

PHA Name : Housing Authority Of Spartanburg

PHA Code : SC003

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 10/1/2024

PHA Program Type: Combined

MTW Cohort Number: Landlord Incentives

MTW Supplement Submission Type: Amended Annual Submission

DRAFT

B. MTW Supplement Narrative.

Spartanburg Housing is the fourth largest housing authority in South Carolina and serves over 6,500 residents withing Spartanburg County. Our vision continues to surround improving the quality of life through housing by enhancing economic mobility for the families we serve, strengthening communities, and creating strategic partnerships. In collaboration with our community partners, Spartanburg Housing will support families as they move toward self-sufficiency. Spartanburg Housing will use the public housing and housing choice voucher funding flexibility to best meet the local need and implement our initiatives. Spartanburg Housing would like to use MTW flexibility to help address economic mobility. The families we serve often have the fewest opportunities to move up the economic ladder. We will work with our community partners to provide more targeted education and workforce preparation and collaborate to help families gain greater mobility.

Spartanburg Housing has focused on implementing landlord incentives (Damage claims, Vacancy Loss Payments and Other Landlord Incentives). These initiatives will address cost effectiveness will address cost effectiveness by increasing utilization; self-sufficiency by providing incentives for new landlords and increase the number of families that are able to find suitable housing; and housing choice by expanding the number of available housing options for voucher holders. We have implemented biennial recertifications for all households in which all members of the household are 62 and older or the Head of Household, Co-Head or Spouse is disabled for public housing and the housing choice voucher program. We are working on implementing the elimination of utility reimbursements for public housing and housing choice voucher programs.

With this amendment we are working on implementing a mandatory Self-Sufficiency Program . This program will be for our public housing non-disabled residents age 18-55 only at this time.

DRAFT

C. The policies that the MTW agency is using or has used (currently implement, plan to implement in the submission year, plan to discontinue, previously discontinued).

1. Tenant Rent Policies	
a. Tiered Rent (PH)	Not Currently Implemented
b. Tiered Rent (HCV)	Not Currently Implemented
c. Stepped Rent (PH)	Not Currently Implemented
d. Stepped Rent (HCV)	Not Currently Implemented
e. Minimum Rent (PH)	Not Currently Implemented
f. Minimum Rent (HCV)	Not Currently Implemented
g. Total Tenant Payment as a Percentage of Gross Income (PH)	Not Currently Implemented
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Not Currently Implemented
i. Alternative Utility Allowance (PH)	Not Currently Implemented
j. Alternative Utility Allowance (HCV)	Not Currently Implemented
k. Fixed Rents (PH)	Not Currently Implemented
l. Fixed Subsidy (HCV)	Not Currently Implemented
m. Utility Reimbursements (PH)	Currently Implementing
n. Utility Reimbursements (HCV)	Currently Implementing
o. Initial Rent Burden (HCV)	Not Currently Implemented
p. Imputed Income (PH)	Not Currently Implemented
q. Imputed Income (HCV)	Not Currently Implemented
r. Elimination of Deduction(s) (PH)	Not Currently Implemented
s. Elimination of Deduction(s) (HCV)	Not Currently Implemented
t. Standard Deductions (PH)	Not Currently Implemented
u. Standard Deductions (HCV)	Not Currently Implemented
v. Alternative Income Inclusions/Exclusions (PH)	Not Currently Implemented
w. Alternative Income Inclusions/Exclusions (HCV)	Not Currently Implemented
2. Payment Standards and Rent Reasonableness	
a. Payment Standards- Small Area Fair Market Rents (HCV)	Not Currently Implemented
b. Payment Standards- Fair Market Rents (HCV)	Not Currently Implemented
c. Rent Reasonableness – Process (HCV)	Not Currently Implemented
d. Rent Reasonableness – Third-Party Requirement (HCV)	Not Currently Implemented
3. Reexaminations	
a. Alternative Reexamination Schedule for Households (PH)	Currently Implementing
b. Alternative Reexamination Schedule for Households (HCV)	Currently Implementing
c. Self-Certification of Assets (PH)	Not Currently Implemented
d. Self-Certification of Assets (HCV)	Not Currently Implemented
4. Landlord Leasing Incentives	
a. Vacancy Loss (HCV-Tenant-based Assistance)	Currently Implementing
b. Damage Claims (HCV-Tenant-based Assistance)	Currently Implementing
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Currently Implementing
5. Housing Quality Standards (HQS)	
a. Pre-Qualifying Unit Inspections (HCV)	Not Currently Implemented
b. Reasonable Penalty Payments for Landlords (HCV)	Not Currently Implemented
c. Third-Party Requirement (HCV)	Currently Implementing
d. Alternative Inspection Schedule (HCV)	Not Currently Implemented
6. Short-Term Assistance	
a. Short-Term Assistance (PH)	Not Currently Implemented
b. Short-Term Assistance (HCV)	Not Currently Implemented
7. Term-Limited Assistance	
a. Term-Limited Assistance (PH)	Not Currently Implemented
b. Term-Limited Assistance (HCV)	Not Currently Implemented
8. Increase Elderly Age (PH & HCV)	

