

PHA Name : Cheraw

PHA Code : SC031

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 10/1/2021

PHA Program Type: Combined

MTW Cohort Number: 1

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

MTW Supplement Narrative

The following items are initiatives and/or proposed short-term and long-term goals of the Housing Authority of Cheraw to further the MTW statutory objectives during the Fiscal Year of October 1, 2021 through September 30, 2022:

Cost Effectiveness

1. Streamline Utility Allowance – Standard utility allowance for PH and HCV.

The Agency will compare the Utility Allowances for the Public Housing and HCV programs and average the cost of the Utility Allowances for 0-5-bedroom units. Streamlining Utility Allowances will make the Agency more efficient, and Utility Allowances for bedroom sizes will be the same for both programs. This will make it easier for the Agency and residents/participants to identify the appropriate utility allowance for a unit. Alternative Utility Allowance (PH) and Alternative Utility Allowance (HCV) waivers used.

2. Reallocation of voucher unit structure to increase Lease-Up.

The Housing Authority of Cheraw plans to allocate the current 180 vouchers as 165 HCV regular program, five (5) PH residents residing 5+ years (optional), and ten (10) Displace families (fires, floods, natural disasters). Reallocation of the voucher unit structure will contribute to lease-up and administrative performance which will help the HCV program and the Agency. We will be able to assist other families in need of safe and affordable housing and wish to become self-sufficient. Local, Non-Traditional Activities (increasing housing choice for low-income families) waiver used.

Self-Sufficiency

1. Incentives for Working families with 1+ years of continued full-time employment (no break over 2 weeks).

The Housing Authority of Cheraw plans to allocate twenty (20) Working family households of the HA with 1+ years of continued full-time employment (no break in employment over 2 weeks) with a \$500 incentive (one-time) totaling up to \$10,000. If there are more than 20 working families, the decision will be made by lottery. The Agency will review the tenant listings for PH and HCV programs to determine who qualify. Incentives for working families will promote self-sufficiency by implementing this goal. This will also keep residents/participants employed and eventually reach self-sufficiency. Local, Non-Traditional Activities (incentivizing self-sufficiency of participating families) waiver used.

2. Youth Activities (After-school activities, youth council, special needs program, college fees, Wi-Fi for virtual students, etc.). The Housing Authority of Cheraw will allocate up to \$12,000 towards Youth Activities (After-school activities, youth council, special needs program, college fees, etc.) for the youth of the HA. The Agency will assist with the application fees for college students, assist with recreation fees for youths involved in city sports, assist with the payment of field trips for elementary and middle school students, and assist with tour of colleges for those high school students planning to attend college. We will notify the residents/participants from the tenant listings of the activities to determine which students qualify. The Agency will promote self-sufficiency, work ethics, and character in our residents/participants at an earlier age. This will empower, engage, uplift, and mentor the children within the agency. The youth will be chosen on a first-come-first-served basis or until all allocated funds are expended. Local, Non-Traditional Activities (supportive services subsidies or budgets for low-income families) waiver used.

Housing Choice

1. PH resident with a 5-year term of good standing will have the option to receive a voucher.

The Housing Authority of Cheraw has allocated vouchers for five (5) Public Housing residents with a 5-year term of good standing. A tenant in good standing must:

- a. Have been a tenant for a minimum of five (5) years.
- b. The family is current in the payment of all charges owed the Housing Authority of Cheraw and has not paid rent late in the last five (5) years.
- c. The family passes a required transfer inspection and does not have any record of housekeeping problem during the last five (5) years.
- d. The family has not materially violated the lease over the past five (5) years by disturbing the peace enjoyment of their neighbors, by threatening the health or safety of tenants or Housing Authority staff.

The Agency will review our tenant listing for qualified selections and review the tenant files. We will reach out to the qualified residents to determine if they are interested in a voucher. This goal will help the residents become self-sufficient, and help Public Housing free up units to assist other applicants on the waiting lists. Local, Non-Traditional Activities (increasing housing choice for low-income families) waiver used.

2. Assist with Security deposits for PH and HCV applicants.

The Housing Authority of Cheraw will assist 30 PH and HCV applicants with Security Deposits up to \$400 per household totaling \$12,000. Funds will be disbursed until all funds are expended. The Agency will help applicants move into units quicker and relocate if needed, which will provide a quicker lease-up for the agency. We will assist applicants as needed

when there is difficulty with paying their security deposits for move-in of a unit. Local, Non-Traditional Activities (increasing housing choice for low-income families) waiver used.

