

PHA Name: Fort Mill

PHA Code: SC036

MTW Supplement for PHA Fiscal Year Beginning: 07/01/2025 ( implemented January 1, 2026)

PHA Program Type: Housing Choice Voucher Only

MTW Cohort: 1

MTW Supplement Submission Type: Annual

## B. MTW Supplement Narrative

The second year of the Housing Authority of Fort Mill's MTW implementation saw major changes affecting participant rents and how the program operates. The percentage of income used to calculate the participant's TTP was reduced from 30% to 29%. This caused the monthly Housing Assistance Payment (HAP) paid by the Agency to increase by approximately \$2011.00, with the decrease to the total tenant obligation being equal to the HAP increase. This change is aimed at minimizing the effect caused by other changes outlined later in this narrative. Overall monthly HAP cost was also increased by approximately \$2270.00 due to the increase in the payment standards for the area. Because of these already increased costs, the Agency did not implement a simplified Utility Allowance as first noted in our Moving-to-Work Plan. Due to a major increase to the rates of one electricity provider and a majority of participants receiving service from the company that did not increase rates, the Agency's monthly costs would have increased by an additional \$4,200.00 a month. The Housing Authority will again assess the utility cost for the 2026 Calendar year to see if a simplified Utility Allowance is workable with the budget. The new utility allowance average should be an enormous time saver for the Housing Authority and make it easier for a client to comprehend.

To improve cost effectiveness and reduce the administrative burden, the Housing Authority adopted a biennial inspection schedule beginning January 1, 2024. This has greatly reduced the administrative burden by allowing the Section 8 Coordinator, who also is the inspector, to focus more on issuing new vouchers and completing interviews from the last time the waitlist was opened.

Annual reexaminations were done for all households on January 1, 2025, and will continue with that at least until the complete phase in is complete. This process was burdensome with having to obtain documentation and conduct interview appointments for all program participants in the month of October. This burden will be reduced in the next two years as those participants whose only source of income is a fixed income source will not be required to complete annual recertification paperwork or interviews but on a triennial basis. The Agency will still complete an annual recertification on these households but will only update the income if a Cost-of-Living Increase is announced, apply the new payment standards if they increase, update the utility allowance if applicable, and change the percentage of income used to calculate the TTP based on the new percentage for the year (28% effective January 1, 2026).

Another cost saving measure that was implemented was only completing interim recertifications for specific reasons. These reasons include rent increases requested by the landlord, adding a household member, removing a household member, and income decreases requested due to hardship. Interims are not completed if a participant reports an increase in the household income. Instead, increases will take effect at the next annual recertification. Not only does this reduce the burden for the Section 8 Coordinator, it also permits the family to save their excess income or pay off debts to allow them to gain a better financial position. In the first three months since the new Interim policy was implemented, only three income increases have been reported to the Agency. In that same time period, 11 families have reported decreases in income due to hardship.

Also, with the intent of decreasing costs, the minimum rent increased to \$100.00. This had an effect on 9 families within the Section 8 program, adding up to \$25.00 to each of the household's TTP. None of these families have spoken negatively about this change nor have any requested a hardship due to this change.

Self-Certification of assets is now allowable by any household where the combined asset value is less than \$50,000.00. Assets not being verified unless over \$50,000 is an immense time saver for everyone.

The Housing Authority of Fort Mill also put a minimum income into effect for all non-elderly/non-disabled households. This minimum income was based on 10 hours per week at the current federal minimum wage (\$7.25), or \$3,770.00. This minimum income affected 4 families on the program but did not actually increase their TTP because they were all more greatly affected by the increase in minimum rent. The minimum income will increase effective January 1, 2026, to be equal to 15 hours per week at the current federal minimum wage, or \$5,655.00.

The Housing Authority's overall prospective is to increase participant self – sufficiency. At this time, there is no work mandate for current participants, but there is a working preference for the waitlist and a work requirement for all income portability clients. The hope for the work requirement is to motivate individuals, perhaps in small increments to become gainfully employed, as well to save funds that are being provided for HAP. The Housing Authority will be seeking partnerships with local community, welfare, service, and educational organizations over the 2025-2026 fiscal year to establish partnerships to offer services to our participants to assist them in becoming self-sufficient. This process will start by holding a public meeting with Section 8 participants where they can give their feedback on the types of services that they would benefit from the best. Once this is done, the Housing Authority will have a better understanding on what organizations would best fit the services we want to provide and the Agency can make the connections. The Section 8 Coordinator will also be involved in training over the next few months to get a better understanding of how to best form the partnerships.

