

**PHA Name : Cheraw**

**PHA Code : SC031**

**MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 10/1/2022**

**PHA Program Type: Combined**

**MTW Cohort Number: 1**

**MTW Supplement Submission Type: Annual Submission**

## B. MTW Supplement Narrative.

### Cheraw MTW Supplement Narrative

The following items are activities 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, 2022 through September 30, 2023:

#### 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) effective 10-01-21 and five (5) effective 10-01-22, and five (5) Displaced 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.

##### 3. New Landlord Incentive to participate in the HCV program.

The Housing Authority of Cheraw plans to allocate ten (10) Landlords a one-time incentive of \$500 totaling up to \$5,000 to participate in the HCV Program in Chesterfield County with the Housing Authority of Cheraw. This incentive would provide more affordable housing for our participants in the Chesterfield area. 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 thirty-five (35) 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 per fiscal year) totaling up to \$17,500. If there are more than 35 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. Incentives for PH and HCV Elderly/Disabled residents and participants.

The Housing Authority of Cheraw plans to allocate \$10,500 towards a \$150 gift card to the local grocery store or Walmart in Cheraw to give to seventy (70) Elderly/Disabled residents and participants. If there are more than seventy (70) Elderly/Disabled families, the decision will be made by lottery. The Agency will review the occupancy reports for PH and HCV programs to determine who qualify. Incentives for elderly/disabled families will promote special needs services to continue increasing low-income housing choices and help eliminate homelessness in the Chesterfield community. Local, Non-Traditional Activities (incentivizing increasing housing choice for low-income families) waiver used.

##### 3. Partnerships with SC Works Job Fairs.

The Housing Authority of Cheraw will form a partnership with SC Works to provide Job Fairs in the Chesterfield County area for the residents and participants. This service will be handled by our Resident Services department. This partnership will provide services to assist our residents and participants in becoming self-sufficient and improving their quality of life. Local, Non-Traditional Activities (incentivizing self-sufficiency of participating families) waiver used.

##### 4. GED Assistance.

The Housing Authority of Cheraw will partner with other agencies to promote GED assistance for our residents and participants. The Resident Services department of the agency will ensure that other qualified agencies provide these services. If any PH resident or HCV participant receives a GED from the program, they will receive \$200 from the Housing Authority of Cheraw as an incentive for their achievement. The Housing Authority plans to allocate \$5,000 toward the assistance and the \$200 will be on a first come first served basis until funds allocated have been used. This incentive will assist in the resident and participant receiving their educational diploma and becoming self-sufficient. Local, Non-Traditional Activities (incentivizing self-sufficiency of participating families) waiver used.

##### 5. 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 (effective 10-01-21) and five (5) Public Housing residents (effective 10-01-22) 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.

3. Explore housing choices to include tax credit and RAD.

The Housing Authority of Cheraw will partner with a Developer from the Housing Authority of Florence (managing agency) to explore housing choices to include tax credit properties and the Rental Assistance Demonstration (RAD). This will eventually provide more low-income housing in the Chesterfield County area. Local, Non-Traditional Activities (increasing housing choice for low-income families) waiver used. SC031000001 - Dizzy Gillespie 1343 Dizzy Gillespie Dr.; Miller Ingram 400 Miller Ingram Dr.; Joh Motley 39 John Motley Dr.; Fred Harris 100 Fred Harris Dr.

**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).**

<b>1. Tenant Rent Policies</b>	
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)	Currently Implementing
j. Alternative Utility Allowance (HCV)	Currently Implementing
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
<b>2. Payment Standards and Rent Reasonableness</b>	
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
<b>3. Reexaminations</b>	
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
<b>4. Landlord Leasing Incentives</b>	
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)	Plan to Implement in the Submission Year
<b>5. Housing Quality Standards (HQS)</b>	
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
<b>6. Short-Term Assistance</b>	
a. Short-Term Assistance (PH)	Not Currently Implemented
b. Short-Term Assistance (HCV)	Not Currently Implemented
<b>7. Term-Limited Assistance</b>	
a. Term-Limited Assistance (PH)	Not Currently Implemented
b. Term-Limited Assistance (HCV)	Not Currently Implemented
<b>8. Increase Elderly Age (PH &amp; HCV)</b>	