Increase Elderly Age (PH & HCV)	Not Currently Implemented
9. Project-Based Voucher Program Flexibilities	
a. Increase PBV Program Cap (HCV)	Not Currently Implemented
b. Increase PBV Project Cap (HCV)	Not Currently Implemented
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	Not Currently Implemented
d. Alternative PBV Selection Process (HCV)	Not Currently Implemented
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	Not Currently Implemented
f. Increase PBV HAP Contract Length (HCV)	Not Currently Implemented
g. Increase PBV Rent to Owner (HCV)	Not Currently Implemented
h. Limit Portability for PBV Units (HCV)	Not Currently Implemented
10. Family Self-Sufficiency Program with MTW Flexibility	
a.PH Waive Operating a Required FSS Program (PH)	Not Currently Implemented
a.HCV Waive Operating a Required FSS Program (HCV)	Not Currently Implemented
b.PH Alternative Structure for Establishing Program Coordinating Committee (PH)	Not Currently Implemented
b. HCV Alternative Structure for Establishing Program Coordinating Committee (HCV)	Not Currently Implemented
c.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
c.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
d.PH Modify or Eliminate the Contract of Participation (PH)	Not Currently Implemented
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Not Currently Implemented
e.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
e.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
11. MTW Self-Sufficiency Program	
a.PH Alternative Family Selection Procedures (PH)	Plan to Implement in the Submission Year
a.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
b.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
b.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
12. Work Requirement	
a. Work Requirement (PH)	Not Currently Implemented
b. Work Requirement (HCV)	Not Currently Implemented
13. Use of Public Housing as an Incentive for Economic Progress (PH)	
Use of Public Housing as an Incentive for Economic Progress (PH)	Not Currently Implemented
14. Moving on Policy	
a. Waive Initial HQS Inspection Requirement (HCV)	Not Currently Implemented
b.PH Allow Income Calculations from Partner Agencies (PH)	Not Currently Implemented
b.HCV Allow Income Calculations from Partner Agencies (HCV)	Not Currently Implemented
c.PH Aligning Tenant Rents and Utility Payments Between Partner Agencies (PH)	Not Currently Implemented
c.HCV Aligning Tenant Rents and Utility Payments Between Partner Agencies (HCV)	Not Currently Implemented
15. Acquisition without Prior HUD Approval (PH)	
Acquisition without Prior HUD Approval (PH)	Not Currently Implemented
16. Deconcentration of Poverty in Public Housing Policy (PH)	
Deconcentration of Poverty in Public Housing Policy (PH)	Not Currently Implemented
17. Local, Non-Traditional Activities	
a. Rental Subsidy Programs	Not Currently Implemented
b. Service Provision	Not Currently Implemented

C. MTW Activities Plan that Housing Authority Of Spartanburg Plans to Implement in the Submission Year or Is Currently Implementing

1.m. - Utility Reimbursements (PH)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Spartanburg Housing plans to eliminate utility reimbursements to reduce costs while achieving greater cost effectiveness in expenditures and encouraging family self-sufficiency. The waiver would result in cost savings and a reduction in administrative burdens. It will also help to ensure that residents are contributing towards their rental payment or minimum not receiving a payment for receiving assistance from Spartanburg Housing. We will eliminate the utility reimbursement by doing the following. If a utility allowance is greater than the total tenant payment, the tenant rent will be zero (\$0) and no utility reimbursement will be provided to the tenant.