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)	Plan to Implement in the Submission Year
j. Alternative Utility Allowance (HCV)	Plan to Implement in the Submission Year
k. Fixed Rents (PH)	Not Currently Implemented
l. Fixed Subsidy (HCV)	Not Currently Implemented
m. Utility Reimbursements (PH)	Not Currently Implemented
n. Utility Reimbursements (HCV)	Not Currently Implemented
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)	Not Currently Implemented
b. Alternative Reexamination Schedule for Households (HCV)	Not Currently Implemented
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)	Not Currently Implemented
b. Damage Claims (HCV-Tenant-based Assistance)	Not Currently Implemented
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Not Currently Implemented
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)	Not Currently Implemented
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)	Not Currently Implemented
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	Plan to Implement in the Submission Year

C. MTW Activities Plan that Cheraw Plans to Implement in the Submission Year or Is Currently Implementing**1.e. - Minimum Rent (PH)**

This MTW activity serves the following statutory objectives:
Cost effectiveness

This MTW activity serves the following statutory objectives:
Neutral (no cost implications)

minimum rent or minimum Total Tenant Payment (TTP) - \$0

1.f. - Minimum Rent (HCV)

This MTW activity serves the following statutory objectives:
Cost effectiveness

This MTW activity serves the following statutory objectives:
Neutral (no cost implications)

minimum rent or minimum Total Tenant Payment (TTP) - \$0

1.i. - Alternative Utility Allowance (PH)

Alternative Utility Allowance (PH) - The agency plans to streamline utility allowances by initiating the same utility allowance by bedroom size for both PH and HCV programs. By making a standard utility allowance for both programs will simplify the process for the agency.

This MTW activity serves the following statutory objectives:
Cost effectiveness

This MTW activity serves the following statutory objectives:
Neutral (no cost implications)

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households

N/A

The MTW Agency will streamline the Utility Allowances for PH and HCV to be the same for both programs and bedroom sizes. The method of calculating utility allowances will remain the same, and the Agency will take an average of the two programs to determine the same utility allowance for both programs.

1.j. - Alternative Utility Allowance (HCV)

Alternative Utility Allowance (HCV) - The agency plans to streamline utility allowances by initiating the same utility allowance by bedroom size for both PH and HCV programs. By making a standard utility allowance for both programs will simplify the process for the agency.

This MTW activity serves the following statutory objectives:
Cost effectiveness

This MTW activity serves the following statutory objectives:
Neutral (no cost implications)

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households

N/A

The MTW Agency will streamline the Utility Allowances for PH and HCV to be the same for both programs. The method of calculating utility allowances will remain the same, and the Agency will take an average to determine the utility allowance for each bedroom size to be the same for both programs.

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

This MTW activity serves the following statutory objectives:

Cost effectiveness
This MTW activity serves the following statutory objectives: Neutral (no cost implications)
Recertification Schedule is
Household may request interim recertifications per year.

3.c. - Self-Certification of Assets (PH)
This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity serves the following statutory objectives: Neutral (no cost implications)
The dollar threshold for the self-certification of assets is \$0.

3.d. - Self-Certification of Assets (HCV)
This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity serves the following statutory objectives: Neutral (no cost implications)
The dollar threshold for the self-certification of assets is \$0.

4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)
This MTW activity serves the following statutory objectives: Cost effectiveness Self-sufficiency
This MTW activity serves the following statutory objectives: Neutral (no cost implications)
This policy applies to (Display selected and additional Pop up is complex logic.)
The types of units policy applies to:
Maximum payment to the landlord is \$.
0 payments were issued under this policy y in the most recently completed PHA fiscal year.
\$0 issued under this policy in the most recently completed PHA fiscal year.

