyer and homebuilders, and as of the conclusion of FY 2026 many of the 130 homes had not only been constructed but had been placed under contract as well.

Another piece of a much larger solution was the **First-Generation Home Buyer Program**; a new initiative aimed at helping first-generation homebuyers with down payment assistance and homeownership education.

The goal of the First-Generation Homebuyer Program, which was launched in October 2025, is to provide would-be homebuyers whose parents have not owned a home with the opportunity to build wealth and stability through homeownership, helping to break generational barriers.

The program provides qualifying first-generation homebuyers with $10,000 in down payment assistance and an enhanced, lower, fixed-interest rate. This pairing provides first-generation homebuyers with the ability to not just build equity in the present but build a future for themselves and their families.

DEVELOPMENT

The Development Division oversees several programs that support the construction, financing, rehabilitation and repair of housing for low-income households across South Carolina. These programs generally serve families whose household income is at or below 80 percent of the area median income (AMI), depending upon each program's specific income requirements as stated below. Each year, the United States Department of Housing and Urban Development (HUD) issues the income and rent limits for each state. They are used to determine eligibility for various housing programs. The limits vary depending upon where you live in the state and the number of people in your household.

The Low-income Housing Tax Credit (LIHTC) program is a federal program that helps build or preserve thousands of units in South Carolina every year. Credits are made available in two ways: the "9 percent" credit, which is awarded on a competitive basis once per year and is designed to cover about 70 percent of project costs, and the "4 percent" credit, which paired with Tax Exempt Bond financing is designed to cover 30 percent of project costs and typically requires additional funding to cover the remainder, such as the State Housing Tax Credit. The process of allocating federal tax credits is governed by Section 42 of the Internal Revenue Code, which requires each state to establish its own policies for allocating the tax credits in a Qualified Allocation Plan (QAP), which outlines how LIHTC applications will be evaluated.

Real estate developers submit applications to SC Housing to apply for LIHTC tax credits. If approved for an award, they receive a ten-year stream of tax credits once the new construction or rehabilitation is completed and tenant applications are accepted. Because the funds are needed up front for the construction process, 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 planned work, which can take up to 18-24 months before the development is placed in service and available for prospective residents to move-in.

In FY 2026, **27** new and **14** rehabilitated affordable housing developments, representing 2,112 new and 1,137 rehabilitated units were in various stages of construction. In addition, **15** new and **10** rehabilitated affordable housing developments were awarded, representing **1,343** new and **934** rehabilitated units that are expected to begin construction in 2027.

The South Carolina State Housing Tax Credit was created by the Workforce and Senior Affordable Housing Act, which was signed by the Governor on May 14, 2020, as Act 202. Developers who are applying for federal housing tax credits through the LIHTC program can also request state tax credits to support their eligible projects.

The act also establishes a state review process for awarding available state tax credits under the oversight of the Joint Bond Review Committee of the South Carolina State Legislature. This process is inclusive of all other entities in the state that are requesting state housing tax credits through local public housing authorities, county government, etc. The State Fiscal Accountability Authority (SFAA) takes the lead in evaluating SC Housing's recommended housing tax credit projects to ensure compliance with statutory requirements for Tax Exempt Bond financing.

The Small Rental Development Program (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 sources that support the SRDP include the South Carolina Housing Trust Fund (SCHTF), the National Housing Trust Fund (NHTF), and the HOME Investment Partnerships Program (HOME). In FY 2026, **$34,319,384 was awarded to multi-family projects** submitted in the 2025 funding cycle that will produce **107 affordable housing units**. In addition, **$40 million** has been made available for the 2026 SRDP funding cycle, during which **three** applications have been submitted requesting **$28,944,790**. Awards will be made in FY 2027.

SC Housing's Public Housing Capital Fund Program was created in FY 2025 to address the needs of aging public housing stock. The program is funded through the Emergency Rental Assistance (ERA) 2 program administered by the U.S. Treasury Department. The program awarded $20.6 million in funding to 16 Public Housing Authorities (PHAs) to address emergency and security needs, make energy efficiency improvements, undertake non-routine maintenance, make building code corrections, and bring vacant units back on-line. The program was completed in FY26, expending $19,770,636.03 preserving 2,341 units.

The National Housing Trust Fund is a federal resource that the agency began receiving in 2016 to 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 financial sources to make rental developments financially viable.

The HOME Investment Partnerships Program provides formula grants to states, counties and cities for expanding the supply of affordable housing for low-income households. Funds can be used to address a broad range of activities such as rental housing development and homeownership opportunities. Both NHTF and HOME are administered by the U.S. Department of Housing and Urban Development (HUD).

The HOME-ARP Program provides funding to develop and preserve rental housing to assist individuals and households who are homeless or at risk of becoming homeless. During FY 2026, SC Housing made one HOME-ARP award totaling $5,942,148 to produce 12 affordable housing units.

RENTAL ASSISTANCE & COMPLIANCE

SC Housing's Rental Assistance and Compliance Division has three primary areas of responsibilities: Compliance Monitoring, Contract Administration and Housing Choice Voucher (HCV).

Compliance Monitoring implements procedures for monitoring low-income housing properties to ensure compliance with applicable laws, rules, regulations and policies governing these properties. Programs monitored by the Compliance Monitoring Department include Low-Income Housing Tax Credit (LIHTC), HOME Investment Partnership Program (HOME), Housing Trust Funds (HTF), and the Multifamily Tax-Exempt Revenue Bond Program (TEB). In FY2026, this department had **oversight of 42,582 rental homes** in all 46 counties of the state. The net number of units in the portfolio increased by **2,499** during the fiscal year, as new developments were placed in service while older properties that did not return for additional funding completed their compliance periods. Compliance Monitoring conducted a total of **482 physical and/or file reviews** covering **2,804 buildings** with a total of **21,342 rent-restricted units.**

Contract Administration 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 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 in South Carolina. In FY 2026, PBCA staff met or exceeded numerous performance metrics:

- Conducted **91** Management and Occupancy Reviews;
- Effectively addressed **269** tenant complaints and **390** general inquiries, assisting **3102** families;
- Completed **284** rental adjustments within 30 days and **36** contract renewals within 60 days;
- Reviewed, verified and processed **266** vouchers on the first business day of every month (**3192** annually);
- Processed and approved **1057** Special Claims from property managers within 30 days;
- Dispersed $ **201** 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; and
- **Successfully passed the HUD's Annual Compliance Review of the department's performance with all contract requirements with no comments, concerns or findings noted.**

Overall, there are **255 rental developments** in South Carolina's PBCA portfolio, which covers **45** of 46 counties statewide.

The Housing Choice Voucher Program operates in 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 HUD 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 a housing cost burden.

In FY 2026, there were **23,732 families and individuals** assisted by the Housing Choice Voucher Program, utilizing **$20,768,718** million in HUD funds administered by SC Housing.

The agency also maintains an ongoing partnership with the Office of Veterans Affairs to assist homeless veterans with housing. In FY 2026, **591** out of **660** families in Lexington and Dorchester counties have secured rental housing in what the program refers to as being "leased up," achieving a **90 % utilization rate** based upon HUD's unit months available formula. The Emergency Housing Voucher Program, which also assists families who are experiencing homelessness, is at **76** % utilization (**2,340 of 3,060 available**), followed by the Non-Elderly Disabled (NED)/Mainstream Vouchers, which assists families or individuals, which is at a **74 %** utilization rate (**2,453** of **3,300** available).

The lack of affordable rental housing continues to be the largest barrier to these individuals and families being able to fully utilize their available vouchers. Despite these challenges, we are continuing our efforts to recruit and increase private landlord participation in the program to help close this gap. Our free online search tool at https://schousingsearch.com/ also helps to connect families with available properties.

OTHER MAJOR ACCOMPLISHMENTS

Other major accomplishments of the agency during this period include:

- **Leadership Continuity Established with New Executive Director** — The agency's ascension continued in January 2026, when Robert Macdonald was elevated from chief of staff to executive director after the retirement of Richard Hutto. Macdonald's elevation to the role provides an endorsement of the agency's commitment to maintaining the exceptional performance that was established under Hutto, who served as SC Housing's executive director since 2023.

- **Curated and hosted the 2026 South Carolina Affordable Housing Summit** — SC Housing revived the South Carolina Affordable Housing Summit in April 2026, after an eight-year hiatus, bringing together more than 500 advocates, nonprofit leaders, community organizations and industry partners to address critical housing challenges and explore solutions to the state's growing needs. The summit, presented by SC Housing and the South Carolina Affordable Housing Coalition, provided a forum for collaboration and knowledge-sharing, featuring panel discussions, expert presentations and networking opportunities focused on expanding access to

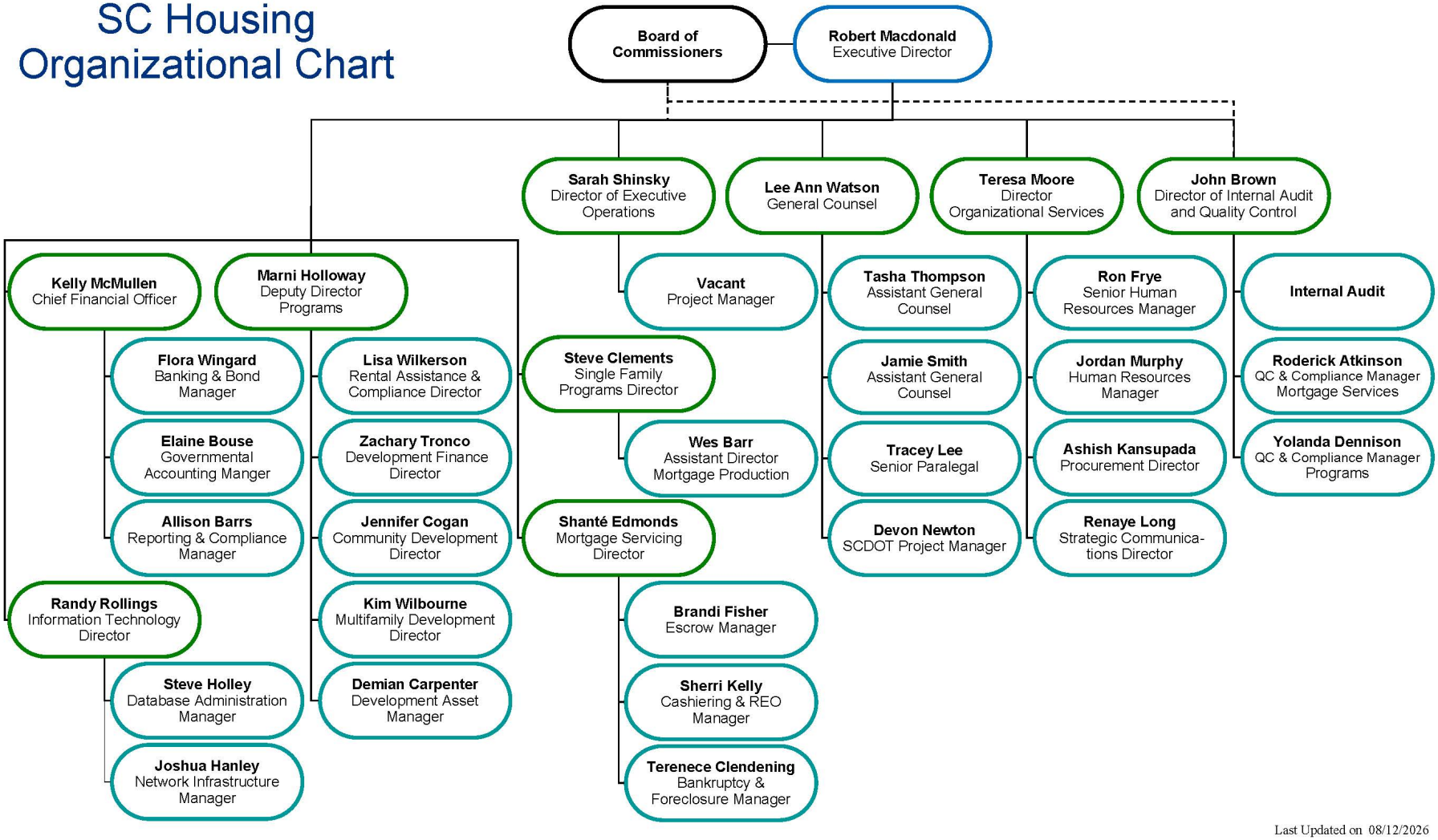
safe, affordable housing. Key topics included financing strategies, development best practices, policy updates and innovative approaches to increasing housing supply.

- **A further refinement of the strategic planning process** — In May 2026, Executive Director Macdonald led the agency's leadership team through a strategic planning process that included an in-depth examination of the agency's accomplishments, program priorities, strategies and activities, focusing on ensuring the agency's mission, vision and values were given precedence to. The planning effort also included a risk analysis for all departments.