Increase Elderly Age (PH & HCV)	Not Currently Implemented
<b>9. Project-Based Voucher Program Flexibilities</b>	
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
<b>10. Family Self-Sufficiency Program with MTW Flexibility</b>	
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
<b>11. MTW Self-Sufficiency Program</b>	
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
<b>12. Work Requirement</b>	
a. Work Requirement (PH)	Not Currently Implemented
b. Work Requirement (HCV)	Not Currently Implemented
<b>13. Use of Public Housing as an Incentive for Economic Progress (PH)</b>	
Use of Public Housing as an Incentive for Economic Progress (PH)	Not Currently Implemented
<b>14. Moving on Policy</b>	
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
<b>15. Acquisition without Prior HUD Approval (PH)</b>	
Acquisition without Prior HUD Approval (PH)	Not Currently Implemented
<b>16. Deconcentration of Poverty in Public Housing Policy (PH)</b>	
Deconcentration of Poverty in Public Housing Policy (PH)	Not Currently Implemented
<b>17. Local, Non-Traditional Activities</b>	
a. Rental Subsidy Programs	Not Currently Implemented
b. Service Provision	Currently Implementing

**C. MTW Activities Plan that Cheraw Plans to Implement in the Submission Year or Is Currently Implementing**

<b>1.i. - Alternative Utility Allowance (PH)</b>
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.
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
The Agency will implement Streamline Utility Allowances effective 06-01-22, which will still be in our current Fiscal Year 2021.
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 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. Usually PH and HCV would have separate utility allowances for each program. 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.
<b>1.j. - Alternative Utility Allowance (HCV)</b>
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.
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 only to a subset or subsets of assisted households
This MTW activity applies to: New admissions and currently assisted households
An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled, other). The MTW activity applies to all family types
The MTW activity applies to all tenant-based units
The Agency will implement Streamline Utility Allowances effective 06-01-22, which is still in the current Fiscal Year 2021.
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 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. Currently, the utility allowances for PH and HCV are separate for each program. 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.

**4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)**

The Housing Authority of Cheraw plans to allocate ten (10) Landlords a one-time incentive of \$500 totaling up to \$5,000 to participate in the HCV Program in Chesterfield County with the Housing Authority of Cheraw. This incentive would provide more affordable housing for our participants in the Chesterfield area.

This MTW activity serves the following statutory objectives:  
Housing choice

This MTW activity serves the following statutory objectives:  
Increased revenue

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 only to a subset or subsets of assisted households

This MTW activity applies to:  
New admissions and currently assisted households

An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled, other).  
The MTW activity applies to all family types

The MTW activity applies to all tenant-based units

The new Landlord incentive to participate in the HCV program has not yet been implemented, but will be implemented in the FY2022.

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.

This policy applies to To all units (Display selected and additional Pop up is complex logic.)

The types of units policy applies to:

Maximum payment to the landlord is \$\$500.00.

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.

**17.b. - Service Provision**

Incentives for Working families with 1+ years of continued full-time employment (no break over 2 weeks) - Housing Authority of Cheraw plans to allocate 35 working family households with 1+ years of continued full-time employment (no break over 2 weeks) with \$500 incentive (one-time per fiscal year). If there are more than 35 working families, the decision will be made by lottery. Incentives for working families will promote self-sufficiency by implementing this goal. This will also keep residents/participants employed and eventually reach self-sufficiency.

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 only to a subset or subsets of assisted households

This MTW activity applies to:  
Currently assisted households only

An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled, other).  
The MTW activity applies only to selected family types

The MTW activity applies to all tenant-based units

For the fiscal year 10/01/21-09/30/22 the Housing Authority allocated funds for 20 working family households chosen from a lottery to receive \$500 per HH. The households chosen to receive this incentive were very appreciative and seem willing

to continue to work and move toward self-sufficiency. This incentive gave the residents something positive to look forward to for working continuously. It showed them that it pays to keep a job and work to support their families and that the Housing Authority cared about their well-being and growth.
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: Funds for working families.
PHA provides services to 20 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.

<b>17.c. - Housing Development Programs</b>
Explore housing choices to include tax credit and RAD - The Housing Authority of Cheraw will partner with a Developer from the Housing Authority of Florence (managing agency) to explore housing choices to include tax credit properties and the Rental Assistance Demonstration (RAD). This will eventually provide more low-income housing in the Chesterfield County area.
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 only to a subset or subsets of assisted households
This MTW activity applies to: New admissions (i.e., applicants) only
An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled, other). The MTW activity applies to all family types
This MTW activity applies to the following Public Housing developments: Tax credit developments
This MTW activity applies to the following housing choice voucher unit types: If the Developer decides that RAD is best for the agency, units could be converted to project-based vouchers. If the Developer decides that the tax credit is best for the agency, there could be tax credit, tenant-based, and project-based vouchers within this development.
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.