15. - Acquisition without Prior HUD Approval (PH)
This MTW activity serves the following statutory objectives: Housing choice
This MTW activity serves the following statutory objectives: Neutral (no cost implications)

17.b. - Service Provision
The Agency plans to use the Local, Non-Traditional Activities Waiver for the relocation of voucher units structure to increase Lease-up which offers increasing housing choice for low-income families; incentive for working families with 1+ years of continued full-time employment (no break in employment over two weeks) for incentivizing self-sufficiency of participating families; youth activities (after-school activities, youth council, special needs program, college fees, Wi-Fi for virtual students, etc.) which would assist in the supportive services subsidies or budgets for low-income families; PH resident with a 5-year term of good standing will have the option to receive a voucher which offers increasing housing choice for low-income families; and assist with Security deposits for PH and HCV applicants which offers increasing housing choice for low-income families. The incentives would attract more applicants to apply, provide increased Lease-up for the Agency, and self-sufficiency among the families.
This MTW activity serves the following statutory objectives:

Self-sufficiency Housing choice
This MTW activity serves the following statutory objectives: Increased expenditures
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households
N/A
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Cheraw MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
The following are the types of Services MTW Agency is providing: Incentives for working families with 1+ years of continued full-time employment (n break over two weeks), youth activities (after-school activities, youth council, special needs program, college fees, Wi-Fi for virtual students, etc.), PH residents with a 5-year term of good standing will have the option to receive a voucher, and assist with Security deposits for PH and HCV applicants. Services included are increasing housing choice for low-income families, incentivizing self-sufficiency of participating families, and supportive services subsidies or budgets for low-income families.
PHA provides services to 0 households in the most recently completed PHA Fiscal Year through this activity.
The MTW activity applies to all units/properties
of persons receiving LNT services only in the most recently completed PHA fiscal year.
No Families are receiving Services only.

D.	Safe Harbor Waivers.
D.1	Safe Harbor Waivers seeking HUD Approval: No Safe Harbor Waivers are being requested.

E.	Agency-Specific Waiver(s).
E.1	Agency-Specific Waiver(s) for HUD Approval: 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, Agency-Specific Waivers may be requested. No Agency-Specific Waivers are being requested.
E.2	Agency-Specific Waiver(s) for which HUD Approval has been Received: MTW Agency does not have approved Agency-Specific Waivers

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
2021	\$918,812	\$296,574	\$622,238	2021-12-31

G.	MTW Statutory Requirements.
G.1	<p>75% Very Low Income – Local, Non-Traditional.</p> <p>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.</p>
Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
80%-50% Area Median Income	3
49%-30% Area Median Income	3
Below 30% Area Median Income	14
Total Local, Non-Traditional Households	20

*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>MTW agency did not established a rent reform policy to encourage employment and self-sufficiency N/A - The Agency is currently not implementing any rent reform.</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.	0 # 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.	0 # 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.
<p>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.</p>	

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
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.	

I.	Evaluations.
No known evaluations.	



Housing Authority of Cheraw

P.O. Box 891 / Cheraw, South Carolina 29520

Phone (843) 537-7222 / Tty (800) 877-8339 / Fax (843) 537-7884

PUBLIC HEARING COMMENTS REGARDING THE MOVING TO WORK (MTW) DEMONSTRATION PLAN FOR 2020 HOUSING AUTHORITY OF CHERAW

The Cheraw Public Hearing was held on November 16, 2020 at 1:00PM via telephone conference call (1-800-753-1965 access code 5190458) to discuss information pertaining to the 2020 Moving to Work (MTW) Demonstration Plan.

The following were in attendance:

Housing Authority Employees

Clamentine V. Elmore, CEO/Executive Director

Pamela Stevens, Chief Operating Officer (COO)

Chasidy Graham, Executive Assistant

Debra D. Faison, Special Projects/MTW Administrator

Cheraw Residents/Participants

None

Public Attendees

None

The COO reviewed the 2020 MTW Demonstration Plan:

- Explained the purpose of the MTW Plan.
- Informed that the Housing Authority of Cheraw was one (1) of thirty-three (33) housing authorities to be chosen in the selection.
- Introduced the MTW Vision.
- Informed of reasons the Agency wants to participate in the MTW Plan.
- Informed of actions to be taken under the MTW Plan.
- Informed of Future Community/Resident Engagements.
- Informed of Operating and Inventory Information.
- Informed of Plans for the MTW Plan: Cost Effectiveness, Self-Sufficiency, and Housing Choice.
- Informed of the uses of MTW Funds.
- Informed of Significant Partnerships.
- Informed of Waivers available with the MTW Plan.

Questions & Answers regarding the MTW Plan:

- There were no questions from the Housing Authority staff.

There were no recommendations for changes to the proposed 2020 Moving to Work (MTW) Demonstration Plan. There were no additional requests to be considered for inclusion in this plan.