- **Economic Impact Interactive Tool** — SC Housing continued to emphasize the important work that the agency does on not just a state-level, but in the micro as well with the launch of the interactive **Statewide Economic Impact Report**. The tool enables users to query and view the agency's economic impact through a search function which provides data for either the county or legislative district. This culminates efforts begun in 2021 and reflects our ongoing commitment to transparency and accessibility. The report will continue to be refined in future years. The webpage can be accessed at https://schousing.sc.gov/about-sc-housing/reports-and-publications/economic-impact-report.

AGENCY NAME:	South Carolina State Housing Finance and Development Authority		
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SC Housing Organizational Chart



Last Updated on 08/12/2026

2026

Reorganization and Compliance

as submitted for the Accountability Report by:

L320 - HOUSING, FINANCE & DEV AUTHORITY

Primary Contact

First Name	Last Name	Role/Title	Email Address	Phone
Renaye	Long	Strategic Communications Director	renaye.long@schousing.com	803-896-9292

Secondary Contact

First Name	Last Name	Role/Title	Email Address	Phone
Matt	McColl	Public Information and Marketing Director	Matthew.McColl@schousing.com	803-896-9520

Agency Mission	Adopted in:	2009

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

Agency Vision	Adopted in:	2009

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

Recommendations for reorganization requiring legislative change:

None

Agency intentions for other major reorganization to divisions, departments, or programs to allow the agency to operate more effectively and efficiently in the succeeding fiscal year:

None

Significant events related to the agency that occurred in FY2026

Description of Event	Start	End	Agency Measures Impacted	Other Impacts
No performance measures were affected.				

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
Reason agency is out of compliance: (if applicable)	
Is the agency in compliance with various requirements to transfer its records, including electronic ones, to the Department of Archives and History? See the Public Records Act (S.C. Code Ann. § 30-1-10 through 30-1-180) and the South Carolina Uniform Electronic Transactions Act (S.C. Code Ann. § 26-6-10 through 26-10-210).	Yes
Does the law allow the agency to promulgate regulations?	Yes
Law number(s) which gives the agency the authority to promulgate regulations:	**31-13-40; 31-13-340**
Has the agency promulgated any regulations?	Yes
Is the agency in compliance with S.C. Code Ann. § 1-23-120 (J), which requires an agency to conduct a formal review of its regulations every five years?	Yes
(End of Reorganization and Compliance Section)	

Strategic Plan Results

as submitted for the Accountability Report by:

FY2026

L320 - HOUSING, FINANCE & DEV AUTHORITY

Goal 1 Supply financial resources that allow low- and moderate-income South Carolinians to reside in safe, decent, and affordable housing of their choice.

Goal 2 Enhance efforts to expand the inventory of affordable rental housing stock.

Goal 3 Establish SC Housing as the foremost resource in the state on housing issues and foster new and existing relationships with public and private entities.

Goal 4 Provide quality services to internal and external customers that ensure the agency is financially prudent, technologically sound, and properly staffed.

Perf. Measure Number	Description	Base	Target	Actual	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Stakeholder Need Satisfied	Primary Stakeholder	State Funded Program Number Responsible	Notes
1.1	**Operate a Mortgage Production division that works with private sector stakeholders to provide homebuyer loans with down payment assistance to eligible South Carolina homebuyers.**										**State Objective: Public Infrastructure and Economic Development**			
1.1.1	Provide at least 33 percent of loans to low-income households to ensure broad access to homeownership.	35%	33%	22.37%	Percent	Equal to or greater than	State Fiscal Year	Divide mortgages issued to low- income households by the total figure above.	Administrative data	Emphasys Single Family and Loan Tracking modules. The extracted report is placed in G: Mortgage Production	Important benefit for first time homebuyers throughout South Carolina	Lender partners that participate in SC Housing's programs, real estate professionals and potential homebuyers who may benefit from SC Housing's programs.	0800.010000.000	
1.1.2	Provide training to 1,300 lenders, Realtors, and other relevant stakeholders to promote the Authority's mortgage products.	4,269	2,500	3,580	Count	Equal to or greater than	State Fiscal Year	Tabulate the number of attendees at each event involving SC Housing staff.	Internal tracking log	Mortgage production tracking logs	Presentations and seminars are effective way to educate and inform stakeholders of the benefit to potential homeowners and the value of SC Housing's programs.	Lender partners that participate in SC Housing's programs, real estate professionals and potential homebuyers who may benefit from SC Housing's programs.	0800.010000.000	
1.2	**Maximize the use of available resources to finance the development of privately owned affordable rental housing for low-income South Carolinians.**										**State Objective: Public Infrastructure and Economic Development**			
1.2.1	Finance the construction or preservation of 1,800 units of affordable rental housing using a variety of federal and state funding sources.	1,852	1,800	4,819	Count	Equal to or greater than	State Fiscal Year	Tabulate rental units in housing applications funded by the agency.	Administrative data	Development tracking logs, Emphasys database	Construct and preserve affordable housing that serves the people of our state	Low-income renter households, developers, property managers	0600.100000.000, 0600.150000.000	
1.3	**Support a wider range of activities within the Development Division that allow marginalized populations in South Carolina to live independently.**										**State Objective: Public Infrastructure and Economic Development**			
1.3.1	Finance the rehabilitation of 250 homes owned by very low-income households via the South Carolina Housing Trust Fund.	287	250	287	Count	Equal to or greater than	State Fiscal Year	Tabulate the number of households served by the Home Repair Program.	Administrative data	Development tracking logs, Emphasys database	Maintain the quality of affordable owner- occupied housing to help impoverished citizens stay in their homes.	Low-income owner households, developers, property managers	0600.100000.000	
1.3.2	Fund at least five rental housing project that serves a special needs population.	7	5	12	Count	Equal to or greater than	State Fiscal Year	Tabulate projects funded that serve a special needs population.	Administrative data	Development tracking logs, Emphasys database	Construct and preserve affordable housing that helps provide affordable, permanent rental homes for special needs households.	Low-income renter households with special needs, developers, property managers	0600.100000.000, 0600.150000.000	
2.1	**Foster and cultivate program participation among rental property owners through relationship building and training. In conjunction with internal stakeholders and external partners, develop and implement an information campaign to highlight the need for additional landlord participation.**										**State Objective: Government and Citizens**			

Perf. Measure Number	Description	Base	Target	Actual	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Stakeholder Need Satisfied	Primary Stakeholder	State Funded Program Number Responsible	Notes
2.1.1	Conduct a minimum of two (2) in person or virtual landlord engagement/education sessions per quarter and track participation; new landlord enrollments, and the number of units added to the affordable housing stock within our jurisdiction.	8	2	5	Count	Equal to or greater than	State Fiscal Year	Monitor the attendance at each event and track the number of new landlords registered to participate in the program	Internal tracking log	Internal landlord training/recruitment log	Citizens - increasing the availability of affordable housing units	General public	0600.050000.000	Five (5) of the eight (8) planned landlord outreach sessions were completed during FY 2026. The reduced number of sessions was primarily due to program priorities and persistent staffing shortages throughout the fiscal year. Because no new vouchers were issued during FY 2026, there was limited need for aggressive recruitment of new landlords. Available staff resources were therefore prioritized toward essential HCVP operations, participant processing, compliance requirements, and other critical program functions. While the full outreach goal was not achieved, landlord engagement remained available as needed to support existing program participants and property owners.
2.2	**Continuously monitor all regulatory updates and modify internal processes as required. Ensure all Performance-Based Contract Administration regulatory and contractual requirements meet the Acceptable Quality Level (AQL) for each Incentive-Based Performance Standards (IBPS) task and facilitate the maximization of fees earned. Ensure accountability and overall compliance with the 14 Key Performance Indicators utilized by HUD.**										**State Objective: Government and Citizens**			
2.2.1	Conduct monthly management reviews of all PBCA regulatory and contractual requirements and deliverables to achieve a 100% rating as measured by the HUD Acceptable Quality Level (AQL) performance rating system.	100%	100%	100%	Percent	Equal to or greater than	Other	Performance is rated by HUD following their annual audit	HUD ACR Report	Contract Administration network folder	Assures SC Housing has met all contractual requirements defined by HUD in our Annual Contributions Contract	Compliance and Rental Assistance directors, managers and staff; Executive Director; Board of Commissioners	0600.010000.000	
2.2.2	Conduct monthly monitoring of all PBCA contracts, contract renewals, special claims, voucher payments, Management Occupancy Reviews, and resident complaints to achieve at least 100% compliance with HUD's 14 Key Performance Indicators as measured by internal tracking logs.	100%	100%	100%	Percent	Equal to or greater than	State Fiscal Year	Tabulate totals	CA Internal tracking logs	Contract Administration network folder	Assures SC Housing has met all contractual requirements defined by HUD in our Annual Contributions Contract	Compliance and Rental Assistance directors, managers and staff; Executive Director; Board of Commissioners	0600.010000.000	
2.3	**Maintain a system for reporting and escalating unresolved chronic or severe noncompliance for additional enforcement actions. Provide targeted incentives for owner/agents to secure compliance with minimum property standard requirements.**										**State Objective: Healthy and Safe Families**			
2.3.1	Maintain a Compliance Portfolio with no more than 20 determinations of uncorrected LIHTC reports of non-compliance issued to the Internal Revenue service or suspensions under SC Housing's Suspension and Debarment Policy.	0	20	13	Count	Equal to or less than	State Fiscal Year	Tabulate the net number of properties with uncorrected IRS Form 8823s and the number of properties suspended from conducting business with SC Housing	IRS Form 8823 SC Housing records of owner/agents suspended	Compliance Monitoring network folder and OnBase document imaging system	Holds owner/agents accountable for the health, safety and welfare of their tenants; assures tenants and units are qualified per program requirements based on their individual funding sources; restricts participation of developers who do not strive to meet minimum standards	General public, owners and agents as well as developers	0600.010000.000	
3.1	**Utilize the Communications and Outreach Division to increase engagement with agency services and programs and affordable housing issues among stakeholders and the general public.**										**State Objective: Government and Citizens**			
3.1.1	Host or participate in 10 partner roundtables, community outreach, and training events to promote collaborative strategies for addressing affordable housing needs in local communities.	34	10	14	Count	Equal to or greater than	State Fiscal Year	Tabulate events hosted or participated in by division staff.	Internal tracking log	Communications network folder	Participate in conversations involving housing issues held by the agency and relevant stakeholders	Lenders, realtors developers, property managers, non profit community organizations, state and local policymakers, general public	0201.150000.000	

Perf. Measure Number	Description	Base	Target	Actual	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Stakeholder Need Satisfied	Primary Stakeholder	State Funded Program Number Responsible	Notes
3.1.2	Maintain social media impressions across all of our platforms within five percent of 2025's performance measure base.	331,615	275,000 - 375,000	349,414	Acceptable range	Equal to or greater than	State Fiscal Year	Tabulate cited indicators of engagement online.	online sources	Social media pages	Provide information about housing programs and issues to interested citizens	General public	0201.150000.000	
3.1.3	Exceed 350,000 web page views to the SC Housing's web properties as part of a broader effort to ensure digital communications are meaningful and relevant to diverse stakeholder groups and communities.	-	350,000	377,000	Count	Equal to or greater than	State Fiscal Year	Report is automatically generated daily.	IT analytics report	IT analytics reports	Provide information about housing programs and issues to interested citizens	General public	0201.150000.000	The SCHousing.SC.Gov website was launched in FY 2025.
3.1.4	Continue the implementation of SC Housing's publicly-facing newsletter, The Front Porch, by creating and publishing at least six editions (bi-monthly) throughout the year.	6	6	6	Count	Equal to or greater than	State Fiscal Year	Tabulate newsletters published.	Internal tracking log	Communications network folder	Provide information about housing programs and issues to interested citizens	General public	0201.150000.000	
3.1.5	Foster creative deployment of SC Housing collateral through the development or redesign of three webpages using a new web content management system.	3	3	3	Count	Equal to or greater than	State fiscal year	Tabulate new webpages created using new website content management platform.	Internal tracking log	Communications network folder	Provide information about housing programs and issues to interested citizens	General public	0201.150000.000	
3.1.6	Develop suite of 12 videos to assist in agency employee recruitment and retention, as well as program marketing.	15	12	12	Count	Equal to or greater than	State fiscal year	Tabulate new videos created.	Internal tracking log	Communications network folder	Provide information about housing programs and issues to interested citizens	General public	0201.150000.000	
3.1.7	Host an Affordable Housing Summit for 500 attendees by April 2026 to foster networking, information sharing and collaborative planning about affordable housing needs, opportunities, initiatives and industry trends.	0	500	600	Count	Equal to or greater than	State Fiscal Year	Tabulate registrations and attendee count	Conference analytics report on registrations	Conference analytics report from vendor	Increase awareness of affordable housing issues, initiatives, and innovative solutions.	A broad range of public and private affordable housing professionals, nonprofit leaders, developers, public officials, and advocates, including other sectors affected by housing issues, such as health care, emergency management, and business and industry.	0201.150000.000	
3.2	**Utilize program services data compiled and analyzed in collaboration with the University of South Carolina Darla Moore School of Business to disseminate information about current housing needs, conditions, and issues to internal stakeholders, state leaders, local governments, external stakeholders, and the general public.**									**State Objective: Government and Citizens**				
3.2.1	Maintain an online interactive economic impact tool made available on the agency's website for the public to investigate program data at the county and/or congressional district level.	1	1	1	Count	Equal to or greater than	State Fiscal Year	Tabulate activities on data template provided by USC Darla Moore School of Business	USC data templates	Research folder on the agency's internal network	Provide information on the impact and benefit of SC Housing program services	Federal, state and local policy makers, state and local government officials, affordable housing developers, community organizations, media outlets, general public	0201.050000.000	
4.1	**Serve as a responsible steward of public funds and maintain the agency's financial condition.**									**State Objective: Government and Citizens**				

