

PHA Name : Housing Authority Of Spartanburg

PHA Code : SC003

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

PHA Program Type: Combined

MTW Cohort Number: Landlord Incentives

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

Spartanburg Housing is the fourth largest housing authority in South Carolina and serves over 6,500 residents within Spartanburg County. Our vision continues to surround improving the quality of life through housing by enhancing economic mobility for the families we serve, strengthening communities, and creating strategic partnerships. In collaboration with our community partners, Spartanburg Housing will support families as they move toward self-sufficiency. Spartanburg Housing will use the public housing and housing choice voucher funding flexibility to best meet the local need and implement our initiatives.

Spartanburg Housing would like to use MTW flexibility to help address economic mobility. The families we serve often have the fewest opportunities to move up the economic ladder. We will work with our community partners to provide more targeted education and workforce preparation and collaborate to help families gain greater mobility.

Spartanburg Housing will implement a limited number of activities for the period noted in this supplement and will focus on landlord incentives (Damage Claims, Vacancy Loss Payments, and Other Landlord Incentives). These initiatives will address cost effectiveness by increasing utilization; self-sufficiency by providing incentives for new landlords and increase the number of families that are able to find suitable housing; and housing choice by expanding the number of available housing options for voucher holders. In addition, we will focus on third-party inspections. This initiative will address cost effectiveness by decreasing the expense of paying a third-party vendor.

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

1. Tenant Rent Policies	
a. Tiered Rent (PH)	Not Currently Implemented
b. Tiered Rent (HCV)	Not Currently Implemented
c. Stepped Rent (PH)	Not Currently Implemented
d. Stepped Rent (HCV)	Not Currently Implemented
e. Minimum Rent (PH)	Not Currently Implemented
f. Minimum Rent (HCV)	Not Currently Implemented
g. Total Tenant Payment as a Percentage of Gross Income (PH)	Not Currently Implemented
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Not Currently Implemented
i. Alternative Utility Allowance (PH)	Not Currently Implemented
j. Alternative Utility Allowance (HCV)	Not Currently Implemented
k. Fixed Rents (PH)	Not Currently Implemented
l. Fixed Subsidy (HCV)	Not Currently Implemented
m. Utility Reimbursements (PH)	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)	Plan to Implement in the Submission Year
b. Damage Claims (HCV-Tenant-based Assistance)	Plan to Implement in the Submission Year
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Plan to Implement in the Submission Year
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)	Plan to Implement in the Submission Year
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	Not Currently Implemented

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

4.a. - Vacancy Loss (HCV-Tenant-based Assistance)
Spartanburg Housing will provide landlords with a payment of \$500 when an HCV participant moves out and the landlord rents the unit to another HCV participant. If the landlord chooses not to rent the unit to another HCV participant, they would forfeit this payment.
This would apply to all HCV units and landlords. This would not apply to PBV properties or landlords.
This MTW activity serves the following statutory objectives:
Housing choice
This MTW activity has the following cost implications:
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 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
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.
This is a new activity.
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Housing Authority Of Spartanburg 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
The types of units policy applies to:

Maximum payment to the landlord is

\$The maximum payment is \$500 per move out..

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.

4.b. - Damage Claims (HCV-Tenant-based Assistance)

Spartanburg Housing will provide landlords with up to \$1250 for damages caused by an HCV participant. Given the following steps have been followed:

- 1) Move In inspection completed and signed off by both the landlord and HCV participant
- 2) Move out inspection completed and signed off by both landlord and HCV participant
- 3) Itemized list of repairs and estimated cost to repair provided to Spartanburg Housing turned in within 15 days of move out of HCV participant
- 4) Established a reasonable cost of repairs (repair costs example attached)

This would apply to all HCV and PBV landlords.

This MTW activity serves the following statutory objectives:

Housing choice

This MTW activity has the following cost implications:

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

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

This is a new activity.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Housing Authority Of Spartanburg 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

The types of units policy applies to:

Maximum payment to the landlord is

\$1250.

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.