The call/meeting was adjourned.

Mrs. Clamentine V. Elmore
CEO/Executive Director



Housing Authority of Cheraw

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RESIDENTS MEETING COMMENTS REGARDING THE MOVING TO WORK (MTW) DEMONSTRATION PLAN FOR 2020 HOUSING AUTHORITY OF CHERAW

The first Cheraw Residents Meeting was held on October 7, 2020 at 10:00AM via telephone conference call (1-800-753-1965 access code 5190458) to discuss information pertaining to the 2020 Moving to Work (MTW) Demonstration Plan.

The following were in attendance:

Housing Authority Employees

Clamentine V. Elmore, CEO/Executive Director
Jennifer Manning, Deputy Director of Housing
Pamela Stevens, Deputy Director of Rental Assistance
Chasidy Graham, Executive Assistant
Debra D. Faison, Special Projects/MTW Administrator
Esperone Huggins, Director of Facilities Management
Cedric Pinder, Acting Housing Manager
Melinda Wingate, Property Manager
Monique Walters, Property Manager
Penny Hennigan, Property Manager
Chasity Davis, ROSS Coordinator

Cheraw Residents/Participants

[REDACTED]
T d.

The CEO/Executive Director reviewed and discussed the 2020 MTW Demonstration Plan:

- Explained the purpose of the MTW Plan.
- Informed that the Housing Authority of Cheraw was one (1) of thirty-three (33) housing authorities to be chosen in the selection.
- Introduced the MTW Vision.
- Informed of reasons the Agency wants to participate in the MTW Plan.
- Informed of actions to be taken under the MTW Plan.
- Informed of Future Community/Resident Engagements.
- Informed of Operating and Inventory Information.
- Informed of Plans for the MTW Plan: Cost Effectiveness, Self-Sufficiency, and Housing Choice.
- Informed of the uses of MTW Funds.
- Informed of Significant Partnerships.

Questions & Answers regarding the MTW Plan:

- How do one apply for HCV incentive for a family residing with HAC for 5+ years? **Once the Plan has been approved for implementation, the milestone for the implementation of this incentive is June 2021.**
- Will there be an option for homeownership? **Homeownership will not be available at this time.**
- Explain the Utility Allowances. **As part of the MTW Plan, the HAC plans to streamline the Utility Allowances which is providing a standard U.A. for PH and HCV.**

- Will you pay for me to get my CNA certification? **We will allocate funding for payment of fees for certifications in trades/training i.e. books, application fees, etc.**
- Explain the incentive for employment of 1+ years. **If the head of household has been working continuously for 1+ years (no break in employment over 2 weeks), the HOH will receive a one-time incentive.**
- What is RAD? **RAD is the Rental Assistance Demonstration Program. It may be used to leverage units for a property loan for major renovations. Since the HAC is not exploring this possibility at this time, we will not expand on the program.**
- Explain the incentive for PH families who have resided with the Housing Authority 5+ years. **PH families who have resided with the HAC for 5+ years and are in good standing will have the opportunity to change from a PH household to HCV.**
- If I currently participate in the ROSS program, will I be able to participate in the MTW program? **All PH and HCV units/households are participants in the MTW program.**
- When is the next Residents Meeting and Public Hearing for the MTW Program? **The next MTW Residents Meeting is Wednesday, October 21, 2020 @ 11:00am, and the MTW Public Hearing is Monday, November 16, 2020 @ 1:00pm. Both will be held via telephone conference call at the same number used today.**

Suggestions/Comments received from the Residents:

- A Resident thanked Mrs. Elmore for the information shared on the MTW Program and was especially thankful for the assistance she may receive for a CNA training.

There were no recommendations for changes to the proposed 2020 Moving to Work (MTW) Demonstration Plan. There were no additional requests to be considered for inclusion in this plan.

The call/meeting was adjourned.