Perf. Measure Number	Description	Base	Target	Actual	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Stakeholder Need Satisfied	Primary Stakeholder	State Funded Program Number Responsible	Notes
4.1.1	Maintain the Authority's Aaa bond rating by Moody's.	1	1	1	Count	Equal to or greater than	State Fiscal Year	Rating is provided by Moody's in their report.	Bond rating report	Finance folder on the agency's internal network	Investors, bondholders	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.	1.29	1.1	1.17	Ratio	Equal to or greater than	State Fiscal Year	Divide program assets by total debt on 6/30/2020.	Financial records	Finance folder on the agency's internal network	A ratio that is used to gauge the financial stability of the Authority	Investors, bondholders, state officials	0200.100000.000	
4.1.3	Generate $10,000 in cost savings to the agency	$10,000	$10,000	$8,005.20	Dollar Amount	Equal to or greater than	State Fiscal Year	Tabulate cost savings that were generated by the Procurement Officer.	Internal tracking log	Procurement folder on the agency's internal network	To ensure responsible use of the agency's assets	All SC Housing directors, managers, and staff; Executive Director	0200.100000.000	
4.2	**Continue development of a secure, comprehensive technology infrastructure that serves the needs of the agency and its customers.**										**State Objective: Government and Citizens**			
4.2.1	Provide 99.8 percent uptime for essential business services.	100.00%	100%	9960.00%	Percent	Equal to or greater than	State Fiscal Year	Divide total outage time by total operating hours and subtract from 1.	System Logs	System Logs	Reliability of computing infrastructure	Agency Board of Commissioners and Executive Director	0201.150000.000	Internet connectivity issues and scheduled maintenance caused us to not meet the 100% goal.
4.2.2	Allow zero data breaches of personally identifiable or other confidential information held by SC Housing.	0.00%	0%	0.00%	Count	Equal to or greater than	State Fiscal Year	Tabulate the number of data breaches experienced.	IT internal records	Incident Reports	Security of computing infrastructure	Agency Board of Commissioners and Executive Director	0201.150000.000	
4.3	**Operate a professional public agency by hiring, developing, and retaining essential talent.**										**State Objective: Government and Citizens**			
4.3.1	Reduce the annual staff turnover rate to below 10 percent.	8.66%	10%	15.85%	Percent	Equal to or less than	State Fiscal Year	Divide the number of separations in FY26 by the number of positions.	HR/SCEIS data	1. Secure HR files 2. OnBase- secure document image storage 3. SCEIS-SAP secure platform	Stability of agency workforce to minimize money and time lost due to turnover	SC Housing directors, managers, and staff; Executive Director; Board of Commissioners; Executive Committees; DSHR representatives	0201.050000.000	Due to an increase in retirement, our turnover rate for FY26 is 15.85% or 16% if rounded up. Without retirement it's 12%. Though this is still higher than our 9% goal, efforts are being made to plan for retirement transitions (succession planning), strengthen our retention programs (career development and recognition/appreciation), while improving our culture (open communication).
4.3.2	Hold at least three employee appreciation or engagement events.	8	3	3	Count	Equal to or greater than	State Fiscal Year	Tabulate the number of events held.	Internal tracking log	Internal HR log	High morale and commitment to agency mission and vision among employees	SC Housing directors, managers, and staff; Executive Director; Board of Commissioners	0201.050000.000	
4.3.3	Complete "SC Housing 201" training to help improve employee understanding of agency programs, improving retention.	0%	90%	100%	Percent complete	Equal to or greater than	State Fiscal Year	Training completion rate within FY	Internal tracking log	Internal HR log	Stability of agency workforce to minimize cost and time lost due to turnover	SC Housing directors, managers, and staff; Executive Director; Board of Commissioners	0201.050000.000	
4.3.4	Conduct Employee Engagement Survey to capture and document agency successes and opportunities.	0%	71%	77%	Percent	Equal to or greater than	State Fiscal Year	Acceptance rating from employee survey	Employee survey	3rd party collecting and reporting method	Stability of agency workforce to minimize cost and time lost due to turnover	SC Housing directors, managers, and staff; Executive Director; Board of Commissioners	0201.050000.000	

Strategic Plan Development

as submitted for the Accountability Report by:

FY2027

L320 - HOUSING, FINANCE & DEV AUTHORITY

Goal 1 Supply financial resources that allow low- and moderate-income South Carolinians to reside in safe, decent, and affordable housing of their choice.

Goal 2 Enhance efforts to expand the inventory of affordable rental housing stock.

Goal 3 Establish SC Housing as the foremost resource in the state on housing issues and foster new and existing relationships with public and private entities.

Goal 4 Provide quality services to internal and external customers that ensure the agency is financially prudent, technologically sound, and properly staffed.

Perf. Measure Number	Description	Base	Target	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Stakeholder Need Satisfied	Primary Stakeholder	State Funded Program Number Responsible	Notes
1.1	**Operate a Mortgage Production division that works with private sector stakeholders to provide homebuyer loans with down payment assistance to eligible South Carolina homebuyers.**								**State Objective: Public Infrastructure and Economic Development**				
1.1.1	Provide at least 33 percent of loans to low-income households to ensure broad access to homeownership.	22.37%	20%	Percent	Equal to or greater than	State Fiscal Year	Divide mortgages issued to low-income households by the total figure above.	Administrative data	Emphasys Single Family and Loan Tracking modules. The extracted report is placed in G: Mortgage Production	Important benefit for first time homebuyers throughout South Carolina	Lender partners that participate in SC Housing's programs, real estate professionals and potential homebuyers who may benefit from SC Housing's programs.	0800.010000.000	
1.1.2	Provide training to 1,300 lenders, Realtors, and other relevant stakeholders to promote the Authority's mortgage products.	3,580	2,500	Count	Equal to or greater than	State Fiscal Year	Tabulate the number of attendees at each event involving SC Housing staff.	Internal tracking log	Mortgage production tracking logs	Presentations and seminars are effective way to educate and inform stakeholders of the benefit to potential homeowners and the value of SC Housing's programs.	Lender partners that participate in SC Housing's programs, real estate professionals and potential homebuyers who may benefit from SC Housing's programs.	0800.010000.000	
1.2	**Maximize the use of available resources to finance the development of privately owned affordable rental housing for low-income South Carolinians.**								**State Objective: Public Infrastructure and Economic Development**				
1.2.1	Finance the construction or preservation of 1,800 units of affordable rental housing using a variety of federal and state funding sources.	4,819	2,700	Count	Equal to or greater than	State Fiscal Year	Tabulate rental units in housing applications funded by the agency.	Administrative data	Development tracking logs, Emphasys database	Construct and preserve affordable housing that serves the people of our state	Low-income renter households, developers, property managers	0600.100000.000, 0600.150000.000	
1.3	**Support a wider range of activities within the Development Division that allow marginalized populations in South Carolina to live independently.**								**State Objective: Public Infrastructure and Economic Development**				
1.3.1	Finance the rehabilitation of 150 homes owned by very low-income households via the South Carolina Housing Trust Fund.	287	150	Count	Equal to or greater than	State Fiscal Year	Tabulate the number of households served by the Home Repair Program.	Administrative data	Development tracking logs, Emphasys database	Maintain the quality of affordable owner-occupied housing to help impoverished citizens stay in their homes.	Low-income owner households, developers, property managers	0600.100000.000	

Perf. Measure Number	Description	Base	Target	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Stakeholder Need Satisfied	Primary Stakeholder	State Funded Program Number Responsible	Notes
1.3.2	Fund at least eight rental housing project that serves a special needs population.	12	8	Count	Equal to or greater than	State Fiscal Year	Tabulate projects funded that serve a special needs population.	Administrative data	Development tracking logs, Emphasys database	Construct and preserve affordable housing that helps provide affordable, permanent rental homes for special needs households.	Low-income renter households with special needs, developers, property managers	0600.100000.000, 0600.150000.000	
2.1	**Foster and cultivate program participation among rental property owners through relationship building and training. In conjunction with internal stakeholders and external partners, develop and implement an information campaign to highlight the need for additional landlord participation.**								**State Objective:**	**Government and Citizens**			
2.1.1	Reduce the number of overall Housing Choice Voucher Program (HCVP) Quality Control (QC) findings by at least fifty percent (50%) compared to the total number of QC findings identified during FY 2026.	0%	50%	Percent	Equal to or greater than	State Fiscal Year	Monitor the attendance at each event and track the number of new landlords registered to participate in the program	Internal tracking log	Internal landlord training/recruitment log	Citizens - increasing the availability of affordable housing units	General public	0600.050000.000	Replaces the FY 2026 performance measure of conducting a minimum of two (2) in person or virtual landlord engagement/education sessions per quarter and track participation; new landlord enrollments, and the number of units added to the affordable housing stock within our jurisdiction.
2.2	**Continuously monitor all regulatory updates and modify internal processes as required. Ensure all Performance-Based Contract Administration regulatory and contractual requirements meet the Acceptable Quality Level (AQL) for each Incentive-Based Performance Standards (IBPS) task and facilitate the maximization of fees earned. Ensure accountability and overall compliance with the 14 Key Performance Indicators utilized by HUD.**								**State Objective:**	**Government and Citizens**			
2.2.1	Conduct monthly management reviews of all PBCA regulatory and contractual requirements and deliverables to achieve a 100% rating as measured by the HUD Acceptable Quality Level (AQL) performance rating system.	100%	100%	Percent	Equal to or greater than	Other	Performance is rated by HUD following their annual audit	HUD ACR Report	Contract Administration network folder	Assures SC Housing has met all contractual requirements defined by HUD in our Annual Contributions Contract	Compliance and Rental Assistance directors, managers and staff; Executive Director; Board of Commissioners	0600.010000.000	
2.2.2	Conduct monthly monitoring of all PBCA contracts, contract renewals, special claims, voucher payments, Management Occupancy Reviews, and resident complaints to achieve at least 100% compliance with HUD's 14 Key Performance Indicators as measured by internal tracking logs.	100%	100%	Percent	Equal to or greater than	State Fiscal Year	Tabulate totals	CA Internal tracking logs	Contract Administration network folder	Assures SC Housing has met all contractual requirements defined by HUD in our Annual Contributions Contract	Compliance and Rental Assistance directors, managers and staff; Executive Director; Board of Commissioners	0600.010000.000	
2.3	**Maintain a system for reporting and escalating unresolved chronic or severe noncompliance for additional enforcement actions. Provide targeted incentives for owner/agents to secure compliance with minimum property standard requirements.**								**State Objective:**	**Healthy and Safe Families**			
2.3.1	Maintain a Compliance Portfolio with no more than 15 determinations of uncorrected LIHTC reports of non-compliance issued to the Internal Revenue service or suspensions under SC Housing's Suspension and Debarment Policy.	13	15	Count	Equal to or less than	State Fiscal Year	Tabulate the net number of properties with uncorrected IRS Form 8823s and the number of properties suspended from conducting business with SC Housing	IRS Form 8823 SC Housing records of owner/agents suspended	Compliance Monitoring network folder and OnBase document imaging system	Holds owner/agents accountable for the health, safety and welfare of their tenants; assures tenants and units are qualified per program requirements based on their individual funding sources; restricts participation of developers who do not strive to meet minimum standards	General public, owners and agents as well as developers	0600.010000.000	