The Housing Authority will continue to offer the landlord incentive for new lease up's as well as referral bonus for a new landlord that leases. Since this incentive began on January 1, 2024, the Housing Authority has added 9 new landlords. Currently, ways are being sought to reach out to landlords, whether it be through flyers, social media, or other avenues. The Housing Authority covers a large area with the town of Fort Mill, Tega Cay and the area known as Indian Land in Lancaster County. The property is expensive, but affordable units can be found. The initial family rent burden being changed can also be a helpful tool. The Housing Authority will also seek feedback from both voucher holders and landlord to see how the Agency can make the program more enticing to new landlords. Once this feedback is gathered, the Agency will investigate the possibility of implementing some new incentives in the upcoming years. To give new voucher holders or those looking to transfer with their voucher a better chance of success, the Housing Authority will also assess the need to increase the payment standards to be set between 110-120% of the current Small Area Fair Market Rents. This analysis will be based on the success rate of the vouchers issued in the first 5 months of the 2025 calendar year. If changed, the new payment standards would be effective July 1, 2025.

The overall goal for the Housing Authority is to have a prosperous program with prosperous clients that will eventually be able to be self-sufficient, then allowing for new clients to come on the program and get their help to move forward. The ultimate aim is to assist more families with our limited resources and to offer our clients the opportunities they need to become self-sufficient.

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

<b>1. Tenant Rent Policies</b>	
f. Minimum Rent (HCV)	Implemented 1/1/2024, Changed 1/1/2025
n. Initial Rent Burden (HCV)	Implemented 1/1/2025
<b>2. Payment Standards and Rent Reasonableness</b>	
<b>3. Reexaminations</b>	
d. Self-Certification of Assets (HCV)	Implemented 1/1/2025
<b>4. Landlord Leasing Incentives</b>	
d. Other Landlord Incentives (HCV)	Implemented 1/1/2024
<b>5. Housing Quality Standards (HQS)</b>	
d. Alternative Inspection Schedule	Implemented 1/1/2025
<b>6. Short Term Assistance</b>	
<b>7. Term-Limited Assistance</b>	
<b>8. Increase Elderly Age (PH &amp; HCV)</b>	
<b>9. Project-Based Voucher Program Flexibility</b>	
<b>10. Family Self-Sufficiency Program with MTW Flexibilities</b>	
<b>11. MTW Self-Sufficiency Program</b>	
<b>12. Work Requirement</b>	
b. Work Requirement (HCV)	Implemented 1/1/2024
<b>13. Use of Public Housing as an Incentive for Economic Progress (PH)</b>	
<b>14. Moving on Policy</b>	
<b>15. Acquisition without Prior HUD Approval (PH)</b>	
<b>16. Deconcentration of Poverty in Public Housing Policy (PH)</b>	
<b>17. Local, Non-Traditional Activities</b>	

C. MTW Activities that the Housing Authority of Fort Mill Plans to implement in the submission year or Is currently implementing.

<b>1. f. – Minimum Rent (HCV)</b>
The minimum rent was changed to \$75.00 for all households effective 1/1/2024. It was then increased to \$100.00 effective 1/1/2024. No clients have stated an undue hardship with this increase however hardship exceptions is available if necessary. An increase in minimum rent may encourage employment; however, this has not been noticed at this time with a substantial difference. These changes save clients time and, in some cases, lower costs. The estimated cost savings to the program as of 4/1/2025 is approximately \$200.00 per month.
Which MTW statutory objective does this MTW activity serve? Cost effectiveness
What are the cost implications of this MTW activity? Decrease expenditures
Does the MTW activity under this waiver apply to all assisted households or only a subset or subsets of assisted housing? This MTW activity applies to all assisted households
Does this MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? This MTW activity applies to all new admissions and currently assisted households
Does this MTW activity apply to all family types or only to selected family types?

