

# PHA Name : Florence

**PHA Code :** SC027

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

**PHA Program Type:** Combined

**MTW Cohort Number:** Landlord Incentives

**MTW Supplement Submission Type:** Annual Submission

## **B. MTW Supplement Narrative.**

The following items are activities and/or proposed short-term and long-term goals of the Housing Authority of Florence to further the MTW statutory objectives during the Fiscal Year of October 1, 2024 through September 30, 2025:

### **Cost Effectiveness**

#### **1. Pay up to \$500 HAP to the Landlords due to vacancy or break of Lease.**

The Housing Authority of Florence will pay up to \$500 HAP to the Landlord due to the vacancy or break of Lease. The Landlord must be in good standing with the HA. The Housing Authority of Florence plans to allocate \$10,000 for this activity up to 20 landlords on a first come first serve basis. This activity is to incentivize a landlord's initial or continued participation in the HCV program. Vacancy Loss Landlord Voucher Incentive (HCV – Tenant-Based Assistance) waiver used.

### **Self-Sufficiency**

#### **1. HQS Improvements.**

The Housing Authority of Florence will provide assistance with HQS improvements for Landlords. The HA plans to allocate a total of \$25,000 for 25 landlords to receive up to \$1000 for their HQS improvements. If a landlord fails an HQS inspection, this incentive would assist the landlord with correcting the deficiencies and allowing the lease-up of the unit. Other Landlord Incentives (HCV – Tenant-Based Assistance) waiver used.

### **Housing Choice**

#### **1. Referral Fee Program for landlords who refer other landlords to the HCV program.**

The Housing Authority of Florence plans to allocate \$10,000 for the Referral Program for landlords who refer other landlords to the HCV program. The landlord will receive \$100 for the referral only if the new landlord executes a HAP contract with the Housing Authority of Florence. This incentive will allow additional low-income housing. Local, Non-Traditional Activities (increasing housing choice for low-income families) waiver used.

#### **2. Security Deposit Assistance up to \$500.**

The Housing Authority of Florence will assist 100 PH and HCV applicants with Security Deposits up to \$500 per household totaling \$50,000 on a first come first serve basis. 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).**

| <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)                         | 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 |
| <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)                 | Currently Implementing    |
| b. Damage Claims (HCV-Tenant-based Assistance)                | Not Currently Implemented |
| c. Other Landlord Incentives (HCV- Tenant-based Assistance)   | Currently Implementing    |
| <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 Florence Plans to Implement in the Submission Year or Is Currently Implementing****4.a. - Vacancy Loss (HCV-Tenant-based Assistance)****Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

The Housing Authority of Florence will pay up to \$500 HAP to the Landlord due to the vacancy or break of Lease. The Landlord must be in good standing with the HA. The Housing Authority of Florence plans to allocate \$10,000 for this activity up to 20 landlords on a first come first serve basis. This activity is to incentivize a landlord's initial or continued participation in the HCV program. Vacancy Loss Landlord Voucher Incentive (HCV – Tenant-Based Assistance) waiver used.

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

Housing choice

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

Increased expenditures

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

The MTW activity applies to all assisted households

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

No funds were paid for this activity for fiscal year 10/01/23.

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

No

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

To all units

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

\$500

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

0

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

\$0

**4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)****Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

HQS Improvements - The Housing Authority of Florence will provide assistance with HQS improvements for Landlords.

The HA plans to allocate a total of \$25,000 for 25 landlords to receive up to \$1000 for their HQS improvements. If a landlord fails an HQS inspection, this incentive would assist the landlord with correcting the deficiencies and allowing the lease-up of the unit. Other Landlord Incentives (HCV – Tenant-Based Assistance) waiver used.

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

Self-sufficiency

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

Increased expenditures

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

The MTW activity applies 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.**

No funds have been disbursed for this activity.