For FY2023 the department paid a total of \$1,999.00 to a total of 2 families at Cambridge Place. The average URP check was \$133.26. Add on the cost of processing the URP check and the total amount paid out for FY2023 for utility reimbursement was \$2,017.15.

For FY2023 the department paid a total of \$1,009.00 to a total of 20 families at Prince Hall Apartments. The average URP check was \$8.27. Add in the cost of processing the URP check and the total amount paid out for FY2023 for utility reimbursement was \$1,156.62.

Starting October 1st, 2024 new admission families or families currently on the program will not be eligible for the URP payments. A certification will be completed effective June 1st, 2025 for families that currently receive the URP payments that will eliminate the payment

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Self-sufficiency

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

Not applicable.

1.n. - Utility Reimbursements (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Spartanburg Housing plans to eliminate utility reimbursements to reduce costs while achieving greater cost effectiveness in expenditures and encouraging family self-sufficiency. The waiver would result in cost savings and a reduction in administrative burdens. It will also help to ensure that residents are contributing towards their rental payment or at minimum not receiving a payment for receiving assistance from Spartanburg Housing. We will eliminate the utility reimbursement by doing the following. If a utility allowance is greater than the total tenant payment, the tenant rent will be zero (\$0) and no utility reimbursement will be provided to the tenant.

For FY2023 the department paid a total of \$606,001 to a total of 475 families. The average URP check was \$102.79. Add in the cost of processing the URP check and the total amount paid out for FY2023 for utility reimbursement is \$610,561.

Taking the current Price Per Unit (PUC) into account of \$568, if we eliminate the utility reimbursement we could help close to 90 more families find housing.

Starting October 1st, 2024 new admissions and families currently on the program will not be eligible for URP payments. A certification will be completed effective June 1st, 2025 for the families that receive URP payments eliminating the payment.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Self-sufficiency

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

Not applicable

3.a. - Alternative Reexamination Schedule for Households (PH)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Spartanburg Housing will implement biennial recertifications for all households in which all members of the household are 62 and older or the Head of Household, Co-Head or Spouse is disabled, even if the household members have earned income, they will be recertified only on a biennial basis. To achieve the highest level of operation efficiency, Spartanburg Housing will stagger the implementation of this activity. All certifications will be completed in 2024. Starting in January 2025 we will begin the staggering of the odd months making their next annual certification due in 2027. In February 2026 we will start the even month recertifications, making their next recertification due in 2028.

- 2025 Recertification
- Jan 2025 (Next Reexam 2027)
- Feb 2025 (Feb 2026)
- Mar 2025 (Mar 2027)
- Apr 2025 (Apr 2026)
- May 2025 (May 2027)
- Jun 2025 (Jun 2026)
- Jul 2025 (Jul 2027)
- Aug 2025 (Aug 2026)
- Sep 2025 (Sep 2027)
- Oct 2025 (Oct 2026)
- Nov 2025 (Nov 2027)
- Dec 2025 (Dec 2026)

For all households, including those listed above:

Interim recertifications for decreases in income will be limited to \$200 per month or more. Reductions in income of less than \$200 per month are required to be reported, but no interim recertification will be completed. Interim recertifications for increases of income will be limited to a change of \$500 or more per month. Increases in income of less than \$500 per month are required to be reported, but no interim will be completed.

All other households and family types will recertify annually.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Self-sufficiency

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Elderly families; Disabled families (to the extent those families are not exempt via a reasonable accommodation)

Does the MTW activity apply to all public housing developments?

The MTW activity applies to all developments

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

Not applicable

Does this MTW activity require a hardship policy?

Yes

This document is attached.

Does the hardship policy apply to more than this MTW activity?

Yes

Please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)

3.a. - Alternative Reexamination Schedule for Households (PH)

Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?

No

How many hardship requests have been received associated with this activity in the past year?

No hardship were requested in the most recent fiscal year.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does the MTW activity require an impact analysis?

Yes

This document is attached.

Does the impact analysis apply to more than this MTW activity?

No

What is the recertification schedule?

Once every two years

How many interim recertifications per year may a household request?

1

Please describe briefly how the MTW agency plans to address changes in family/household circumstances under the alternative reexamination schedule.