This MTW activity applies to all family types
Does this MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? This MTW activity applies to all tenant-based units. The Housing Authority of Fort Mill does not currently have any project-based vouchers. However, there is a possibility, especially if new units are built in the Housing Authority of Fort Mill's jurisdiction. There is speculation that this could occur.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity? Yes, this is an approved HUD waiver, Certain provisions of sections 3(a)(3)(A) and 8(o)(2)(A)-(C) OF THE Act and 24 C.F.R. 5.6328 and 5.630
Does the MTW activity require a hardship policy? Yes
Does the hardship policy apply to more than this MTW activity? Yes The attached hardship policy applies to: 1 f. – Minimum Rent (HCV) 1 h. – Total Tenant Payment as a Percentage of Gross Income (HCV) 1 q. – Imputed Income (HCV) 1 s. – Elimination of Deductions (HCV) 2 b. – Payment Standards – Small Area Fair Market Rents (HCV) 3 b. – Alternative Reexamination Schedule for Households (HCV) 12 b. – Work Requirements (HCV)
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement? There has been no modifications to the hardship policy.
How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year? In the prior year, with this activity, the Housing Authority of Fort Mill: <ul style="list-style-type: none"> <li>Received <u>0</u> hardship requests</li> <li>Approved <u>0</u> hardship requests</li> <li>Denied <u>0</u> hardship requests</li> </ul> There is / are <u>0</u> hardship request pending
Does this MTW activity require an impact analysis? Yes, it does, however, the form for an impact analysis is on the HIP portal and not available at this time.
Does the impact analysis apply to more than this MTW activity? Yes The attached impact analysis applies to: 1 f. – Minimum Rent (HCV) 1 h. – Total Tenant Payment as a Percentage of Gross Income (HCV) 1 o. – Initial Rent Burden (HCV) 1 q. – Imputed Income (HCV) 1 s. – Elimination of Deduction(s) (HCV) 2 a. – Payment Standards – Small Area Fair Market Rents (HCV) 3 b. – Alternative Reexamination Schedule for Households (HCV) 12 b. – Work Requirements (HCV)
Minimum Rent or Minimum Total Tenant Payment (TTP) = \$75.00 in year 1, \$100 in year 2 to increase cost effectiveness and encourage employment among the non-elderly/disabled HCV participants.

**1. g., 1.h – Tenant Payment as a Modified Percentage of Income (PH & HCV)**

Effective January 1, 2026, the percentage of household income used to calculate the TTP will change from 29% of their income to 28%. All tenants have been notified of this change and will be notified monthly until the change occurs. There is no defined income basis, this will be for all tenants.

Which MTW statutory objective does this MTW activity serve? Cost effectiveness
What are the cost implications of this MTW activity? Decrease tenant burden
Does the MTW activity under this waiver apply to all assisted households or only a subset or subsets of assisted housing? This MTW activity applies to all assisted households
Does this MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? This MTW activity applies to all new admissions and currently assisted households
Does this MTW activity apply to all family types or only to selected family types? This MTW activity applies to all family types
Does this MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? This MTW activity applies to all tenant-based units.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity? Yes, this is an approved HUD waiver, Certain provisions of sections 3(a)(3)(A) and 8(o)(2)(A)-(C) OF THE Act and 24 C.F.R. 5.6328 and 5.630
Does the MTW activity require a hardship policy? Yes
Does the hardship policy apply to more than this MTW activity? Yes The attached hardship policy applies to: 1 f. – Minimum Rent (HCV) 1 h. – Total Tenant Payment as a Percentage of Gross Income (HCV) 1 q. – Imputed Income (HCV) 1 s. – Elimination of Deductions (HCV) 2 b. – Payment Standards – Small Area Fair Market Rents (HCV) 3 b. – Alternative Reexamination Schedule for Households (HCV) 12 b. – Work Requirements (HCV)
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement? There has been no modifications to the hardship policy.
How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year? In the prior year, with this activity, the Housing Authority of Fort Mill: <ul style="list-style-type: none"> <li>Received <u>0</u> hardship requests</li> <li>Approved <u>0</u> hardship requests</li> <li>Denied <u>0</u> hardship requests</li> </ul> There is / are <u>0</u> hardship request pending
Does this MTW activity require an impact analysis? Yes, it does, however, the form for an impact analysis is on the HIP portal and not available at this time
Does the impact analysis apply to more than this MTW activity? Yes The attached impact analysis applies to: 1 f. – Minimum Rent (HCV) 1 h. – Total Tenant Payment as a Percentage of Gross Income (HCV) 1 o. – Initial Rent Burden (HCV) 1 q. – Imputed Income (HCV) 1 s. – Elimination of Deduction(s) (HCV) 2 a. – Payment Standards – Small Area Fair Market Rents (HCV)

3 b. – Alternative Reexamination Schedule for Households (HCV)
12 b. – Work Requirements (HCV)
Tenant Payment as a Modified Percentage of Income (HCV) – The percentage of income used to calculate TTP will decrease to 28% of the household income.