Perf. Measure Number	Description	Base	Target	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Stakeholder Need Satisfied	Primary Stakeholder	State Funded Program Number Responsible	Notes
3.1	**Utilize the Communications and Outreach Division to increase engagement with agency services and programs and affordable housing issues among stakeholders and the general public.**								**State Objective: Government and Citizens**				
3.1.1	Host or participate in 10 partner roundtables, community outreach, and training events to promote collaborative strategies for addressing affordable housing needs in local communities.	14	10	Count	Equal to or greater than	State Fiscal Year	Tabulate events hosted or participated in by division staff.	Internal tracking log	Communications network folder	Participate in conversations involving housing issues held by the agency and relevant stakeholders	Lenders, realtors developers, property managers, non profit community organizations, state and local policymakers, general public	0201.150000.000	
3.1.2	Maintain social media impressions across all of our platforms within five percent of 2026's performance measure base.	331,615	275,000 - 375,000	Acceptable range	Equal to or greater than	State Fiscal Year	Tabulate cited indicators of engagement online.	online sources	Social media pages	Provide information about housing programs and issues to interested citizens	General public	0201.150000.000	
3.1.3	Exceed 350,000 web page views to the SC Housing's web properties as part of a broader effort to ensure digital communications are meaningful and relevant to diverse stakeholder groups and communities.	377,000	350,000	Count	Equal to or greater than	State Fiscal Year	Report is automatically generated daily.	IT analytics report	IT analytics reports	Provide information about housing programs and issues to interested citizens	General public	0201.150000.000	
3.1.4	Continue the implementation of SC Housing's publicly-facing newsletter, The Front Porch, by creating and publishing at least six editions (bi-monthly) throughout the year.	6	6	Count	Equal to or greater than	State Fiscal Year	Tabulate newsletters published.	Internal tracking log	Communications network folder	Provide information about housing programs and issues to interested citizens	General public	0201.150000.000	
3.1.5	Foster creative deployment of SC Housing collateral through the development or redesign of three webpages using a new web content management system.	3	3	Count	Equal to or greater than	State fiscal year	Tabulate new webpages created using new website content management platform.	Internal tracking log	Communications network folder	Provide information about housing programs and issues to interested citizens	General public	0201.150000.000	
3.1.6	Develop suite of 10 videos to assist in agency employee recruitment and retention, as well as program marketing.	12	10	Count	Equal to or greater than	State fiscal year	Tabulate new videos created.	Internal tracking log	Communications network folder	Provide information about housing programs and issues to interested citizens	General public	0201.150000.000	

Perf. Measure Number	Description	Base	Target	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Stakeholder Need Satisfied	Primary Stakeholder	State Funded Program Number Responsible	Notes
3.1.7	Host an Affordable Housing Summit for 500 attendees by May 2027 to foster networking, information sharing and collaborative planning about affordable housing needs, opportunities, initiatives and industry trends.	1	1	Count	Equal to or greater than	State Fiscal Year	Tabulate registrations and attendee count	Conference analytics report on registrations	Conference analytics report from vendor	Increase awareness of affordable housing issues, initiatives, and innovative solutions.	A broad range of public and private affordable housing professionals, nonprofit leaders, developers, public officials, and advocates, including other sectors affected by housing issues, such as health care, emergency management, and business and industry.	0201.150000.000	
3.2	**Utilize program services data compiled and analyzed in collaboration with the University of South Carolina Darla Moore School of Business to disseminate information about current housing needs, conditions, and issues to internal stakeholders, state leaders, local governments, external stakeholders, and the general public.**								**State Objective: Government and Citizens**				
3.2.1	Maintain an online interactive economic impact tool made available on the agency's website for the public to investigate program data at the county and/or congressional district level.	1	1	Count	Equal to or greater than	State Fiscal Year	Tabulate activities on data template provided by USC Darla Moore School of Business	USC data templates	Research folder on the agency's internal network	Provide information on the impact and benefit of SC Housing program services	Federal, state and local policy makers, state and local government officials, affordable housing developers, community organizations, media outlets, general public	0201.050000.000	
4.1	**Serve as a responsible steward of public funds and maintain the agency's financial condition.**								**State Objective: Government and Citizens**				
4.1.1	The Agency is committed to maintaining its strong financial position and prudent financial management practices with the objective of preserving a high investment grade rating from Moody's Investors Service. The Agency will continue to exercise oversight of its financial resources, liquidity, reserves, debt levels, and portfolio performance in support of maintaining this investment-grade rating. While the Agency recognizes that its rating is subject to Moody's independent assessment and prevailing rating criteria, maintaining the rating will remain an important financial management objective.	1	1	Count	Equal to or greater than	State Fiscal Year	Rating is provided by Moody's in their report.	Bond rating report	Finance folder on the agency's internal network	Investors, bondholders	To gauge creditworthiness of bonds issued by the Authority	0200.100000.000	This was changed from a goal that was dependent on Moody's to being a goal with a set criteria.
4.1.2	Maintain a program asset to debt ratio of at least 1.10.	1.17	1.1	Ratio	Equal to or greater than	State Fiscal Year	Divide program assets by total debt on 6/30/2020.	Financial records	Finance folder on the agency's internal network	A ratio that is used to gauge the financial stability of the Authority	Investors, bondholders, state officials	0200.100000.000	
4.1.3	Generate $10,000 in cost savings to the agency	$10,000	$10,000	Dollar Amount	Equal to or greater than	State Fiscal Year	Tabulate cost savings that were generated by the Procurement Officer.	Internal tracking log	Procurement folder on the agency's internal network	To ensure responsible use of the agency's assets	All SC Housing directors, managers, and staff; Executive Director	0200.100000.000	

Perf. Measure Number	Description	Base	Target	Value Type	Desired Outcome	Time Applicable	Calculation Method	Data Source	Data Location	Stakeholder Need Satisfied	Primary Stakeholder	State Funded Program Number Responsible	Notes
4.2	**Continue development of a secure, comprehensive technology infrastructure that serves the needs of the agency and its customers.**								**State Objective: Government and Citizens**				
4.2.1	Provide 99.8 percent uptime for essential business services.	99.60%	99%	Percent	Equal to or greater than	State Fiscal Year	Divide total outage time by total operating hours and subtract from 1.	System Logs	System Logs	Reliability of computing infrastructure	Agency Board of Commissioners and Executive Director	0201.150000.000	
4.2.2	Allow zero data breaches of personally identifiable or other confidential information held by SC Housing.	0	0	Count	Equal to or greater than	State Fiscal Year	Tabulate the number of data breaches experienced.	IT internal records	Incident Reports	Security of computing infrastructure	Agency Board of Commissioners and Executive Director	0201.150000.000	
4.3	**Operate a professional public agency by hiring, developing, and retaining essential talent.**								**State Objective: Government and Citizens**				
4.3.1	Reduce the annual staff turnover rate to below 10 percent.	16%	10%	Percent	Equal to or less than	State Fiscal Year	Divide the number of separations in FY27 by the number of positions.	HR/SCEIS data	1. Secure HR files 2. OnBase- secure document image storage 3. SCEIS-SAP secure platform	Stability of agency workforce to minimize money and time lost due to turnover	SC Housing directors, managers, and staff; Executive Director; Board of Commissioners; Executive Committees; DSHR representatives	0201.050000.000	
4.3.2	Hold at least three employee appreciation or engagement events.	3	3	Count	Equal to or greater than	State Fiscal Year	Tabulate the number of events held.	Internal tracking log	Internal HR log	High morale and commitment to agency mission and vision among employees	SC Housing directors, managers, and staff; Executive Director; Board of Commissioners	0201.050000.000	
4.3.3	Support the growth of our EPMS Managers with the delivery of four developmental training sessions in FY 2027.	0	4	Count	Equal to or greater than	State Fiscal Year	Training completion rate within FY	Internal tracking log	Internal HR log	High morale and commitment to agency mission and vision among employees	SC Housing directors, managers, and staff; Executive Director; Board of Commissioners	0201.050000.000	A replacement from the FY2026 initiative to complete "SC Housing 201" training to help improve employee understanding of agency programs.
4.3.4	Conduct Employee Engagement Survey to capture and document agency successes and opportunities.	77%	70%	Percent	Equal to or greater than	State Fiscal Year	Acceptance rating from employee survey	Employee survey	3rd party collecting and reporting method	Stability of agency workforce to minimize cost and time lost due to turnover	SC Housing directors, managers, and staff; Executive Director; Board of Commissioners	0201.050000.000	

Budget Data

2026

as submitted for the Accountability Report by:

L320 - HOUSING, FINANCE & DEV AUTHORITY

State Funded Program No.	State Funded Program Title	Description of State Funded Program	(Actual) General	(Actual) Other	(Actual) Federal	(Actual) Total	(Projected) General	(Projected) Other	(Projected) Federal	(Projected) Total
0200.100000.000	Finance Division	This line item provides for the financial administration of the agency and its programs.	$ -	$ 934,784.63	$ -	$ 934,784.63	$ -	$ 981,000.00	$ -	$ 981,000.00
0201.050000.000	Executive Division	The executive division budget includes the General Fund, Office of the Executive Director plus Chief of Staff, Human Resources, Internal Audit, General Operations, and Legal.	$ 75,000.00	$ 3,736,288.51	$ -	$ 3,811,288.51	$ -	$ 9,338,000.00	$ -	$ 9,338,000.00
0201.150000.000	Support Services	The Support Services budget includes Information Technology, Procurement, and Communications and Outreach functions.	$ -	$ 4,300,980.00	$ -	$ 4,300,980.00	$ -	$ 4,680,000.00	$ -	$ 4,680,000.00
0600.010000.000	Contract Admin & Compliance	Contract Administration monitors and disburses rental assistance under a contract with HUD. Compliance monitors other government assisted affordable housing financed by the agency.	$ -	$ 2,048,811.27	$ 200,744,790.83	$ 202,793,602.10	$ -	$ 2,471,295.00	$ 187,374,705.00	$ 189,846,000.00
0600.050000.000	Rental Assistance	The HUD Housing Choice Voucher Program provides rental assistance to very low-income families in seven counties statewide without eligible local housing authorities.	$ -	$ 93,252.56	$ 42,442,972.91	$ 42,536,225.47	$ -	$ -	$ 20,721,000.00	$ 20,721,000.00

State Funded Program No.	State Funded Program Title	Description of State Funded Program	(Actual) General	(Actual) Other	(Actual) Federal	(Actual) Total	(Projected) General	(Projected) Other	(Projected) Federal	(Projected) Total
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.	$ -	$ 671,546.53	$ 9,913,549.49	$ 10,585,096.02	$ -	$ 1,046,444.00	$ 36,795,556.00	$ 37,842,000.00
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.	$ -	$ 939,252.91	$ -	$ 939,252.91	$ -	$ 1,567,000.00	$ -	$ 1,567,000.00
0800.010000.000	Mortgage Production	The Homebuyer Program, Palmetto Home Advantage, and related SC Housing initiatives provide home mortgages with down payment assistance to low- and moderate-income South Carolinians, particularly first-time homebuyers.	$ -	$ 1,482,016.82	$ -	$ 1,482,016.82	$ -	$ 2,523,000.00	$ -	$ 2,523,000.00
0800.050000.000	Mortgage Servicing	Mortgage servicing provides for the collection of payments on loans financed by mortgage production.	$ -	$ 1,401,463.18	$ -	$ 1,401,463.18	$ -	$ 3,528,000.00	$ -	$ 3,528,000.00
9500.050000.000	State Employer Contributions	Agency's portion of employer benefits expenses	$ -	$ 3,353,440.49	$ 692,326.60	$ 4,045,767.09	$ -	$ 977,820.00	$ 5,035,180.00	$ 6,013,000.00
		FY2026 Actuals	$ 75,000.00	$ 18,961,836.90	$ 253,793,639.83	$ 272,830,476.73				$ 277,039,000.00

2026

Legal Data

as submitted for the Accountability Report by:

L320 - HOUSING, FINANCE & DEV AUTHORITY

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
Proviso 42.1	State	FY26-27 Proviso	Permits the Authority to carry forward federal rental assistance administrative fees.	Not related to agency deliverable		Reenacted
Proviso 42.2	State	FY26-27 Proviso	Permits the Authority to carry forward prior fiscal year monies withdrawn from certain bond indentures.	Not related to agency deliverable		Reenacted
Proviso 42.3	State	FY26-27 Proviso	Permits mileage reimbursement for the Housing Trust Fund Advisory Committee.	Not related to agency deliverable		Reenacted
Proviso 42.4	State	FY26-27 Proviso	Permits the Authority to retain recoveries in excess of SWCAP.	Funding agency deliverable(s)		Reenacted
Proviso 42.5	State	FY26-27 Proviso	Permits the Authority to disregard the Housing Trust Fund calculation in 31-13-445 in the event of disaster allocation	Requires a manner of delivery		Reenacted
Proviso 42.6	State	FY26-27 Proviso	Permits the Authority to collaborate with Habitat for Humanity South Carolina by providing a grant of up to $5 million to be used to create and preserve affordable homeownership across the state, subject to the South Carolina Housing Trust Fund Act, a memorandum of understanding between the parties, and reporting requirements.	Distribute finding to another entity		Reenacted
Proviso 42.7	State	FY26-27 Proviso	Authorizes the Authority to use appropriated funds for the Made it Home! Program to address the lack of affordable homewnership in the state, and requires the Authority to establish program guidelines and award criteria, and to submit a report by June 30.	Requires a manner of delivery		Added