Mrs. Clamentine V. Elmore
CEO/Executive Director



Housing Authority of Cheraw

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RESIDENTS MEETING COMMENTS REGARDING THE MOVING TO WORK (MTW) DEMONSTRATION PLAN FOR 2020 HOUSING AUTHORITY OF CHERAW

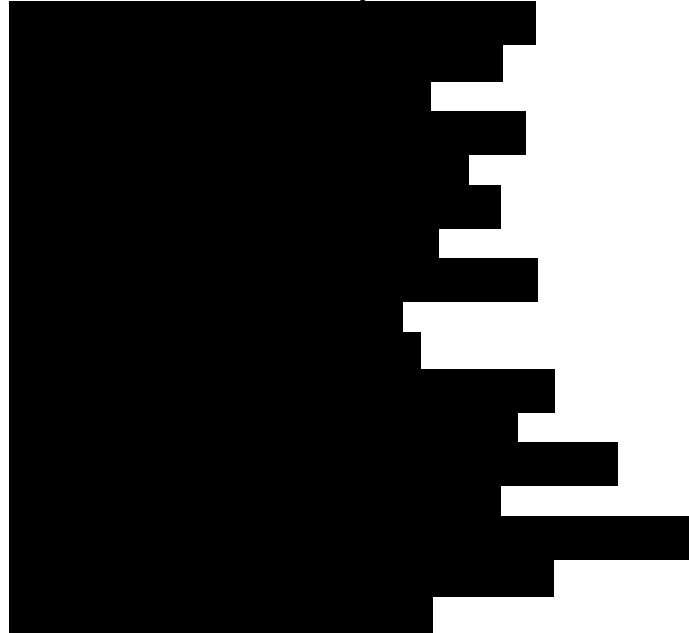
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The following were in attendance:

Housing Authority Employees

Clamentine V. Elmore, CEO/Executive Director
Jennifer Manning, Deputy Director of Housing
Pamela Stevens, Deputy Director of Rental Assistance
Chasidy Graham, Executive Assistant
Debra D. Faison, Special Projects/MTW Administrator
Cedric Pinder, Acting Housing Manager
Melinda Wingate, Property Manager
Monique Walters, Property Manager
Penny Hennigan, Property Manager
Chasity Davis, ROSS Coordinator

Cheraw Residents/Participants



The CEO/Executive Director reviewed and discussed the 2020 MTW Demonstration Plan:

- Explained the purpose of the MTW Plan.

- Informed that the Housing Authority of Cheraw was one (1) of thirty-three (33) housing authorities to be chosen in the selection.
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- Informed of Future Community/Resident Engagements.
- Informed of Operating and Inventory Information.
- Informed of Plans for the MTW Plan: Cost Effectiveness, Self-Sufficiency, and Housing Choice.
- Informed of the uses of MTW Funds.
- Informed of Significant Partnerships.

Questions & Answers regarding the MTW Plan:

- Can we have a small business in our unit?
Section 3 applies to any residents/participants who may have small businesses that the Housing Authority of Cheraw may use for services. Having a business in a unit or on property of the HAC is another issue to be approved by the CEO/Executive Director.
- Will the HCV waiting list reopen?
The HCV waiting list is currently not open, and we unfortunately cannot anticipate a date of when it will reopen. With the MTW Plan there are specific ways the HAC will allocate vouchers.
- Please explain payment for Wi-Fi.
The MTW Plan will allocate funds for payment of Wi-Fi for online services for school age children participating in virtual learning and adults teleworking (working from home).
- Will you pay for a resident to get a GED?
The MTW Plan will allocate funds for payment of certain fees associated with receiving a GED.
- Will you be purchasing single-family homes for PH residents with a 5-year term in good standing?
A PH resident with a 5-year term of good standing will have the option to receive a voucher. The HAC will explore opportunities to purchase single-family homes for the HCV program to use with vouchers.
- Will residents be led to purchase single-family homes?
The HAC will explore opportunities to purchase single-family homes for the HCV program.
- Can PH residents purchase homes? It is hard to be approved for a home due to our credit. A Homeownership Program should be put in the MTW Plan.
This suggestion will be discussed as a part of the MTW Plan for the Housing Authority of Cheraw.
- When will the HCV waiting list reopen?
Once the current HCV waiting list is absorbed, the HCV waiting list will open. An announcement will be publicized in the newspaper (The Link), on the Housing Authority's website, at the office sites, etc. informing you that the HCV waiting list is open.
- Is the MTW Plan a grant from HUD?
No. The MTW Plan is a demonstration program with flexibility of PH and HCV funds.
- The MTW Public Hearing is scheduled for Monday, November 16, 2020 @ 1:00pm. It will be held via telephone conference call at the same number used today.

Suggestions/Comments received from the Residents:

- A Resident thanked Mrs. Elmore for the information shared on the MTW Program.