<b>1. i. 1.j. – Alternative Utility Allowance (PH &amp; HCV)</b>
Currently, the utility allowances are derived from an average usage for different bedroom sizes and dwelling structures using the rates provided by the utility companies. A simplified utility allowance will be done by bedroom size effective January 1, 2026. This will include Electric, Natural Gas, Propane, Oil but will not do averages on water and sewer, as these will continue to be done by company. The water and sewer have extreme differences based on whether or not in the township or in the county, or in the neighboring county that we serve. These utility allowances will be completed and sent out to all tenants no later than September 1, 2025, to allow for a 30 day notice of comment and once approved by the Board of Commissioners be in effect for January with any possible corrections. If the cost analysis done after the simplified utility allowances are calculated shows a substantial increase to the monthly HAP cost, the Housing Authority may decide to continue using the current utility allowance calculation method.
Which MTW statutory objective does this MTW activity serve? Cost effectiveness
What are the cost implications of this MTW activity? Decrease expenditures
Does the MTW activity under this waiver apply to all assisted households or only a subset or subsets of assisted housing? This MTW activity applies to all assisted households
Does this MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? This MTW activity applies to all new admissions and currently assisted households
Does this MTW activity apply to all family types or only to selected family types? This MTW activity applies to all family types
Does this MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? This MTW activity applies to all tenant-based units.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity? Yes, this is an approved HUD waiver, Certain provisions of sections 3(a)(3)(A) and 8(o)(2)(A)-(C) OF THE Act and 24 C.F.R. 5.6328 and 5.630
Does the MTW activity require a hardship policy? Yes as in reference to the amount of rent that will be payable by the tenant.
Does the hardship policy apply to more than this MTW activity? Yes The attached hardship policy applies to: 1 f. – Minimum Rent (HCV) 1 h. – Total Tenant Payment as a Percentage of Gross Income (HCV) 1 q. – Imputed Income (HCV) 1 s. – Elimination of Deductions (HCV) 2 b. – Payment Standards – Small Area Fair Market Rents (HCV) 3 b. – Alternative Reexamination Schedule for Households (HCV) 12 b. – Work Requirements (HCV)
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement? There has been no modifications to the hardship policy.
How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year?

<p>In the prior year, with this activity, the Housing Authority of Fort Mill:</p> <ul style="list-style-type: none"> <li>• Received <u>0</u> hardship requests</li> <li>• Approved <u>0</u> hardship requests</li> <li>• Denied <u>0</u> hardship requests</li> </ul> <p>There is / are <u>0</u> hardship request pending</p>
<p>Does this MTW activity require an impact analysis?</p> <p>Yes, it does, however, the form for an impact analysis is on the HIP portal and not available at this time</p>
<p>Does the impact analysis apply to more than this MTW activity?</p> <p>Yes</p> <p>The attached impact analysis applies to:</p> <p>1 f. – Minimum Rent (HCV)</p> <p>1 h. – Total Tenant Payment as a Percentage of Gross Income (HCV)</p> <p>1 o. – Initial Rent Burden (HCV)</p> <p>1 q. – Imputed Income (HCV)</p> <p>1 s. – Elimination of Deduction(s) (HCV)</p> <p>2 a. – Payment Standards – Small Area Fair Market Rents (HCV)</p> <p>3 b. – Alternative Reexamination Schedule for Households (HCV)</p> <p>12 b. – Work Requirements (HCV)</p>
<p>Alternative Utility Allowance (HCV) – Use a simplified utility allowance schedule if it is determined to be cost detrimental to the program once the new costs are determined. This will average the cost for electricity, natural gas, propane, and oil based on unit size. Cost for water and sewer will still be averaged based on company and unit size.</p>