For all households, including those listed above:

Interim recertifications for decreases in income will be conducted in accordance with Spartanburg Housing Policy. Interim recertifications for increases of income will be limited to a change of \$500 or more per month. Increases in income of less than \$500 per month are required to be reported, but no interim will be completed.

3.b. - Alternative Reexamination Schedule for Households (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Spartanburg Housing will implement biennial recertifications for all households in which all members of the household are 62 and older or the Head of Household, Co-Head or Spouse is disabled, even if the household members have earned income, they will be recertified only on a biennial basis. To achieve the highest level of operation efficiency, Spartanburg Housing will stagger the implementation of this activity. All certifications will be completed in 2024. Starting in January 2025 we will begin the staggering of the odd months making their next annual certification due in 2027. In February 2026 we will start the even month recertifications, making their next recertification due in 2028.

- 2025 Recertification
- Jan 2025 (Next Reexam 2027)
- Feb 2025 (Feb 2026)
- Mar 2025 (Mar 2027)
- Apr 2025 (Apr 2026)
- May 2025 (May 2027)
- Jun 2025 (Jun 2026)
- Jul 2025 (Jul 2027)
- Aug 2025 (Aug 2026)
- Sep 2025 (Sep 2027)
- Oct 2025 (Oct 2026)
- Nov 2025 (Nov 2027)
- Dec 2025 (Dec 2026)

For all households, including those listed above:

Interim recertifications for decreases in income will be limited to \$200 per month or more. Reductions in income of less than \$200 per month are required to be reported, but no interim recertification will be completed. Interim recertifications for increases of income will be limited to a change of \$500 or more per month. Increases in income of less than \$500 per

month are required to be reported, but no interim will be completed.

All other households and family types will recertify annually.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Self-sufficiency

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Elderly families; Disabled families (to the extent those families are not exempt via a reasonable accommodation)

Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?

The MTW activity applies to all tenant-based units

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

Not applicable

Does this MTW activity require a hardship policy?

Yes

This document is attached.

Does the hardship policy apply to more than this MTW activity?

Yes

Please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)

1.s. - Elimination of Deduction(s) (HCV)

Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?

No

How many hardship requests have been received associated with this activity in the past year?

No hardship were requested in the most recent fiscal year.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does the MTW activity require an impact analysis?

Yes

This document is attached.

Does the impact analysis apply to more than this MTW activity?

No

What is the recertification schedule?

Once every two years

How many interim recertifications per year may a household request?

1

Please describe briefly how the MTW agency plans to address changes in family/household circumstances under the alternative reexamination schedule.

For all households, including those listed above:

Interim recertifications for decreases in income will be conducted in accordance with Spartanburg Housing Policy. Interim recertifications for increases of income will be limited to a change of \$500 or more per month. Increases in income of less than \$500 per month are required to be reported, but no interim will be completed.

4.a. - Vacancy Loss (HCV-Tenant-based Assistance)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Spartanburg Housing provides landlords with a payment of \$500 when an HCV participant moves out and the landlord rents the unit to another HCV participant. If the landlord chooses not to rent the unit to another HCV participant, they would forfeit this payment.

This would apply to all HCV units and landlords. This would not apply to PBV properties or landlords.

Which of the MTW statutory objectives does this MTW activity serve?

Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households
Does the MTW activity apply to all family types or only to selected family types? The MTW activity applies to all family types
Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? The MTW activity applies to all tenant-based units
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation. This activity was implemented on June 1, 2023. There was one payment in FY2023 for vacancy loss. For FY2024 as of 3/11/2024 two vacancy loss payments have been paid. FY2023 total \$150 FY2024 total as of 3/11/24 \$450
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? No
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?) To all units
What is the maximum payment that can be made to a landlord under this policy? \$500
How many payments were issued under this policy in the most recently completed PHA fiscal year? 1
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year? \$150

4.b. - Damage Claims (HCV-Tenant-based Assistance)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative Spartanburg Housing will provide landlords with up to \$1250 for damages caused by an HCV participant. Given the following steps have been followed: 1) Move In inspection completed and signed off by both the landlord and HCV participant 2) Move out inspection completed and signed off by both the landlord and HCV participant 3) Itemized list of repairs and estimated cost to repair provided to Spartanburg Housing turned in within 15 days of move out of HCV participant 4) Established a reasonable cost of repairs. This would apply to all HCV and PBV landlords.
Which of the MTW statutory objectives does this MTW activity serve?