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

No

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

To all units

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

\$1000

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

0

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

\$0

#### 17.b. - Service Provision

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

1. Referral Fee Program for landlords who refer other landlords to the HCV program - The Housing Authority of Florence plans to allocate \$10,000 for the Referral Program for landlords who refer other landlords to the HCV program. The landlord will receive \$100 for the referral only if the new landlord executes a HAP contract with the Housing Authority of Florence. This incentive will allow additional low-income housing. Local, Non-Traditional Activities (increasing housing choice for low-income families) waiver used.

2. Security Deposit Assistance up to \$500 - The Housing Authority of Florence will assist 100 PH and HCV applicants with Security Deposits up to \$500 per household totaling \$50,000 on a first come first serve basis. 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.

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

Housing choice

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

Increased expenditures

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

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

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

New admissions and currently assisted households

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

The MTW activity applies to all family types

**Does the MTW activity apply to all public housing developments?**

The MTW activity applies to specific developments

**Which developments participate in the MTW activity?**

Some LIHTC developments and HCV landlords.

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

The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers

**Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity.**

Some LIHTC units - McGowan, Village Oak, and Lakota Crossing

**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.**

We have not had any referrals doe new Landlords.

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

No

**What types of services is the MTW agency providing?**

New landlords which will provide additional housing for participants.

**How many households did the PHA provide services to in the most recently completed PHA Fiscal Year through this activity?**

0

**Does the MTW activity apply to all LNT units/properties?**

The MTW activity applies to specific units/properties

**Describe which LNT units/properties participate in the MTW activity?**

Some LIHTC units and HCV Landlord properties.

**Are any families receiving services only (i.e., services only and no housing assistance provided by the PHA)?**

No



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

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

|     |   |
|-----|---|
| E.2 | <p><b>Agency-Specific Waiver(s) for which HUD Approval has been Received:</b></p> <p><b>Does the MTW agency have any approved Agency-Specific Waivers?</b><br/>No</p> |
|-----|---|

|           |  |
|-----------|--|
| <b>F.</b> | <b>Public Housing Operating Subsidy Grant Reporting.</b>   |
| 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                      | \$2,410,198                               | \$2,410,198   | \$0                         | 2029-09-30 |
| 2022                      | \$3,041,291                               | \$3,041,291   | \$0                         | 2030-09-30 |
| 2023                      | \$3,170,789                               | \$3,170,789   | \$0                         | 2031-09-30 |

|            |   |   |
|------------|---|---|
| <b>G.</b>  | <b>MTW Statutory Requirements.</b>  |   |
| <b>G.1</b> | <b>75% Very Low Income – Local, Non-Traditional.</b><br>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  | 12  |
|            | Below 30% Area Median Income  | 36  |
|            | <b>Total Local, Non-Traditional Households</b>  | <b>48</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> |
| <p><b>Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency?</b><br/>No</p> <p><b>Please describe the MTW agency's plans for its future rent reform activity and the implementation timeline.</b><br/>MTW Agency did not establish a rent reform policy to encourage employment and self-sufficiency. The Agency does not plan to implement a rent reform policy at this time.</p> |   |

|   |   |
|---|---|
| <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? |
|------------------------|--------|------|------|------|------|-------|-------------|------------------|-----------------------------|--|---|---|--|
|------------------------|--------|------|------|------|------|-------|-------------|------------------|-----------------------------|--|---|---|--|

|            |  |
|------------|--|
| <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.