There were no recommendations for changes to the proposed 2020 Moving to Work (MTW) Demonstration Plan. The only additional request to be considered for inclusion in this plan was initiating a Homeownership Program for the residents/participants.

The call/meeting was adjourned.

Mrs. Clamentine V. Elmore
CEO/Executive Director

RESIDENT ADVISORY BOARD MEETING/PUBLIC HEARING MINUTES
HOUSING AUTHORITY OF CHERAW
THURSDAY, APRIL 15, 2021 – 10:00 AM

The Public Hearing/Resident Advisory Board meeting of the Housing Authority of Cheraw was held on Thursday, April 15, 2021 at 10:00 AM via telephone conference call at 1-800-753-1965 using access code 5190458. The Executive Director called the meeting to order and the following were present:

The following members of the Resident Advisory Board were in attendance:

None

The following visitors were in attendance for the Public Hearing:

None

The following members of the staff were in attendance:

Clamentine V. Elmore, CEO/Executive Directive
Pamela Stevens, Chief Operating Officer
Debra Faison, Operations Administrator
Angela Washington, Housing Manager

The primary purpose of this meeting was to discuss preparations for the 2021 Annual Agency Plan and any input at the Public Hearing.

The Executive Director reviewed and discussed the 2021 Annual Agency Plan for fiscal year beginning October 1, 2021: (See Attachment A and made a part of these minutes)

- Revisions to policies including but not limited to the ACOP, Personnel Policy, Procurement, and HCV Administrative Plan.
- Annual Agency Plan is available at our Central Office Cost Center and our Dizzy Gillespie Administrative Office.
- We have a new Housing Manager – Angela Washington.
- Continue to provide staff training to improve the quality of Assisted Housing.
- We will be conducting our GPNA. Based on the results we plan to incorporate them into a 20-year plan with a “vision” for the greatest possible achievement for the future. This includes but not limited to, addressing/meeting 504/ADA needs/requirements; including green needs; including visitability; possibly purchasing additional property; partnering for investments/funding, etc.
- We will continue to implement our Strategic Plan (2019-2023) into our Five-Year Plan.
- Continue to conduct outreach efforts to potential voucher landlords.
- Continue to provide counseling and have a video presentation as part of our briefing packet as well as on-going information to current clients of the voucher program.
- Continue to pursue/implement public housing or other homeownership programs.
- Continue to support on-site Head Start.
- Partnered with the Council on Aging, Chesterfield Adult Education, Cheraw High School, Chesterfield-Marlboro Economic Opportunity Council, SC Works, and Chesterfield County Department of Social Services for assistance to our residents.
- Maintain affirmative measures that all applicants and/or program participants are treated equally regardless of race, color, religion, national origin, sex, familial status, and disability.
- Explore efforts to improve specific management functions.
- Continue to provide staff training to improve the quality of Assisted Housing.
- Continue to renovate or modernize public housing units to make them marketable.
- Explore/implement Public Housing or other homeownership opportunities.

- The Housing Authority of Cheraw is now a Moving to Work (MTW) agency. The MTW Supplement will be submitted with the 2021 Annual Agency Plan to HUD.
- Explore opportunities to apply for Rental Assistance Demonstration (RAD) Program.
- Explore opportunities to partner with the City and County for Redeveloping and Mixed Finance.
- Explore opportunities to apply for Tax Credits.
- Due to the Authority being a MTW agency, the opportunities to transfer the Voucher program from Cheraw to Florence has been postponed.
- Explore opportunities to purchase Tax Credit Properties.
- We applied for the Emergency Grant for Dizzy Gillespie.
- We were awarded the Emergency and Safety Grant.
- We were awarded the ROSS grant and have a ROSS Coordinator. We will continue to apply for various grants to include but not limited to FSS, Mainstream, VASH, etc.
- Develop an Emergency/Disaster Plan.
- We continue to transition to Paperless.
- Online Payments – Residents were urged to use the online payment process, as well as pay by phone.

Updates received from the RAB members:

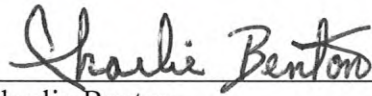
- None

There were no recommendations for changes to the proposed 2021 Annual Agency Plan. There were no additional requests to be considered for inclusion in this plan.

The call/meeting was adjourned.