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
Proviso 118.21(B)(38)	State	FY26-27 Proviso	Appropriates nonrecurring revenue to the Authority for first-time homebuyers workforce housing (Made It Home! Program).	Funding agency deliverable(s)	Proviso number amended from 118.22(B)(39). Amended proviso updates the amount of nonrecurring revenue appropriated to the Authority in FY 25-26.	Amended
1-11-520	State	Statute	Directs the Authority to provide assistance to the State Fiscal Accountability Authority (SFAA) in the issuance of private activity bonds.	Requires a service	Provide services for the development of an allocation plan, including competitive criteria and the periodic evaluation of authorized requests.	No Change
11-35-5350	State	Statute	Requires public entities contracting for a pubilc works project or purchase of materials therefore to require iron and steel products used in the project to be produced in the US.	Requires a manner of delivery		Added
12-6-3795	State	Statute	Established the South Carolina state housing tax credit.	Requires a service	An eligibility statement to qualified applicants for the state housing tax credit.	No Change
12-24-90	State	Statute	Established the fee calculation that goes into the Housing Trust Fund.	Funding agency deliverable(s)		No Change
27-40-10	State	Statute	This chapter may be cited as the Residential Landlord and Tenant Act.	Requires a manner of delivery	The Authority does not regularly operate rental properties but must comply if operating rental properties.	No Change
27-40-210	State	Statute	Definitions for the Residential Landlord and Tenant Act.	Not related to agency deliverable		No Change
27-40-220	State	Statute	Obligation of good faith.	Not related to agency deliverable		No Change
27-40-240	State	Statute	Definition of Notice	Not related to agency deliverable		No Change
27-40-310	State	Statute	Terms and conditions of residential leases.	Not related to agency deliverable		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
27-40-330	State	Statute	Prohibited conditions in residential leases.	Not related to agency deliverable		No Change
27-40-410	State	Statute	Obligations related to security deposits connected with residential leases.	Not related to agency deliverable		No Change
27-40-430	State	Statute	Obligation to deliver premises as agreed.	Not related to agency deliverable		No Change
27-40-440	State	Statute	Obligation to maintain premises.	Not related to agency deliverable		No Change
27-40-710	State	Statute	Landlord remedies for tenant's failure to pay rent.	Not related to agency deliverable		No Change
27-40-720	State	Statute	Landlord remedies for tenant's noncompliance affecting health and safety.	Not related to agency deliverable		No Change
27-40-730	State	Statute	Landlord remedies for tenant abandoning premises.	Not related to agency deliverable		No Change
27-40-740	State	Statute	Landlord ability to place lien on tenant property.	Not related to agency deliverable		No Change
27-40-750	State	Statute	Landlord remedies following lease termination.	Not related to agency deliverable		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
27-40-770	State	Statute	Landlord remedies for holdover tenants.	Not related to agency deliverable		No Change
29-3-10 et seq.	State	Statute	The validity and rights of mortgagors and mortgagees; and the satisfaction, release, and foreclosure of mortgages in South Carolina.	Requires a manner of delivery	The Authority routinely requires mortgages for funds it expends and must comply with this chapter.	No Change
29-3-30	State	Statute	Permits Authority as mortgagee to pay taxes.	Requires a manner of delivery		No Change
29-3-70	State	Statute	Prohibits Authority from requesting insurance more than replacement value.	Requires a manner of delivery		No Change
29-3-320	State	Statute	Potential liability for failure to enter satisfaction of mortgage.	Requires a manner of delivery		No Change
29-3-330	State	Statute	Methods by which satisfaction or release can be entered.	Requires a manner of delivery		No Change
29-4-10 et seq.	State	Statute	The South Carolina Reverse Mortgage Act.	Requires a manner of delivery	The Authority does not originate reverse mortgages and does not have any plans to offer any.	No Change
29-4-20	State	Statute	Reverse mortgage defined.	Not related to agency deliverable		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
29-4-30	State	Statute	Rules governing reverse mortgage loans.	Requires a manner of delivery		No Change
29-4-60	State	Statute	Requires the Authority to develop and make available to reverse mortgage lenders the content and format of the statement required by this statute and to refer consumers to independent counseling services with expertise in reverse mortgages.	Requires a service	The required statement must tell loan applicants of the advisability and availability of independent information and counseling services on reverse mortgages.	No Change
31-11-10	State	Statute	Definitions for Housing for National Defense Activities.	Not related to agency deliverable		No Change
31-11-20	State	Statute	Permits any housing authority to undertake the development and/or administration of housing for persons engaged in national defense activities.	Requires a service	During a period of war or national emergency declared by the President or the Congress of the United States.	No Change
31-11-30	State	Statute	Grants same powers for ownership, development, administration of other beneficiaries as to housing for persons engaged in national defense activities.	Not related to agency deliverable		No Change
31-11-40	State	Statute	Providing for inapplicability of sections of housing authorities laws in relation to housing for persons engaged in national defense activities.	Not related to agency deliverable		No Change
31-11-50	State	Statute	Providing independent authorization to undertake development or administration of housing for persons engaged in national defense activities and eliminates any limitations, restrictions or requirements of other certain laws.	Not related to agency deliverable		No Change
31-11-60	State	Statute	Authorizing cooperation with federal government or sale of project to federal government for housing for persons engaged in national defense activities.	Not related to agency deliverable		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
31-11-80	State	Statute	Permitting discretionary administration of housing for persons engaged in national defense activities during a national defense period; otherwise administration shall be in accordance with the housing authorities laws.	Not related to agency deliverable		No Change
31-11-90	State	Statute	Permits the issuance of bonds related to housing for persons engaged in national defense activities.	Not related to agency deliverable		No Change
31-11-100	State	Statute	Powers conferred in Chapter 11 are supplemental to other powers.	Not related to agency deliverable		No Change
31-13-20	State	Statute	Creation of the Authority.	Not related to agency deliverable		No Change
31-13-30	State	Statute	Authorizes the Governor to appoint commissioners to the Authority's Board and select the chairman, designates terms of commissioners, and designates Governor and State Commissioner of DHEC or their designees as ex official members.	Not related to agency deliverable		No Change
31-13-40	State	Statute	The Authority's Board of Commissioners must organize, adopt bylaws, and appoint the executive director as soon as possible after their appointment.	Not related to agency deliverable		No Change
31-13-50	State	Statute	Gives the Authority and Commissioners the same powers, immunities, etc. as those given to city, county, or regional housing authorities and permits Authority to make home equity conversion mortgages to specified persons.	Requires a service	Home equity conversion mortgage products	No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
31-13-60	State	Statute	Grants the Authority the power to conduct operations statewide with specified limitations.	Requires a service	Construct and operate housing.	No Change
31-13-70	State	Statute	Allocates all of the State's ceiling pursuant to 26 U.S.C. Section 103A(g)(6)(A) to issue qualified mortgage bonds. (Federal citation no longer accurate.)	Requires a service	Issue qualified mortgage bonds.	No Change
31-13-80	State	Statute	Permits Authority to provide advice or technical assistance related to stimulating the housing industry and to relieve unemployment.	Requires a service	Provide advise or technical assistance.	No Change
31-13-90	State	Statute	Permits the Authority to issue bonds for multi-family housing upon certain determinations by the State Fiscal Accountability Authority (SFAA).	Requires a service	Issue notes or bonds for multi-family housing.	No Change
31-13-170	State	Statute	Definitions relevant to the Authority's enabling legislation.	Requires a manner of delivery		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
31-13-180	State	Statute	Authorizes the Authority to: provide construction and mortgage loans; purchase mortgage loans; provide for predevelopment costs, temporary financing and land development expenses; provide residential housing construction and rehabilitation by private enterprise and housing sponsors for sale or rental to persons and families of moderate to low income; provide mortgage financing; make loans to mortgage lenders under terms and conditions requiring that the proceeds thereof be used by the mortgage lenders for new residential mortgage loans; provide technical, consultative and project assistance services to housing sponsors; assist in coordinating federal, state, regional and local public and private efforts and resources; promote wise usage of land and other resources; make direct loans to qualified individuals through mortgage lenders; acquire title to real property and cause to be constructed thereon; sell and dispose of real property and residential housing; and acquire title to and sell real property where necessary. The Authority may also borrow, expend, advance, loan or grant monies for such activities.	Requires a service	Provide construction and mortgage loans; purchase mortgage loans; provide for predevelopment costs, temporary financing and land development expenses; provide residential housing construction and rehabilitation by private enterprise and housing sponsors for sale or rental to persons and families of moderate to low income; provide mortgage financing; make loans to mortgage lenders under terms and conditions requiring that the proceeds thereof be used by the mortgage lenders for new residential mortgage loans; provide technical, consultative and project assistance services to housing sponsors; assist in coordinating federal, state, regional and local public and private efforts and resources; promote wise usage of land and other resources; make direct loans to qualified individuals through mortgage lenders; acquire title to real property and cause to be constructed thereon; sell and dispose of real property and residential housing; and acquire title to and sell real property where necessary.	No Change
31-13-190	State	Statute	Empowers the Authority to: make and execute instruments or agreements necessary or desirable to perform its functions; borrow money through the issuance of notes and bonds; make mortgage loans to beneficiary households; invest in, purchase or commit to purchase mortgages; make loans to or purchase securities from mortgage lenders; require loans be secured by collateral security; make and execute contracts for the servicing of mortgage loans; make loans to housing sponsors and members of the beneficiary class; sell mortgages; procure insurance against loss of property owned or financed by Authority; require fees for its services; institute actions to require performance of agreements; acquire, sell or dispose of real property; avail itself of all legal and equitable remedies to protect its interest; administer, coordinate, establish priorities and make commitments for programs under its jurisdiction; utilize earned income; create and establish funds; initial counseling and management programs; provide advice, technical assistance and other services; acquire, own and operate rental projects.	Requires a service	Make mortgage loans to beneficiary households; invest in, purchase or commit to purchase mortgages; make loans to or purchase securities from mortgage lenders; make loans to housing sponsors and members of the beneficiary class; sell mortgages; acquire, sell or dispose of real property; provide advice, technical assistance and other services; acquire, own and operate rental projects.	No Change
31-13-200	State	Statute	Established the terms under which the Authority may issue notes and bonds.	Requires a service	Issue notes and bonds.	No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
31-13-210	State	Statute	Prohibits interest rates higher than 1% less than the state usury laws unless permitted by the State Fiscal Accountability Authority (SFAA).	Not related to agency deliverable		No Change
31-13-220	State	Statute	Established the information required by State Fiscal Accountability Authority (SFAA) for the issuance of notes and bonds.	Funding agency deliverable(s)		No Change
31-13-230	State	Statute	Established a maximum amount of bonds for the first twelve months following May 10, 1977.	Funding agency deliverable(s)		No Change
31-13-240	State	Statute	Requires the information provided under 31-13-200 also be provided to the Bond Committee created by Chapter 47 of Title 2.	Funding agency deliverable(s)		No Change
31-13-250	State	Statute	Permits the Authority to acquire, construct or operate a rental project where there is no capable housing sponsor.	Requires a service	Acquire, construct or operate a rental project.	No Change
31-13-260	State	Statute	Permits the Authority to issue refunding notes and bonds.	Funding agency deliverable(s)		No Change
31-13-270	State	Statute	Permits the Authority to sell or exchange refunding notes and bonds.	Funding agency deliverable(s)		No Change
31-13-280	State	Statute	Provides that the notes, bonds or obligations of the Authority are not a debt or grant or loan of credit of the State.	Funding agency deliverable(s)		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
31-13-290	State	Statute	Requires compliance with the provisions of Section 31-3-1630 with respect to the issuance of notes, bonds or other obligations.	Funding agency deliverable(s)		No Change
31-13-300	State	Statute	Authorizes the Authority to include the State's pledge not to limit or alter rights vested in the Authority to fulfill the terms of agreements made with note or bond holders.	Funding agency deliverable(s)		No Change
31-13-310	State	Statute	Exempts the Authority from compliance with any other state requirements applicable to the issuance of bonds, notes and other obligations to include refunding notes and bonds.	Funding agency deliverable(s)		No Change
31-13-340	State	Statute	Established the Authority's Program Fund, which is an account with the State Treasurer for monies the Authority receives from fees collected, other earned income, or any investment income derived from fund assets and requires the signature of the Authority's board chairman or designee and executive director for funds to be paid out.	Funding agency deliverable(s)		No Change
31-13-420	State	Statute	Established the South Carolina Housing Trust Fund; designates procedures for monies to be paid out; requires a separate annual report.	Report our agency must/may provide		No Change
31-13-430	State	Statute	Established the membership and requirements of the Housing Trust Fund Advisory Committee.	Not related to agency deliverable		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
31-13-440	State	Statute	Established the duties of the Authority's executive director for day-to-day operations of the Housing Trust Fund.	Requires a service	Provide technical assistance; monitor developments.	No Change
31-13-445	State	Statute	Prohibits expending more than 20% of the Housing Trust Fund in a fiscal year in any one county.	Requires a manner of delivery		No Change
31-13-450	State	Statute	Established the minimum guidelines for Housing Trust Fund awards.	Requires a manner of delivery		No Change
31-13-460	State	Statute	Permits units of state, regional and local governments to receive Housing Trust Fund awards.	Requires a manner of delivery		No Change
31-13-470	State	Statute	Requires the Authority's board to establish at least annual funding cycles for the Housing Trust Fund and established priority for applications.	Requires a manner of delivery		No Change
31-21-10	State	Statute	Creates the State's Fair Housing Law which the Authority is required to comply with or monitor its projects for compliance.	Not related to agency deliverable		No Change
31-21-20	State	Statute	Establishing policy of State to provide fair housing.	Not related to agency deliverable		No Change
31-21-30	State	Statute	Definitions for the State's Fair Housing Law.	Not related to agency deliverable		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
31-21-40	State	Statute	Prohibits discrimination in relation to sale or rental of property.	Not related to agency deliverable		No Change
31-21-50	State	Statute	Prohibits discrimination in membership or participation in any organization or service related to the selling or renting of property.	Not related to agency deliverable		No Change
31-21-60	State	Statute	Prohibits discrimination in residential real estate-related transactions.	Not related to agency deliverable		No Change
31-21-70	State	Statute	Provides exceptions to the State's Fair Housing Law.	Not related to agency deliverable		No Change
31-21-80	State	Statute	Prohibits interference of somebody exercising rights under Fair Housing Law.	Not related to agency deliverable		No Change
31-3-10	State	Statute	Established the housing authorities law. (Per 31-13-15, the Authority receives all powers, immunities, rights, limitations, etc. conveyed hereunder and not in conflict with Chapter 13 of Title 31.)	Not related to agency deliverable		No Change
31-3-20	State	Statute	Definitions for the housing authorities law.	Not related to agency deliverable		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
31-3-30	State	Statute	Powers are essential to the public interest.	Not related to agency deliverable		No Change
31-3-50	State	Statute	Permits housing authorities to obtain information from SC DOR or SC DEW related to eligibility.	Not related to agency deliverable		No Change
31-3-350	State	Statute	Commissioner compensation.	Not related to agency deliverable		No Change
31-3-360	State	Statute	No commissioner or employee may have a personal interest in a project.	Not related to agency deliverable		No Change
31-3-440	State	Statute	General corporate powers of housing authorities.	Not related to agency deliverable		No Change
31-3-450	State	Statute	Specific powers of housing authorities to investigate, acquire, construct, lend, and all other powers necessary.	Not related to agency deliverable		No Change
31-3-460	State	Statute	Powers of eminent domain for housing authorities.	Not related to agency deliverable		No Change
31-3-510	State	Statute	Housing authorities may undertake a housing needs study.	Not related to agency deliverable		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
31-3-520	State	Statute	Housing authorities have power of examination and subpoena.	Not related to agency deliverable		No Change
31-3-530	State	Statute	No profit in management/operation of housing projects.	Not related to agency deliverable		No Change
31-3-540	State	Statute	Selection of tenants.	Not related to agency deliverable		No Change
31-3-545	State	Statute	Procedures of payment of rent.	Not related to agency deliverable		No Change
31-3-550	State	Statute	Foreclosure on authority releases restrictions.	Not related to agency deliverable		No Change
31-3-560	State	Statute	Protections of funds of authorities.	Not related to agency deliverable		No Change
31-3-570	State	Statute	Property owned by authority is tax exempt.	Not related to agency deliverable		No Change
31-3-580	State	Statute	Projects are subject to zoning, building, etc regulations.	Not related to agency deliverable		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
31-3-1510	State	Statute	Power to apply for, receive and expend federal monies.	Funding agency deliverable(s)		No Change
31-3-1520	State	Statute	Permission to contact with federal government.	Not related to agency deliverable		No Change
31-3-1530	State	Statute	Permission to limit powers in governmental agreements.	Not related to agency deliverable		No Change
31-3-1540	State	Statute	Permission to agree to minimum wages/maximum hours	Requires a manner of delivery		No Change
31-3-1550	State	Statute	Permission to enter into agreements with governmental entities to supervise/control the authority.	Not related to agency deliverable		No Change
31-3-1690	State	Statute	No requirement to offer securities or surplus funds to SFAA	Not related to agency deliverable		No Change
31-3-1810	State	Statute	Power to provide housing in rural areas for low income families.	Requires a service	Provision of housing.	No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
37-1-101	State	Statute	SC Consumer Protection Code applies to all persons collecting a debt and prohibits unconscionable conduct such as harassment/abuse and false/misleading representations.	Requires a manner of delivery		No Change
37-1-201	State	Statute	Definitions applicable to the Consumer Protection Code.	Not related to agency deliverable		No Change
37-1-301	State	Statute	Definitions applicable to the Consumer Protection Code.	Not related to agency deliverable		No Change
37-3-104	State	Statute	Definition of consumer loan for the South Carolina Consumer Protection Code - Loans.	Not related to agency deliverable		No Change
37-3-106	State	Statute	Definition of loan for the South Carolina Consumer Protection Code - Loans.	Not related to agency deliverable		No Change
37-3-107	State	Statute	Definition of lender for the South Carolina Consumer Protection Code - Loans.	Not related to agency deliverable		No Change
37-3-109	State	Statute	Definition of loan finance charge for the South Carolina Consumer Protection Code - Loans.	Not related to agency deliverable		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
37-3-201	State	Statute	Requirements as to charging of loan finance charge.	Requires a manner of delivery		No Change
37-3-202	State	Statute	Additional charges that may be charged on a consumer loan.	Not related to agency deliverable		No Change
37-3-203	State	Statute	Requirements of delinquency charges on consumer loans.	Requires a manner of delivery		No Change
37-3-301	State	Statute	Required compliance with Federal Truth in Lending Act.	Requires a manner of delivery		No Change
37-20-180	State	Statute	Prohibited publication of Social Security Numbers	Requires a manner of delivery		No Change
37-20-190	State	Statute	Destruction of records containing personal identifying information.	Requires a manner of delivery		No Change
37-22-100 et seq.	State	Statute	South Carolina Mortgage Lending Act requires licensure to act as a mortgage lender.	Not related to agency deliverable		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
37-22-110	State	Statute	Definitions for the South Carolina Mortgage Lending Act	Not related to agency deliverable		No Change
37-22-120	State	Statute	Licensure requirements for mortgage lenders.	Requires a manner of delivery		No Change
37-22-190	State	Statute	Prohibited activities for mortgage lenders.	Requires a manner of delivery		No Change
37-23-10	State	Statute	Creates the South Carolina High-cost and Consumer Home Loans Act. While the Authority does not currently originate consumer mortgages directly, it purchases such loans which must be in compliance.	Requires a manner of delivery		No Change
37-23-20	State	Statute	Definitions for the High-cost and Consumer Home Loans Act.	Not related to agency deliverable		No Change
37-23-30	State	Statute	Prohibited terms in a high cost home loan.	Not related to agency deliverable		No Change
37-23-40	State	Statute	Limitations of high cost home loan lenders; requires certificate from counselor approved by the Authority.	Requires a manner of delivery		No Change
37-23-40	State	Statute	Requires the Authority to approve high-cost home loan counselors.	Requires a service	Approval of high-cost home loan counselors.	No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
39-5-10	State	Statute	Definitions for the South Carolina Unfair Trade Practices Act.	Not related to agency deliverable.		No Change
39-5-20	State	Statute	Declares unfair methods of competition and unfair or deceptive acts or practices in the conduct of any trade or commerce to be unlawful and directs courts to apply interpretations of the Federal Trade Commission Act (15 USC 45(a)(1)), as amended.	Requires a manner of delivery		No Change
41-30-520	State	Statute	Appointed the Authority's Executive Director or designee as a member of the Coordinating Council for Workforce Development, which must discuss and collaborate on how South Carolina can prepare and train workers to meet current and future workforce needs.	Board, commission, or committee on which someone from our agency must/may serve		No Change
Act 88 of 2023; S.739 Joint Resolution	State	Statute	Provides for a one-time authorization for use of remaining South Carolina housing credits, federal low-income housing credits, and funds from the Housing Trust Fund for financial support to address cost escalations for certain multifamily housing developments.	Funding agency deliverable(s)		No Change
SC Act No. 17 of 2021; H3770 Joint Resolution	State	Statute	Established the Authority as the administrating agency for the Emergency Rental Assistance program and the requirements thereof.	Requires a service	All authorized funds were obligated by 9/30/2021.	No Change
12 USC 1701	Federal	Statute	National Housing Act.	Requires a manner of delivery		Amended