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

| <b>H.</b> | <b>Public Comment</b>   |
|-----------|---|
|           | 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. |

| <b>I.</b> | <b>Evaluations.</b>   |
|-----------|-----------------------|
|           | 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 (01/10/2024), 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 Florence

SC027

*MTW PHA NAME*

*MTW PHA NUMBER/HA CODE*

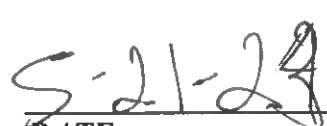
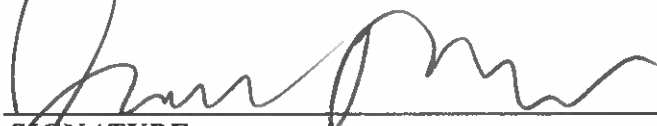
*I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C.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

Jerrold Moultrie

Chairman

*NAME OF AUTHORIZED OFFICIAL*

*TITLE*



*SIGNATURE*

*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 / PUBLIC HEARING MINUTES  
HOUSING AUTHORITY OF FLORENCE  
TUESDAY, APRIL 2, 2024 – 1:00 PM

The Public Hearing/Resident Advisory Board Meeting of the Housing Authority of Florence was held on Tuesday, April 2, 2024 at 1:00 PM at the Central Office Cost Center at 2640 West Palmetto Street, Florence, South Carolina. The Executive Director called the meeting to order and the following were present:

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

Debra Bines, RAB Member/Parkview  
Rhonda McSwain, RAB Member/Scattered Houses

The following visitors were in attendance for the Public Hearing:

[REDACTED]

The following members of the staff were in attendance:

Dr. Alphonso Bradley, Executive Director  
Debra Faison, Operations Administrator  
Brenda Cain, Operations Assistant

The primary purpose of this meeting was to discuss preparations for the 2024 Annual Agency Plan and any input at the Public Hearing.

The Executive Director reviewed and discussed the **2024 Annual Agency Plan**. The Annual Agency Plan included the following Goals and Progress Report: (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, Church Hill Administrative Office, and Parkview Plaza Administrative Office.
- We continue to partner with the City of Florence for more affordable housing and the Homeownership Program.
- We were approved for the Moving to Work (MTW) Demonstration Cohort (Landlord Incentives). We continue to recruit more Landlords for the HCV Program under Moving to Work Demonstration (MTW) for the Landlord Cohort. We have a new employee who will handle MTW and Landlord Incentives/Supplement Narrative.
- We hired a new employee who specializes in LIHTC and non-profit.
- We continue to explore opportunities for the Resident Assistance Demonstration (RAD) Program with the guidance of a RAD consultant. We have been approved by the Board of Commissioners to submit a RAD application for Oakland Place and Church Hill Apartments.
- We will be reapplying for the ROSS Grant to address the needs of our residents.
- We are still in the process of adjusting the restructure of the Maintenance Department, Public Housing Management, Human Resources, and Finance succession plans as needed.

- Creekside Village – Per the engineers, this property is repairable and propose the property to be ready by the end of the Summer of 2024.
- We will be addressing/implementing “designation of buildings” pursuant with HUD regulations, such as converting Creekside to an Elderly/Disabled building.
- We continue to explore the opportunities for a new Nonprofit group.
- We continue to provide staff training to improve the quality of Assisted Housing. We are administering a lot of training especially with the Maintenance Department and new hires.
- Royal Gardens – Units were demolished and 36 LIHTC units were constructed in 10/2012 (Phase I of McGowan Commons); constructed 20 public housing elderly units (Phase II- J.O. Smith Villas). We plan for Phase III to include family units with mixed financing and possibly Phase IV at this same location to include LIHTC.
- We conducted our GPNA in August 2021. Based on the results we plan to incorporate them into a 10-15-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 and incorporate it into our Five-Year Plan once created.
- Utilization of Capital Funds for modernization and renovations (Infrastructure, waterlines, sewers, etc.).
- Explore opportunities to expand leveraging private or other public funds to create additional housing opportunities.
- Continue to renovate or modernize public housing units to make them marketable.
- Due to the MTW Demonstration in Cheraw and RAD in Marlboro County, we will **not** transfer the Voucher program from Cheraw to Florence and Marlboro County to Florence.
- Explore opportunities to purchase Tax Credit Properties.
- Explore opportunities for Fair Market Rent and properties.
- We now own Lakota Crossing with 72 LIHTC units.
- We purchased property at Fairfield Circle for additional housing opportunities.
- We will continue to apply for various grants to include but not limited to FSS, Mainstream, VASH, ROSS, etc.
- Purchase land for more affordable housing.
- We continue to partner with other Housing Authorities, community (non-profits), and government leadership (Mayor and city) to provide affordable housing.
- We continue to explore opportunities to partner with the City and County for Redevelopment and Mixed Finance.
- Demolition/Disposition of old COCC Administration Office located at 400 East Pine Street and explore possibility of redevelopment and expansion. We are dealing with an underground tank at the old COCC building, but we propose to develop a new neighborhood development in the East Florence area.
- We completed the development of an Emergency/Disaster Plan.
- We continue to transition to Paperless by transitioning to a new YARDI Software system in 2024.