Mrs. Clementine V. Elmore
CEO/Executive Director



Charlie Benton
Chairman

STATE OF SOUTH CAROLINA
COUNTY OF CHESTERFIELD
April 15, 2021

Moving to Work Certifications of Compliance

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING

Certifications of Compliance with HUD and Federal Requirements and Regulations: Board Resolution to Accompany Application to the Moving to Work Demonstration Program

Acting on behalf of the Board of Commissioners of the applicant public housing agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the application to the Moving to Work Demonstration Program for the PHA and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the application and implementation thereof:

- (1) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to ensure at least 75% of families assisted are very low-income as defined in Section 3(b)(2) of the 1937 Act throughout the PHA's participation in the MTW Demonstration Program.
- (2) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in establishing a reasonable rent policy that is designed to encourage employment and self-sufficiency.
- (3) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to assist substantially the same total number of eligible low-income families as would have been served absent MTW throughout the PHA's participation in the MTW Demonstration Program.
- (4) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to maintain a comparable mix of families (by family size) as would have been provided had the funds not been used under the MTW Demonstration Program throughout the PHA's participation in the MTW Demonstration Program.
- (5) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to ensure housing assisted under the MTW Demonstration Program meets housing quality standards established or approved by the Secretary throughout the PHA's participation in the MTW Demonstration Program.
- (6) The PHA published a notice that a hearing would be held, that the application and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the application by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the application and invited public comment.
- (7) The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the application by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the application.
- (8) The PHA certifies that the Board of Commissioners has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (9) The PHA must certify that it will carry out its application in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-2000d-4), the Fair Housing Act (42 USC 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 USC 794), and title II of the Americans with Disabilities Act of 1990 (42 USC 12101 et seq.), regulations implementing these authorities, and other applicable Federal, State, and local civil rights law and that it will affirmatively further fair housing, which means that

it will take meaningful actions to further the goals identified by the Assessment of Fair Housing conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Until such time as the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR part 91 the PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions. The PHA will carry out its plan in conformity with HUD's Equal Access Rule at 24 CFR 5.105(a)(2).

- (10) The application is consistent with the applicable Comprehensive Plan (or any plan incorporating such provisions of the Comprehensive Plan) for the jurisdiction in which the PHA is located.
- (11) The application contains a certification by the appropriate State or local officials that the application is consistent with the applicable Consolidated Plan, which incorporates a fair housing strategy that reflects the jurisdiction's Assessment of Fair Housing or Analysis of Impediments to Fair Housing Choice, as applicable, and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
- (12) The PHA affirmatively furthers fair housing. A PHA shall be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) Examines its programs or proposed programs; (ii) Identifies fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; (iii) Specifies actions and strategies designed to address contributing factors, related fair housing issues and goals in the applicable Assessment of Fair Housing (AFH) consistent with 24 CFR 5.154, in a reasonable manner in view of the resources available; (iv) Works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) Operates programs in a manner consistent consolidated plan under 24 CFR Part 91, and with any order or agreement, to comply with the authorities, specified in paragraph (o)(1) of this section; (vi) Complies with any contribution or consultation requirement with respect to any applicable Analysis of Fair Housing, in accordance with 24 CFR 5.150-5.180; (vii) Maintains records reflecting these analyses, actions, and the results of these actions; and (viii) Takes steps acceptable to HUD to remedy known fair housing and civil rights violations. PHAs that are not yet required to submit an AFH shall adhere to the requirements under 24 CFR 903.7(o) in effect prior to August 17, 2015.
- (13) The PHA complies with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- (14) The PHA complies with the Architectural Barriers Act of 1968 and its implementing regulations at 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (15) The PHA complies with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (16) The PHA complies with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (17) The PHA complies with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
- (18) The PHA complies with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (19) The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (20) The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (21) With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (22) The PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine

compliance with program requirements.

- (23) The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (24) The PHA will comply with the requirements of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Rewards at 2 CFR Part 200.
- (25) The application and all attachments are available at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of Cheraw

SC031

PHA NAME

PHA NUMBER/HA CODE

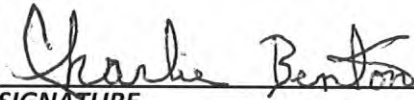
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Charlie Benton

Chairman

NAME OF AUTHORIZED OFFICIAL *

TITLE



SIGNATURE

12/01/20

DATE

* *Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*