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
12 USC 2601 et seq.	Federal	Statute	Real Estate Settlement Procedures Act (RESPA), which requires a lender to give a good faith estimate of costs and charges, prohibits abusive practices, and requires certain disclosures.	Requires a manner of delivery		No Change
12 USC 2801 et seq.	Federal	Statute	Home Mortgage Disclosure Act (HMDA), which requires collection and reporting of certain information related to loan applications.	Requires a manner of delivery		No Change
12 USC 2901 et seq.	Federal	Statute	Community Reinvestment Act (CRA), which protects low-income borrowers from discriminatory credit practices.	Requires a manner of delivery		No Change
12 USC 4901 et seq.	Federal	Statute	Homeowners Protection Act of 1988 aka PMI Act, which gives consumers the right to request cancellation of PMI (private mortgage insurance) when they pay down their mortgage to 80% or more of the home's value and requires cancellation at 78%.	Requires a manner of delivery		No Change
15 USC 1601 et seq.	Federal	Statute	Truth in lending Act (TILA), which provides protections for consumer credit transactions.	Requires a manner of delivery		No Change
15 USC 1681 et seq.	Federal	Statute	Fair Credit Reporting Act (FCRA) as amended by the Fair and Accurate Credit Transactions Act (FACTA) and Homebuyers Privacy Protection Act, which promotes accuracy and ensuring privacy of information in use on consumer credit reports and requires lenders and servicers to have a red flag policy.	Requires a manner of delivery		Amended