Housing choice
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. Increased expenditures
Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? The MTW activity applies to all assisted households
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation. This activity was implemented on June 1, 2023. There was one (1) payment for damage claims in FY 2023. For FY 2024 as of 3/11/2024 three (3) damage claims have been paid.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? No
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?) To all units
What is the maximum payment that can be made to a landlord under this policy? \$1,250
How many payments were issued under this policy in the most recently completed PHA fiscal year? 1
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year? \$632

4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative 1) Sign-On Bonus: Spartanburg Housing will provide each new landlord with a one-time \$500 sign on bonus. This bonus will be given to the new landlord after lease up of the first unit. This would apply to new HCV landlords only. This would not apply to PBV landlords. 2) Landlord Referral Bonus: Participating landlords , who refers a new landlord to Spartanburg Housing, would receive a \$100 bonus after the first unit is leased with the new landlord. This would apply to HCV landlords only. This would not apply to PBV landlords. 3) Other Incentives: Spartanburg Housing will give each existing landlord a monetary award for every 5 years they have been with Spartanburg Housing. The maximum award amount is \$100 per every 5 years. This would apply to HCV landlords only. This would not apply to PBV landlords. 4) Other Incentives (NEW): Spartanburg Housing will pay a one-time security deposit up to \$500 for new admission resident. The security deposit will be paid to the landlord at the time of the first HAP payment.

Which of the MTW statutory objectives does this MTW activity serve?

Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies to all family types

Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?

The MTW activity applies to all tenant-based units

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

FY 2023

16 Sign-On Bonus Payment- Total \$8,000

72 5-Year Tenure Bonus Payment- Total \$7,200

112 10-Year Tenure Bonus Payment- Total \$22,400

FY 2024 as of 3/11/2024

15 Sign-On Bonus Payment- Total \$7,500

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?)

To all units

What is the maximum payment that can be made to a landlord under this policy?

\$500 is the maximum for each new landlord sign on bonus

\$100 is the maximum for each landlord referral bonus

\$100 per every 5 years is the maximum payment for each landlord tenure bonus

\$500 is the maximum security deposit to be paid (NEW)

How many payments were issued under this policy in the most recently completed PHA fiscal year?

200

What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?

\$37,600

5.c. - Third-Party Requirement (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Spartanburg Housing will perform HQS inspections on PBV units that it owns, manages, and/or controls. The Director of Leased Housing will randomly select a sample of Quality Control inspections (5%) that have been completed within a 60-day period.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

This is an approved activity that has not been implemented.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Please explain or upload the description of the quality assurance method:

Following will explain the quality assurance method
Following will explain the quality assurance method:

- 1) Inspections for the last 60 days will be downloaded from the Yardi system into an Excel worksheet where the number of inspections can be determined.
- 2) The number of inspections will be multiplied by 5% to determine the number of inspections that will need to be performed. We will round up in all cases.
- 3) We will use a random generator to select the number of inspections to select to complete based on the number needed to complete the 5% of inspections.
- 4) We will send letters to the landlords and tenants to schedule the inspections
- 5) The inspections will be completed and re-inspections will be scheduled if necessary
- 6) Copies of the inspections will be kept in a separate files.

No document is attached.

No document is attached.

11.a.PH - Alternative Family Selection Procedures (PH)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Participation in a self-sufficiency program is a condition of eligibility for new admissions and a condition of continued occupancy for existing residents. All non-disabled individuals ages 18 to 55 are required to actively pursue activities to achieve economic self-sufficiency or the ability to meet all physical needs without the assistance of external resources.

The resident will need to gain and retain employment of an average of 20 hours per or week, or show they are enrolled in a job training program, or full-time student.

Upon successful completion of the individual plan the participant will receive a financial incentive. To successfully complete the individual growth plan participants must meet the following criteria:

1. The head of household or non-elderly/non-disabled household member 18 to 61 has obtained suitable employment and met the minimum annual earned income for compliance. Suitable employment is defined as working full time for at least twelve (12) months.
2. All members of the household have been independent of welfare for at least twelve (12) consecutive months. Welfare is defined as assistance from federal or state welfare programs. It does not include social security, child support payments, Medicaid, or similar benefits.
3. Activities listed on the Individual Training and Service Plan must be completed within the designated timeframe.
4. The household is in full compliance with the lease, including no monies owed for repayment agreements to Spartanburg Housing.