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

1) Sign-On Bonus: Spartanburg Housing will provide each new landlord with a one-time \$250 sign on bonus. This bonus would be given to the new landlord after lease up of the first unit. This money would be directly deposited with their first Housing Assistance Payment. This would apply to new HCV landlords only. This would not apply to PBV landlords. 2) Landlord Referral Bonus: Participating landlords, who refers a new landlord to Spartanburg Housing, would receive \$100 bonus after the first unit is leased with the new landlord. This payment would be sent electronically to the participating landlord with their next Housing Assistance Payment. This would apply to existing HCV landlords only. This would not apply to PBV landlords. 3) Other Incentives: Spartanburg Housing will give each existing landlord a monetary award for every 5 years they have been with Spartanburg Housing. The maximum award amount is \$100. This would apply to HCV landlords only.

This MTW activity serves the following statutory objectives:

Housing choice

This MTW activity has the following cost implications:

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

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

This is a new activity.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Housing Authority Of Spartanburg MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

This policy applies to Certain types of units only (Display selected and additional Pop up is complex logic.)

The types of units policy applies to:

Units/landlords new to the HCV program

Maximum payment to the landlord is

\$250 is the maximum payment...for each new landlord

Referral Bonus: The maximum payment is \$100.

Other Incentives: The maximum payment is \$100.

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.

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

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

This MTW activity serves the following statutory objectives:

Cost effectiveness

This MTW activity has the following cost implications:

Decreased 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

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

This is a new activity.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Housing Authority Of Spartanburg MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

The quality assurance method:

Following will explain the quality assurance method – 1) The inspections for the last 60 days will be downloaded from the Yardi system into an Excel worksheet where the number of inspections can be determined.

2) The number of inspections will be multiplied by 5% to determine the number of inspections that will need to be performed. We will round up in all cases.

3) We will use a random generator to select the number of the inspections to select to complete based on the number needed to complete the 5% of inspections.

4) We will send letters to the landlords and tenants to schedule the inspections.

5) The inspections will be completed and re-inspections will be scheduled if necessary.

6) Copies of the inspections will be kept in a separate files.

If [Upload file] options- Display 'Attached for quality assurance method'

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
2022	\$2,068,534	\$1,618,502	\$450,032	2022-12-31

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

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

G.2	Establishing Reasonable Rent Policy.
MTW agency did not established a rent reform policy to encourage employment and self-sufficiency Spartanburg Housing has not established a timeline for establishing rent reform activities.	

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.
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.	

I.	Evaluations.
No known evaluations.	

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 identity, 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.

Spartanburg Housing

SC003

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).

Matthew W. Myers

Chairman of the Board of Directors

NAME OF AUTHORIZED OFFICIAL

TITLE

SIGNATURE

12/5/2022

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.*

Public Comments

Spartanburg Housing held a public hearing on November 15th, 2022. There was one attendee; however, no comments were provided.

Attached are the responses to a proposed MTW initiatives survey.

Analysis of Public Comments

A landlord survey was sent out to request feedback on the proposed initiatives. We received eight responses. In general, the respondents were complimentary of our efforts to offer incentives. Based on the feedback, we may need to review the established dollar thresholds for the initiatives, primarily damage claims and referral bonuses. After the initial implementation, we will determine if adjustments need to be made. We want to monitor the budget to ensure there will not be a negative fiscal impact. In addition, we will consider comments related to the third party requirement as we implement the initiative.

PUBLIC NOTICE

SPARTANBURG HOUSING

FY 2023 Moving to Work (MTW) Supplement to PHA Annual Plan

Spartanburg Housing is requesting public review and comment on the Fiscal Year 2023 Moving to Work (MTW) Supplement of the Annual Plan. The MTW Supplement outlines activities that Spartanburg Housing plans to implement during fiscal year 2023.

Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families.

During the public comment period of October 14, 2022-November 28, 2022, residents, voucher program participants, landlord, and members of the general public are invited to participate in a public meeting to review the MTW Supplement, answer questions and receive comments.

Notice is hereby given that the Spartanburg Housing will hold a public hearing on Tuesday, November 15, 2022 at 4:00 PM via Zoom Web Conferencing and conference call. Please visit <https://www.spartanburghousing.org/mtw> to view the draft plan and call-in information. The purpose of the hearing will be to solicit public input on the Moving to Work Supplement.