**Table 17.c.1 - Housing Development Programs that the MTW Agency plans to commit Funds to in Fiscal Year**

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
Housing Authority of Cheraw - SC31000001	Undecided	Undecided	0.00	0.00	0.00	0.00	0.00	0.00

**Housing Development Programs that the MTW Agency plans to spend funds on in the Fiscal Year**



Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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**Table 17.c.2 - Housing Development Programs that the MTW Agency committed funds to in prior Fiscal Year**

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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**Housing Development Programs that the MTW Agency spent funds on in prior Fiscal Year**

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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<b>D.</b>	<b>Safe Harbor Waivers.</b>
<b>D.1</b>	<b>Safe Harbor Waivers seeking HUD Approval:</b> No Safe Harbor Waivers are being requested.

<b>E.</b>	<b>Agency-Specific Waiver(s).</b>
<b>E.1</b>	<b>Agency-Specific Waiver(s) for HUD Approval:</b>  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.
<b>E.2</b>	<b>Agency-Specific Waiver(s) for which HUD Approval has been Received:</b> MTW Agency does not have approved Agency-Specific Waivers

<b>F.</b>	<b>Public Housing Operating Subsidy Grant Reporting.</b>
<b>F.1</b>	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.

<b>Federal Fiscal Year (FFY)</b>	<b>Total Operating Subsidy Authorized Amount</b>	<b>How Much PHA Disbursed by the 9/30 Reporting Period</b>	<b>Remaining Not Yet Disbursed</b>	<b>Deadline</b>
2021	\$913,763	\$913,763	\$0	2029-09-30
2022	\$526,290	\$526,290	\$0	2030-09-30
2023				2031-09-30

<b>G.</b>	<b>MTW Statutory Requirements.</b>	
<b>G.1</b>	<b>75% Very Low Income – Local, Non-Traditional.</b> 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.	
	<b>Income Level</b>	<b>Number of Local, Non-Traditional Households Admitted in the Fiscal Year*</b>
	80%-50% Area Median Income	0
	49%-30% Area Median Income	2
	Below 30% Area Median Income	6
	<b>Total Local, Non-Traditional Households</b>	<b>8</b>

\*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.

<b>G.2</b>	<b>Establishing Reasonable Rent Policy.</b>
MTW agency did not established a rent reform policy to encourage employment and self-sufficiency The Agency does not plan to implement a rent reform policy at this time.	

<b>G.3</b>	<b>Substantially the Same (STS) – Local, Non-Traditional.</b>
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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<b>G.4</b>	<b>Comparable Mix (by Family Size) – Local, Non-Traditional.</b>
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
	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.
	Yes - This table lists evaluations of Cheraw's MTW activities, including the names of evaluators and available reports

**Table I.1 - Evaluations of MTW Policies**

Title and short description	Evaluator name and contact information	Time period	Reports available
MTW Flexibility Cohort Evaluation-Interview: Our interview will cover the following topics: <ul style="list-style-type: none"> <li>Your experiences with the MTW process overall, the ACC Amendment, and completing the MTW Supplement</li> <li>How you are using or plan to use your funding flexibility and for what purpose</li> <li>Plans for waivers and activities going forward and what you aim to achieve</li> <li>- Purpose of existing PBVs and planned use as MTW agency (if applicable)</li> <li>Challenges and lessons learned</li> </ul>	Will Yetvin 6130 Executive Blvd. Rockville, MD 20852 301-347-5484	11:00am-12:00pm on 03-11-22	No reports provided by evaluator

**MTW CERTIFICATIONS OF COMPLIANCE****U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF PUBLIC AND INDIAN HOUSING****Certifications of Compliance with Regulations:  
Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning (10/01/2022), hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors 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).
- (4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and (iii) address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will 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 any impediments to fair housing choice within those programs; (iii) addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and (v) maintains records reflecting these analyses and actions.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply 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.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply 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.
- (14) The MTW PHA will comply 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.

- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW 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 MTW 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.
- (17) With respect to public housing and applicable local, non-traditional development the MTW 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.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA.

Housing Authority of Cheraw

SC031

**MTW PHA NAME**

**MTW 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**

*Charlie Benton*  
**SIGNATURE**

*5/12/2022*  
**DATE**

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

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.

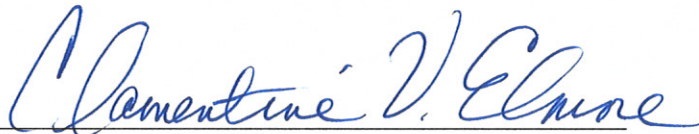
- The Housing Authority of Cheraw is now a Moving to Work (MTW) agency. The MTW Supplement will be submitted with the 2021 Annual Agency Plan to HUD.
- Explore opportunities to apply for Rental Assistance Demonstration (RAD) Program.
- Explore opportunities to partner with the City and County for Redeveloping 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. Clamentine V. Elmore  
CEO/Executive Director



Charlie Benton  
Chairman

STATE OF SOUTH CAROLINA  
COUNTY OF CHESTERFIELD  
April 15, 2021