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
15 USC 1691 et seq.	Federal	Statute	Equal Credit Opportunity Act (ECOA), which regulates the loan application process.	Requires a manner of delivery		No Change
15 USC 1692 et seq.	Federal	Statute	Fair Debt Collection Practices Act (FDCPA), which prohibits abusive practices of debt collectors.	Requires a manner of delivery	The Authority is currently not subject to this Act but attempts to keep its collection efforts in compliance.	No Change
26 USC 26	Federal	Statute	Tax related to the recapture of proration of federal subsidy from use of mortgage bonds and mortgage credit certificates shall not be treated as part of taxpayer's regular tax liability.	Funding agency deliverable(s)		Amended
26 USC 42	Federal	Statute	Rules for the federal low-income housing tax credit, which the Authority administers.	Requires a manner of delivery		Amended
26 USC 142	Federal	Statute	Tax exemption requirements for qualified residential rental projects.	Funding agency deliverable(s)		Amended
26 USC 143	Federal	Statute	Tax exemption requirements for qualified mortgage bonds	Funding agency deliverable(s)		No Change
29 USC 794	Federal	Statute	Prohibits exclusion from federal grants or programs based solely on disability.	Requires a manner of delivery		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
40 USC 3141 et seq.	Federal	Statute	Davis-Bacon Act requiring payment of prevailing wages related to certain HUD grants.	Requires a manner of delivery		No Change
41 USC 8301 et seq.	Federal	Statute	Established the Build America, Buy America Act requiring American-produced materials to be used in public works projects receiving federal assistance.	Requires a manner of delivery		Added
42 USC 1437	Federal	Statute	Established Section 8 housing programs, which the Authority administers in its Housing Choice Voucher Program and Contract Administration areas.	Funding agency deliverable(s)		Amended
42 USC 2000d; Title VI of the Civil Rights Act of 1964	Federal	Statute	Prohibition against exclusion from participation in, denial of benefits of, and discrimination under federally assisted programs on ground of race, color, or national origin.	Requires a manner of delivery		No Change
42 USC 3601	Federal	Statute	Established the Fair Housing Act.	Requires a manner of delivery		No Change
42 USC 6102	Federal	Statute	Prohibits exclusion from participation in, denial of benefits, or discrimination under any program or activity receiving federal funds on the basis of age.	Requires a manner of delivery		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
42 USC 9601 et seq.	Federal	Statute	Comprehensive Environmental Response Compensation and Liability Act (CERCLA) imposes liability on owners of property for cleaning up hazardous waste. Lenders may be liable under CERCLA if they become the owner through foreclosure or otherwise.	Not related to agency deliverable		No Change
42 USC 12112 et seq.	Federal	Statute	Prohibition of discrimination as to disability status.	Requires a manner of delivery		No Change
42 USC 12701	Federal	Statute	Established the National Affordable Housing Act, including the HOME Investment Partnerships Program and acceptable expenditures, which the Authority administers.	Requires a service	Make loans for housing.	No Change
42 USC 12701	Federal	Statute	Established the National Affordable Housing Act, including the HOME Investment Partnerships Program and acceptable expenditures, which the Authority administers.	Funding agency deliverable(s)		No Change
50 USC 3901 et seq.	Federal	Statute	Servicemembers Civil Relief Act (SCRA) protects military personnel from civil liability, foreclosure or eviction while they are serving and caps the interest rate on debts.	Requires a manner of delivery		No Change
Pub. L. No. 75- 412	Federal	Statute	Established the Housing Act of 1937, which provides for subsidies to be paid by the US government to local public housing agencies.	Requires a manner of delivery		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
Pub L. No. 106-102	Federal	Statute	Gramm-Leach Bliley Act (GLBA) aka Financial Services Modernization Act, which governs the collection, disclosure, and protection of consumer nonpublic personal information or personally identifiable information	Requires a manner of delivery		No Change
Pub. L. No. 108-159	Federal	Statute	Fair and Accurate Credit Transactions Act of 2003 (FACTA), which requires the Authority's Red Flag Policy.	Requires a manner of delivery		No Change
Pub. L. No. 110-21	Federal	Statute	One Big Beautiful Bill Act (OBBBA)			
Pub. L. No. 110-289	Federal	Statute	Housing and Economic Recovery Act of 2008 (HERA), which includes housing finance reform, the S.A.F.E Mortgage Licensing Act, mortgage foreclosure protections for servicemembers, the Neighborhood Stabilization Program (which the Authority administers), modifications to the Low Income Housing Tax Credit (which the Authority administers), and modifications to tax-exempt housing bond rules (which the Authority issues).	Requires a manner of delivery		No Change
Pub. L. No. 110-343	Federal	Statute	Emergency Economic Stabilization Act of 2008 (EESA), which includes the Trouble Assets Relief Program (TARP) that provides funding for the Neighborhood Initiative Program and the SC HELP programs.	Funding agency deliverable(s)		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
Pub. L. No. 111-5	Federal	Statute	American Recovery and Reinvestment Act of 2009 (ARRA), which modified the Neighborhood Stabilization Program and the Low Income Housing Tax Credit (both of which the Authority administers).	Requires a manner of delivery		No Change
Pub. L. No. 111- 22, Div A, Title VII	Federal	Statute	Protecting Tenants at Foreclosure Act.	Requires a manner of delivery		No Change
Pub L. No. 111-203	Federal	Statute	Dodd-Frank Wall Street Reform and Consumer Protection Act, which modified the Neighborhood Stabilization Program (which the Authority administers) and provided certain consumer protections in the mortgage industry (which the Authority participates in), including the creation of the Consumer Financial Protection Bureau (CFPB), which regulates the lending industry.	Requires a manner of delivery		No Change
Consolidated Appropriations Act, 2021; Pub. L. No. 116-260	Federal	Statute	Established the Emergency Rental Assistance program aka ERAP1, which provided funding to assist eligible households with financial assistance and housing stability services.	Funding agency deliverable(s)	Performance period for ERA1 awards has expired.	No Change
American Rescue Plan Act of 2021, 117 Pub. L. No. 117-2	Federal	Statute	Established the Emergency Rental Assistance Program aka ERAP2, which provided funding to assist eligible households with financial assistance and housing stability services, as applicable, and to cover the costs for other affordable rental housing and eviction prevention activities.	Funding agency deliverable(s)	Performance period for ERA2 awards has expired.	No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
Pub. L. No. 119-101	Federal	Statute	21st Century ROAD to Housing Act made sweeping amendments to affordable housing programs, to include changes to housing counseling and financial literacy programs, and to the HOME program compliance and eligibility requirements.	Requires a manner of delivery		Added
Reg 64-1	State	Regulation	Defines "Moderate-to-Low Income".	Not related to agency deliverable		No Change
Reg 64-2	State	Regulation	Permits monies in the Program Fund (see 31-13-340) to be used for downpayment assistance.	Requires a service	Downpayment assistance program.	No Change
Reg 64-2.1	State	Regulation	Established Housing Trust Fund expenditure rules to comply with 31-13-445 each fiscal year.	Requires a manner of delivery		No Change
Reg 64-3	State	Regulation	Permits monies in the Program Fund (see 31-13-340) to be used for special needs financing.	Requires a service	Special needs financing.	No Change
12 CFR Part 25	Federal	Regulation	Regulations regarding CRA.	Requires a manner of delivery		No Change
12 CFR Part 202 (Reg B)	Federal	Regulation	Regulations regarding Equal Credit Opportunity Act (ECOA).	Requires a manner of delivery		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
12 CFR Part 228 (Reg BB)	Federal	Regulation	Regulations regarding Community Reinvestment Act (CRA).	Requires a manner of delivery		No Change
12 CFR Part 338	Federal	Regulation	Regulations regarding the Fair Housing Act.	Requires a manner of delivery		No Change
12 CFR Part 345	Federal	Regulation	Regulations regarding CRA.	Requires a manner of delivery		No Change
12 CFR Part 563e	Federal	Regulation			Removed; no longer exists	No Change
12 CFR Part 1003 (Reg C)	Federal	Regulation	Regulations regarding Home Mortgage Disclosure Act (HMDA).	Requires a manner of delivery		Amended
12 CFR Part 1016 (Reg P)	Federal	Regulation	Regulations regarding Gramm-Leach-Bliley Act (GLBA).	Requires a manner of delivery		No Change
12 CFR Part 1022 (Reg V)	Federal	Regulation	Regulations regarding the Fair Credit Reporting Act (FCRA) and the Fair and Accurate Credit Transactions Act (FACTA).	Requires a manner of delivery		Amended
12 CFR Part 1024 (Reg X)	Federal	Regulation	Regulations regarding Real Estate Settlement Procedures Act (RESPA), which includes loss mitigation procedures for mortgage servicers.	Requires a manner of delivery		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
12 CFR Part 1026 (Reg Z)	Federal	Regulation	Regulations regarding Truth In Lending Act (TILA), which promotes the informed use of credit by requiring timely disclosures about terms and costs of residential real estate settlement process and also prohibits acts or practices in connection with high-cost loans.	Requires a manner of delivery		No Change
24 CFR Part 1	Federal	Regulation	Nondiscrimination in Department of Housing and Urban Development (HUD) programs.	Requires a manner of delivery		No Change
24 CFR Part 5	Federal	Regulation	General HUD requirements for Section 8 housing choice voucher program, among other programs.	Funding agency deliverable(s)		Amended
24 CFR Part 8	Federal	Regulation	Policies and standards for nondiscrimination based on disability	Requires a manner of delivery		No Change
24 CFR Part 8	Federal	Regulation	Policies and standards for nondiscrimination based on disability	Requires a manner of delivery		No Change
24 CFR Part 35	Federal	Regulation	Lead-based paint poisoning prevention in certain residential structures.	Requires a manner of delivery		No Change
24 CFR Part 42	Federal	Regulation	Displacement, relocation assistance, and real property acquisition for HUD and HUD-assisted programs.	Not related to agency deliverable		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
24 CFR Part 58	Federal	Regulation	HUD environmental review procedures for public housing programs, among other programs	Funding agency deliverable(s)		No Change
24 CFR Part 84	Federal	Regulation	Administrative requirements for grants with non-profit organizations, among others	Requires a manner of delivery		No Change
24 CFR Part 85	Federal	Regulation	Administrative requirements for grants with state governments, among others.	Requires a manner of delivery		No Change
24 CFR Part 92	Federal	Regulation	Established rules for the HOME Investment Partnerships Program, which the Authority administers to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing for low-income families.	Requires a manner of delivery		Amended
24 CFR Part 92	Federal	Regulation	Established rules for the HOME Investment Partnerships Program, which the Authority administers to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing for low-income families.	Funding agency deliverable(s)		Amended
24 CFR Part 100	Federal	Regulation	Discriminatory conduct under the Fair Housing Act.	Requires a manner of delivery		No Change
24 CFR Part 107	Federal	Regulation	Nondiscrimination and equal opportunity in housing under Executive Order 11063.	Requires a manner of delivery		No Change

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
24 CFR Part 146	Federal	Regulation	Nondiscrimination on the basis of age in HUD programs or activities receiving federal financial assistance.	Requires a manner of delivery		No Change
24 CFR Part 570	Federal	Regulation	Community development block grants and guidelines for the Neighborhood Stabilization Program administered by the Authority.	Requires a manner of delivery		No Change
24 CFR Part 880	Federal	Regulation	Section 8 Housing Assistance Payment Program for New Construction	Requires a manner of delivery		Amended
24 CFR Part 903	Federal	Regulation	Planning process for Public Housing Agency to develop and apply a policy that provides for deconcentration of poverty and income mixing in certain public housing developments.	Report our agency must/may provide		Amended
24 CFR Part 960	Federal	Regulation	Admission to and Occupancy of Public Housing	Requires a manner of delivery		No Change
24 CFR Part 982	Federal	Regulation	HUD requirements for administration of the Housing Choice Voucher Program	Requires a manner of delivery		Amended
24 CFR Part 983	Federal	Regulation	HUD Requirements related to Project-Based Voucher Program	Requires a manner of delivery		Amended
24 CFR Part 985	Federal	Regulation	Section 8 Management Assessment Program (SEMAP) guidelines and regulations.	Requires a manner of delivery		Amended

Law number	Jurisdiction	Type	Description	Purpose the law serves:	Notes:	Changes made during FY2026
26 CFR 1.25-1T - 1.25-8T	Federal	Regulation	Regulations regarding mortgage credit certificates.	Report our agency must/may provide		No Change
26 CFR 1.42-1	Federal	Regulation	Regulations concerning the federal low-income housing tax credit program.	Requires a manner of delivery		No Change
26 CFR 1.103A-2	Federal	Regulation	Regulation requiring annual report on qualified mortgage bonds.	Report our agency must/may provide		No Change
26 CFR 1-1.03-8	Federal	Regulation	Regulations related to qualified residential rental projects.	Requires a manner of delivery		No Change

2026

Services Data

as submitted for the Accountability Report by:

L320 - HOUSING, FINANCE & DEV AUTHORITY

Description of Service	Description of Direct Customer	Customer Name	Others Impacted by Service	Division or major organizational unit providing the service.	Description of division or major organizational unit providing the service.	Primary negative impact if service not provided.	Changes made to services during FY2026	Summary of changes to services
Mortgage Financing (Single-family)	Low- and moderate-income homebuyers	First time homebuyers throughout South Carolina	Participating lender partners, real estate professionals and potential homebuyers	Homebuyer Program	The Homebuyer Program is financed with tax-exempt mortgage revenue bonds, which SC Housing issues under federal requirements to attract low-cost capital. These loans may be insured by the Federal Housing Administration, or guaranteed by the U.S. Department of Agriculture, the Veterans Administration, or Private Mortgage Insurance companies on conventional mortgage loans.	The benefit of homeownership would be further limited for low-to-moderate income borrowers throughout the state. The program benefits borrowers including minorities in need of down payment assistance and stable fixed rate mortgage loans.	No Change	
Market Rate Mortgage Program	Low- and moderate-income homebuyers	First time and move-up homebuyers throughout South Carolina	Participating lender partners, real estate professionals and potential homebuyers	Palmetto Home Advantage	Palmetto Home Advantage (PHA) loans are self-financed by the authority via securities transactions, which removes some of the restrictions that govern traditional SC Housing lending. Homebuyers may borrow up to 97 percent of the home's value, and can remove their mortgage insurance payments once the homeowner has 18 percent equity, down from the standard 20 percent.	The benefit of homeownership would be further limited for moderate income borrowers especially in higher cost areas of the state.	No Change	
Market Rate Mortgage Program	Low- and moderate-income homebuyers	First time and move-up homebuyers throughout South Carolina	Participating lender partners, real estate professionals and potential homebuyers	Mortgage Credit Certificates	Mortgage Credit Certificates (MCCs) allow homebuyers to convert part of their home interest deduction to a refundable tax credit worth up to $2,000, providing a substantial financial incentive to homeownership. MCCs can be obtained independently of an SC Housing loan or in conjunction with a PHA loan.	The MCC option is a valuable benefit to a first time homebuyer. The benefit can help a homebuyer qualify for a mortgage or in some cases qualify for a larger home.	No Change	

Description of Service	Description of Direct Customer	Customer Name	Others Impacted by Service	Division or major organizational unit providing the service.	Description of division or major organizational unit providing the service.	Primary negative impact if service not provided.	Changes made to services during FY2026	Summary of changes to services
Tax Credits; Mortgage Financing (multifamily)	Low-income renter households	Residents of affordable rental housing programs	Developers, Municipalities, Counties	Low Income Housing Tax Credit	The nation's largest source of funding for affordable housing, which helps build or preserve thousands of units in South Carolina every year, provides financial incentives for building or preserving rent-restricted rental homes for households making no more than 60 percent of area median income. It comes in two flavors: the so-called "9 percent" credit, which is awarded on a competitive basis once per year and is designed to cover about 70 percent of construction costs, and the "4 percent" credit, which is designed to cover 30 percent of construction costs and is typically paired with tax-exempt bond financing to cover much of the remainder.	Decreasing stock of affordable rental housing relative to need over time	No Change	
Mortgage Financing (single and multifamily)	Low-income renter households	Residents of affordable rental housing programs	Developers, Municipalities, Counties	Small Rental Development Program	Created by SC Housing in 2018, the Small Rental Development Program combines financing from the South Carolina Housing Trust Fund, National Housing Trust Fund, and HOME Investment Partnerships Program to fund affordable rental properties too small to be financially viable using Low-Income Housing Tax Credits.	Decreasing stock of affordable rental housing relative to need over time	No Change	
Program Administration	Very low-income homeowners	Owners of housing in need of repair	Developers, Municipalities, Counties	Home Repair Program	The Home Repair Program helps very low-income homeowners by providing grants using South Carolina Housing Trust Fund dollars to local non-profit organizations to provide essential housing needs, such as replacing roofs and air conditioners or installing ramps for residents with mobility impairments.	Degradation of existing housing stock; loss of homeowner value; increased life safety and quality of life concerns	No Change	
Program Administration	Low-income renter households	Residents of affordable rental housing programs	Owners/agents, property managers	Program Compliance	Program Compliance is tasked with ensuring that the properties that received funding from the Development Division meet applicable laws and rules applied by federal and state authorities. This work consists primarily of on-site inspections to ensure the property meets health and safety standards and reviews of the property managers' files to validate that the proper rents have been charged and the tenants are income-eligible to live in their homes, among other regulatory requirements.	Substandard housing and utilization of available affordable rental housing by ineligible households	No Change	