Virtual Public Hearing

Tuesday November 15, 2022
4:00 PM

Zoom Meeting ID: 811 9614 7785
Passcode: 111522

The referenced documents and supporting documents will be available for public review at the following locations:

Location	Address City, State, Zip
Spartanburg Housing Main Office	170 Arch St. Spartanburg, SC 29303
Website	www.spartanburghousing.org/mtw

Written comments will be accepted during the public comment period of Friday, October 14, 2022 through Monday, November 28, 2022 and may be submitted via email at info@spartanburghousing.org or to:

Spartanburg Housing
Attention: Moving to Work
PO Box 2828
Spartanburg, SC 29304
Fax: (864) 598-6155



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A landlord survey was sent out to request feedback on the proposed initiatives. We received eight responses. In general, the respondents were complimentary of our efforts to offer incentives. Based on the feedback, we may need to review the established dollar thresholds for the initiatives, primarily damage claims and referral bonuses. After the initial implementation, we will determine if adjustments need to be made. We want to monitor the budget to ensure there will not be a negative fiscal impact. In addition, we will consider comments related to the third party requirement as we implement the initiative.

Proposed Initiatives Survey Results

How long have you been a landlord with Spartanburg Housing?	How many total rental units within Spartanburg County do you provide?	What percentage of your rental units accept HCV tenants?	Vacancy Loss: Spartanburg Housing will consider providing a payment of \$500 when an HCV participant moves out a unit and the next tenant is also an HCV participant. Please list your opinion rega...	Damage Claims: Spartanburg Housing will consider to pay a landlord reimbursement for tenant-caused damages after accounting for any security deposit. The amount of compensation is up to \$1250. Dam...	Other Incentives: Spartanburg Housing will consider a one-time bonus for new landlords in the amount of \$250.00. A Landlord Referral Bonus in the amount of \$100.00. Lastly, incentives to landlords...	Third-Party Requirement: Allows Spartanburg Housing to perform Housing Quality Standard Inspections on Project Based Voucher (PBV) units that we own, manage, and control. Quality Control: Random ...
3-5 Years	1-3 Units	0-10%	For all move outs, or just lease breaks?	this is a good idea	I don't think this is a good option	I prefer regular inspections
6-10 Years	Over 25 Units	Over 50%	Sounds like a good plan	I like but Who estimates the damages and how soon will they be inspected when the house is vacated. Also when a tenant leaves a house full of furniture and food that has to be cleaned up and thrown away will that be included on the damages?	Should also consider an incentive based off how many units are using the program	Sometimes it seems the inspections bring up items neither the tenant or the landlord care about. When theyre not safety related issues it doesn't really make sense
6-10 Years	1-3 Units	0-10%	This is a great incentive.	This is a great incentive!	First time landlord incentive is good idea. I would prefer a yearly bonus for landlords that retain tenants for the entire year and \$100 is too low.	Third Party inspectors is the most expensive way monitor inspections. You should put this earnest on the tenants to do quarterly documentations and have the current inspectors teach the tenants how to do there own inspections.
3-5 Years	Over 25 Units	Over 50%	Excellent idea	It will increase my incentive to rent to hcv tenants	You need to increase the amounts	3rd parties are not a good idea

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6-10 Years	Over 25 Units	Over 50%	I think this is a great idea.	This would decrease the time it takes to get the unit rent reedy. Unfortunately, most tenant move-out leaving damages that exceed the security deposit paid on the unit.	It may give a little motivation to landlords who have never accepted HAP.	I do not have a problem with random inspection. I do have a problem with the landlord, having to pay the cost for repairs for things that are beyond normal wear and tear. I have tenants who are the first to live in a unit and they tear carpet, refrigerator parts, kitchen faucet/sprayer, etc. and the landlord has to "rebuild" the unit. Some of your clients are not employed, so it hard on the landlord, because the tenants are not able to pay for destroying the property.

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20 years	4-10 Units	31-40%	Good incentive	To be n line with increased costs of supplies and labor, a minimum of \$1500. We usually spend well over this amount.	This may possibly work in encouraging more landlords, but it's not a lot of incentive. Explaining the process of rent increase when needed and providing that information would probably be more advantageous. Our rents for HUD are all about 1/2-2/3s of the current market value and is very discouraging and financially almost impossible with the rising cost of repairs and property taxes.	Inspectors have done excellent job over the years. Know you need to reduce that outlay of costs and random inspections would create less to be done. Especially on the inspections that are always good, they could be reduced in frequency.
12 years	192	Over 50%	This is an excellent incentive for the Owner to continue offering this program at their properties.	This would be another huge benefit for the Owner to ensure damage costs are being covered.	Incentives are always a plus!	This does not apply to our property as we are privately owned.
6-10 Years	1-3 Units	Over 50%	positive	positive	positive	unsure