The individual plans will be eight (8) years with a possible two (2) year extension for a total of ten (10) years.

To assist in the client's successful completion of their individual plans case coordination will assist the family in the development of the plan. When an individual loses a job or becomes underemployed more than once for any reason other than reduction of force, they shall be required to meet with the case coordinator to enroll and complete a job retention program. Individuals who pay rent late more than once, for any reason shall be required to meet with their case coordinator to enroll and complete a financial literacy program.

Which of the MTW statutory objectives does this MTW activity serve?

Self-sufficiency

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Non-elderly, non-disabled families

Does the MTW activity apply to all public housing developments?

The MTW activity applies to all developments

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

Not applicable

Does this MTW activity require a hardship policy?

Yes

This document is attached.

Does the hardship policy apply to more than this MTW activity?

Yes

Please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)

3.a. - Alternative Reexamination Schedule for Households (PH); 3.b. - Alternative Reexamination Schedule for Households (HCV)

Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?

No

How many hardship requests have been received associated with this activity in the past year?

No hardship were requested in the most recent fiscal year.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does the MTW activity require an impact analysis?

Yes

This document is attached.

Does the impact analysis apply to more than this MTW activity?

No

Will the MTW agency's MTW Self-Sufficiency policy make the program mandatory for anyone?

Yes

Please describe the population group for whom participation in the MTW Self-Sufficiency program is mandatory.

The program will be mandatory for non-disabled individuals ages 18-55.

D.	Safe Harbor Waivers.
D.1	<p>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</p> <p>No Safe Harbor Waivers are being requested.</p>

E.	Agency-Specific Waiver(s).
E.1	<p>Agency-Specific Waiver(s) for HUD Approval:</p> <p>The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I.</p> <p>In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable.</p> <p>For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.</p> <p>Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?</p> <p>No</p>

E.2	<p>Agency-Specific Waiver(s) for which HUD Approval has been Received:</p> <p>Does the MTW agency have any approved Agency-Specific Waivers? No</p>
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F.	Public Housing Operating Subsidy Grant Reporting.
F.1	Total Public Housing Operating subsidy amount authorized, disbursed by 9/30, remaining, and deadline for disbursement, by Federal Fiscal Year for each year the PHA is designated an MTW agency.

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
2025	\$0	\$0	\$0	
2024	\$1,878,380	\$1,116,257	\$762,123	2024-12-31
2023	\$1,934,803	\$1,934,803	\$0	2023-12-31
2022	\$1,777,715	\$1,326,973	\$0	2022-12-31

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G.	MTW Statutory Requirements.	
G.1	75% Very Low Income – Local, Non-Traditional. HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.	
Income Level		Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
80%-50% Area Median Income		
49%-30% Area Median Income		
Below 30% Area Median Income		
Total Local, Non-Traditional Households		0

*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

G.2	Establishing Reasonable Rent Policy.
<p>Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency? No</p> <p>Please describe the MTW agency's plans for its future rent reform activity and the implementation timeline.</p>	

G.3	Substantially the Same (STS) – Local, Non-Traditional.	
The total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	# of unit months	
The total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	# of unit months	

Number of units developed under the local, non-traditional housing development activity that were available for occupancy during the prior full calendar year:

PROPERTY NAME/ ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	if 'Population Type' is Other	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/ Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
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G.4	Comparable Mix (by Family Size) – Local, Non-Traditional.
To demonstrate compliance with the statutory requirement to continue serving a 'comparable mix" of families by family	

size to that which would have been served without MTW, the MTW agency will provide the number of families occupying local, non-traditional units by household size for the most recently completed Fiscal Year in the provided table.

Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
1 Person	
2 Person	
3 Person	
4 Person	
5 Person	
6+ Person	
Totals	0

H.	Public Comment
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Attached you will find a copy of all of the comments received and a description of how the agency analyzed the comments, as well as any decisions made based on those comments.

No additional public hearing was held for an Agency-Specific Waiver and/or Safe Harbor waiver

I.	Evaluations.
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No known evaluations.