- Online Payments – Residents are urged to use the online payment process, as well as pay by phone.

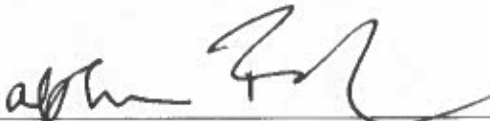
The Executive Director reviewed the MTW Supplement which explained the activities and incentives for MTW Cohort #3 – Landlord Incentives.

Questions received from the RAB members and answers provided by the Housing Authority staff:

- [REDACTED] (Scattered Houses) – Issues with the home of an Elderly/disabled HH member at [REDACTED] [REDACTED] state the resident at this address stated there is a smell under the house, and the kitchen has a hole in the cabinet under the sink where a pipe was repaired by Maintenance. The HAF will contact the resident regarding issues to determine if there are still issues with her house. Any issues discovered would be given to the Capital Fund/Maintenance Department. **Ms. McSwain requested that residents be notified of new hires (especially Maintenance). She stated Maintenance needs to knock before entering a unit.** Dr. Bradley informed Ms. McSwain that he would look into using HAF's Dial-My-Call system to determine if it could be used to notify residents of new hires in the Agency. The issue with Maintenance staff would be addressed.
- [REDACTED] (Parkview) – [REDACTED] questioned if a particular resident was given a handicap parking space. She was informed that HUD does not allow an agency to designate parks at any of the sites. The handicap park is on a 1<sup>st</sup> come first served basis. [REDACTED] wanted to know if cement blocking could be built around the garbage cans to keep trash from flying around the site. The HAF would have to get with the Capital Fund Department regarding this issue. [REDACTED] stated that their water is not clear at times. Dr. Bradley informed that the HAF could test the water, but there is quite a few water lines being repaired by the City/County in Florence that may cause this issue. [REDACTED] stated that guests and residents are double parking on curbs at Parkview, but it is mostly done on the weekends when staff is not on site. Also, [REDACTED] informed that all Parkview students were suspended from the Florence School District 1 buses for a short time.
- [REDACTED] (Public) – [REDACTED] inquired about housing, as she is currently living in a hotel. Debra Faison retrieved [REDACTED] email address to inform her of the various housing programs for which applications were being taken at this time.

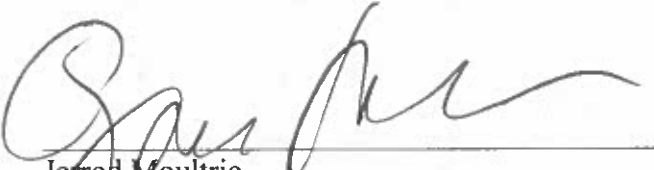
There were no recommendations for changes to the proposed 2024 Annual Agency Plan and MTW Supplement for Cohort – Landlord Incentives. There were no additional requests to be considered for inclusion in this plan.

The meeting was adjourned.



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Dr. Alphonso Bradley  
Executive Director



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Jerrod Moultrie  
Acting Chairman

STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE  
April 2, 2024