Description of Service	Description of Direct Customer	Customer Name	Others Impacted by Service	Division or major organizational unit providing the service.	Description of division or major organizational unit providing the service.	Primary negative impact if service not provided.	Changes made to services during FY2026	Summary of changes to services
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.	Constituents living in the seven jurisdictions administered by SC Housing would be subject to pay market rate rents for housing resulting in housing instability with increased risk of homelessness and possible loss of income if relocation is required as a result.	No Change	
Administration of HUD subsidy contract for Project-Based rental properties.	Low-income renter households	Contracted Project-Based Rental Assistance property tenants housed in the 266 properties located throughout the state of South Carolina.	Certain target populations in need of rental assistance.	Project-Based Contract Administration	SC Housing monitors a portfolio of hundreds of Section 8 rental properties across the state on behalf of the U.S. Department of Housing and Urban Development (HUD) via Project-Based Contract Administration. HUD provides SC Housing with funds to review and approve monthly assistance payments, conduct management and occupancy reviews to ensure compliance with federal law, serve as an ombudsman for tenant concerns, and oversee subsidy contracts with property owners.	Project-Based Rental Assistance properties may become financially and physically troubled due to lack of oversight, causing the assets to no longer be available to target populations and creating further shortages in safe, decent and affordable housing.	No Change	

2026

Partnerships Data

as submitted for the Accountability Report by:

L320 - HOUSING, FINANCE & DEV AUTHORITY

Type of Partner Entity	Name of Partner Entity	Description of Partnership	Change to the partnership during the past fiscal year
Professional Association	Affordable Housing Coalition of South Carolina	Source of public comment on proposed funding guidelines	No Change
Federal Government	Federal Emergency Management Agency	Participation in planning with housing disaster recovery partners and the Federal Emergency Management Agency to explore a direct housing strategy to support state recovery efforts.	Amend
Professional Association	Home Builders Association (and its members)	Professional development and networking to increase the use of agency products. Collaborative discussions and planning regarding the Palmetto State Housing Study's Supply and Demand Analysis and workforce housing needs.	No Change
Professional Association	Mortgage Bankers Association of the Carolinas (and its members)	Represents lending partners (banks, credit unions, and others) for mortgage programs	No Change

Type of Partner Entity	Name of Partner Entity	Description of Partnership	Change to the partnership during the past fiscal year
Professional Association	National Council of State Housing Agencies	Development of best practices, legislative affairs support, conferences and networking	No Change
Professional Association	South Carolina Association of Realtors	Professional development and networking to increase the use of agency products	No Change
State Government	South Carolina Department of Administration	Provides financial oversight and requires reporting involving bond issuance and authority	No Change
Non-Government Organization	South Carolina Interagency Council on Homelessness	A broad network of housing partners and advocates dedicated to ending homelessness in the state. Membership includes state agency and non-profit partners. Serves as a collaborative platform for addressing conditions that lead to homelessness and/or housing instability. Publishes the annual State of Homelessness Report. Visit https://www.schomeless.org/	No Change

Type of Partner Entity	Name of Partner Entity	Description of Partnership	Change to the partnership during the past fiscal year
State Government	South Carolina Department of Mental Health State Planning Council	Reviews and evaluates the delivery of services under the Community Mental Health Services Block Grant, and makes recommendations for addressing the behavioral health and other support needs of children and adults with mental illness. Membership includes family members of persons with mental illness, public and private community-based providers, advocacy organizations, and state agency representatives from related services areas, including housing.	Amend
State Government	South Carolina Department of Administration Department of State Human Resources (DSHR)	The Division of State Human Resources (DSHR) works with agency customers to ensure excellence in human resources through providing guidance on HR-related matters, delivers resources that encourage effective workforce planning and organizational development, and oversees the state's Alternative Dispute Resolution process. Additionally, DSHR leads state recruiting efforts to attract top talent to careers in state government.	No Change
State Government	South Carolina Department of Commerce	Collaboration on comprehensive planning required by U.S. Department of Housing and Urban Development.	No Change

Type of Partner Entity	Name of Partner Entity	Description of Partnership	Change to the partnership during the past fiscal year
State Government	South Carolina Office of Resilience (formerly Disaster Recovery Office)	Participation in disaster recovery efforts	Amend
State Government	South Carolina Emergency Management Division	Participation in housing disaster recovery efforts with a broad range of public and private partners, including South Carolina Voluntary Organizations Active in Disaster. Lead state coordination efforts for housing recovery support function.	No Change
Professional Association	Southeastern Affordable Housing Management Association (SAHMA)	Serve as a regulatory partner to this association of multi-family affordable housing organizations. Along with Rural Housing and the U.S. Department of Housing and Urban Development (HUD), assist with training property managers and staff with the goal of improving owner/property agent compliance and performance and promoting improved service to tenants. Conferences provide educational and networking opportunities.	No Change
Federal Government	U.S. Department of Agriculture Rural Development	Collaboration on jointly funded affordable housing assets and mortgage programs	No Change

Type of Partner Entity	Name of Partner Entity	Description of Partnership	Change to the partnership during the past fiscal year
Federal Government	U.S. Department of Housing and Urban Development	Collaboration on jointly funded affordable housing assets and mortgage programs and source of funding and oversight for multiple rental development programs	No Change
Federal Government	U.S. Veterans Administration	Collaboration on mortgage programs	No Change
Federal Government	U.S. Department of the Treasury	Regulator of Low-Income Housing Tax Credit program, Emergency Rental Assistance Program, and Homeowner Assistance Fund	No Change
Higher Education Institute	University of South Carolina	Annual analysis of economic impact and results of agency program services. Results will be posted on the SC Housing website using a new interactive tool that is under development.	Amend
State Government	SC Commission for Minority Affairs	Collaboration in video highlight of the agency	No Change

Type of Partner Entity	Name of Partner Entity	Description of Partnership	Change to the partnership during the past fiscal year
State Government	SC Department of Transportation	Collaboration to meet common goals regarding affordable housing initiatives in the North Charleston community, as outlined in a Memorandum of Understanding between the agencies.	No Change

Reports Data

2026

as submitted for the Accountability Report by:

L320 - HOUSING, FINANCE & DEV AUTHORITY

Report Name	Law Number (if applicable)	Summary of information requested in the report	Date of most recent submission DURING the past fiscal year	Reporting Frequency	Type of entity/entities	Method to access the report	Direct access hyperlink or agency contact (if not provided to LSA for posting online)	Changes to this report during the past fiscal year	Explanation why a report wasn't submitted
1602 Reports and Desk Audit		Annual compliance reporting related to Tax Credit and TCAP exchange Sec. 1602 of the American Recovery and Reinvestment Tax Act of 2009	July 2025	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
8610 Report		Relates to allocating agencies. LIHTC reconciliation of credits available vs. credits allocated	February 2026	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
Agency Accountability Report	§1-1-810	The report "must contain the agency's or department's mission, objectives to accomplish the mission, and performance measures that show the degree to which objectives are being met." Agencies must "identify key program area descriptions and expenditures and link these to key financial and performance results measures."	September 2025	Annually	Governor or Lt. Governor AND Legislative entity or entities	Provided to LSA for posting online	https://schousing.sc.gov/about-sc-housing/reports-and-publications	Amend	
Annual MCC Report to IRS	26 CFR 1.25-1T - 1.25-8T	IRS required information related to the MCC program	June 2026	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
Annual MRB Report to IRS	26 CFR 1.103A-2	IRS required information related to the MRB program	June 2026	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
Audited Financial Report		Statement of operating receipts & expenditures and year-end settlement	March 2026	Annually	Entity within federal government	Available on agency's website	FOIA@schousing.com	No Change	
Contract Administration Activities	HUD Annual Contributions Contract	Certification and documentation of performance of specific Incentive-Based Performance Standards Tasks	June 2026	Monthly	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
Davis Bacon Report	42 USC 12701, et Seq.; 24 CFR 92	Reporting the number of HOME funded construction contracts	March 2026	Twice a year	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
GAAP Financial Statements and Single Audit		External Audit Review and opinion of financial statements and supporting documentation	September 2025	Annually	Other	Electronic copy available upon request	https://schousing.com/Home/Financials	Amend	Agency transitioned to new website in 2025 Updated link as follows: https://schousing.sc.gov/about-sc-housing/financial-transparency

Report Name	Law Number (if applicable)	Summary of information requested in the report	Date of most recent submission DURING the past fiscal year	Reporting Frequency	Type of entity/entities	Method to access the report	Direct access hyperlink or agency contact (if not provided to LSA for posting online)	Changes to this report during the past fiscal year	Explanation why a report wasn't submitted
HOME/NHTF Action Plan	42 USC 12701, et Seq.; 24 CFR 92	Annual goals	June 2026	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
HOME/NHTF CAPER	42 USC 12701, et Seq.; 24 CFR 92	Annual accomplishments	June 2026	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	The report was submitted on in June 2026, which was before the fiscal year ended on June 30. This is an annual report that is due in June every year.
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	December 2025	Annually	South Carolina state agency or agencies	Available on agency's website	https://schousing.sc.gov/about-sc-housing/reports-and-publications	Amend	
HR Delegation Compliance Review		Assuring proper reclassification for requested positions. Assuring proper documentation and approval for hiring salaries. State regulation compliance information.	June 2026	Every Two years	South Carolina state agency or agencies	Electronic copy available upon request	FOIA@schousing.com	No Change	This review happens every two years. Our next review is scheduled for December 2028.
HUD 50058 Family Report		All family member characteristics, income, assets, expenses, unit and owner information	June 2026	Monthly	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
HUD's Low Income Housing Tax Credit (LIHTC) Tenant Data	Housing and Economic Recovery Act (HERA) of 2008	Demographic and economic information on tenants in LIHTC units	September 2025	Annually	Entity within federal government	Available on another website	FOIA@schousing.com	No Change	
InfoSec and Privacy Survey	Provisos 117.114, 117.133, 93.25	Agency compliance monitoring with DIS Standards.	October 2025	Annually	South Carolina state agency or agencies	Electronic copy available upon request	FOIA@schousing.com	No Change	
IT Data Collection and Planning System Access	Provisos 117.114, 117.133, 93.25	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	August 2025	Annually	South Carolina state agency or agencies	Electronic copy available upon request	FOIA@schousing.com	No Change	
Minority Business	11-35-5240	Quarterly spend with qualified OSMB vendors	June 2026	Quarterly	South Carolina state agency or agencies	Available on another website	Quarterly Reporting - Procurement Services (sc.gov)	No Change	
PBCA Limited Remote ACR		Annual compliance review	November 2025	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	

Report Name	Law Number (if applicable)	Summary of information requested in the report	Date of most recent submission DURING the past fiscal year	Reporting Frequency	Type of entity/entities	Method to access the report	Direct access hyperlink or agency contact (if not provided to LSA for posting online)	Changes to this report during the past fiscal year	Explanation why a report wasn't submitted
Section Eight Management Assessment Program		Self-assessment of established performance indicators (subject to compliance review)	August 2025	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	Amend	
State Fiscal Accountability Authority (SFAA)	11-35-2410	The reporting of Sole Source, Emergency, and Unauthorized Purchase Orders that were created during each quarter.	June 2026	Quarterly	South Carolina state agency or agencies	Available on another website	Quarterly Reporting - Procurement Services (sc.gov)	No Change	
Unaudited Financial Report		Statement of operating receipts & expenditures and year-end settlement	August 2025	Annually	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	
Voucher Management System		Monthly HAP and administrative expense, number of vouchers and type assisted	May 2026	Monthly	Entity within federal government	Electronic copy available upon request	FOIA@schousing.com	No Change	

AGENCY NAME:	SC State Housing Finance and Development Authority		
AGENCY CODE:	L320	SECTION:	042

2026
Accountability Report

SUBMISSION FORM

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

- Data Template
  - Reorganization and Compliance
  - FY2026 Strategic Plan Results
  - FY2027 Strategic Plan Development
  - Legal
  - Services
  - Partnerships
  - Report or Review
  - Budget
- Discussion Template
- Organizational Template

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

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

AGENCY DIRECTOR *(SIGN AND DATE)*:	**SIGNATURE ON FILE**	**Signature Received:** 09/15/2026
(TYPE/PRINT NAME):	Robert Macdonald, CPA, CGFO	

BOARD/CMSN CHAIR *(SIGN AND DATE)*:	**SIGNATURE ON FILE**	**Signature Received:** 09/15/2026
(TYPE/PRINT NAME):	C. Todd Latiff	