<p><b>1. o. – Initial Rent Burden (HCV)</b></p>
<p>The Initial Rent Burden increased from 40% to 50% 1/1/2025. This only applied to new clients. This will allow for Clients to move in somewhere that may be somewhat above can be a comfortable rent and to help with the overall high rental rates and the requirements for a smaller voucher size holder into a larger unit. Since 1/1/2025, this has not had to be used. While 15 new vouchers have been issued by the Housing Authority of Fort Mill since this date, all are still in their initial 60 day search window as of 4/1/2025. Further assessment of the effectiveness of this effort will be done as these vouchers are extended and future vouchers are issued.</p>
<p>Which MTW statutory objective does this MTW activity serve?</p> <p>Housing choice</p>
<p>What are the cost implications of this MTW activity?</p> <p>Decrease expenditures</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only a subset or subsets of assisted housing?</p> <p>This MTW activity applies to all assisted households</p>
<p>Does this MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p> <p>This MTW activity applies to all new admissions and currently assisted households</p>
<p>Does this MTW activity apply to all family types or only to selected family types?</p> <p>This MTW activity applies to all family types</p>
<p>Does this MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p> <p>This MTW activity applies to all tenant-based units. The Housing Authority of Fort Mill does not currently have any project-based vouchers.</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity?</p> <p>Yes</p> <p>This a standard waiver, has not been rejected by MTW Agency.</p>
<p>Does the MTW activity require a hardship policy?</p>



No
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement? N/A – 1 <sup>st</sup> year of submission
How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year? In the prior year, with this activity, the Housing Authority of Fort Mill: <ul style="list-style-type: none"> <li>Received <u>0</u> hardship requests</li> <li>Approved <u>0</u> hardship requests</li> <li>Denied <u>0</u> hardship requests</li> </ul> There is / are <u>0</u> hardship request pending
Does this MTW activity require an impact analysis? Yes, it does, however, the form for an impact analysis is on the HIP portal and not available at this time
Does the impact analysis apply to more than this MTW activity? Yes The attached impact analysis applies to: <ul style="list-style-type: none"> <li>1 f. – Minimum Rent (HCV)</li> <li>1 h. – Total Tenant Payment as a Percentage of Gross Income (HCV)</li> <li>1 o. – Initial Rent Burden (HCV)</li> <li>1 q. – Imputed Income (HCV)</li> <li>1 s. – Elimination of Deduction(s) (HCV)</li> <li>2 a. – Payment Standards – Small Area Fair Market Rents (HCV)</li> <li>3 b. – Alternative Reexamination Schedule for Households (HCV)</li> <li>12 b. – Work Requirements (HCV)</li> </ul> Initial rent burden increased from 40% to 50% to allow higher success with leasing.

### C. 3 Reexaminations

<b>3.a., 3.b. – Alternative Reexamination Schedule for Households (PH &amp; HCV)</b>
All households will have a reexamination for the effective date of January 1, 2026. All families with only a fixed income source will be required to complete annual reexamination paperwork and interviews on the 3-year exam period. These families will still have a reexamination provided to HUD with any increases that may occur for fixed incomes, such as social security, however, the family will not need to provide any additional information with the Housing Authority using the EIV documents for those types of increases. All other working or non – working families will still be interviewed annually, unless the Housing Authority deems it unnecessary. No interim reexaminations will occur unless rent increases requested by the landlord, adding a household member, removing a household member, or changes that occur due to a hardship. This will fall in line with the HOTMA proposed rule also.
Which MTW statutory objective does this MTW activity serve? Cost effectiveness
What are the cost implications of this MTW activity? Minimal and annual changes only, cost savings and time for agency and tenants.
Does the MTW activity under this waiver apply to all assisted households or only a subset or subsets of assisted housing? This MTW activity applies to all assisted households
Does this MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? This MTW activity applies to all new admissions and currently assisted households
Does this MTW activity apply to all family types or only to selected family types? This MTW activity applies to all family types
Does this MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?

This MTW activity applies to all tenant-based units. The Housing Authority of Fort Mill does not currently have any project-based vouchers.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity? Yes The waiver request is being submitted for review with this submission of the MTW Supplement
Does the MTW activity require a hardship policy? Yes
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement? There have been no modifications to the hardship policy.
How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year? In the prior year, with this activity, the Housing Authority of Fort Mill: <ul style="list-style-type: none"> <li>Received <u>0</u> hardship requests</li> <li>Approved <u>0</u> hardship requests</li> <li>Denied <u>0</u> hardship requests</li> </ul> There is / are <u>0</u> hardship request pending
Does this MTW activity require an impact analysis? Yes, however the Impact analysis form not available from the HIP portal at this time.

<b>3. d. – Self Certification of Assets (HCV)</b>
At the time of annual recertification, tenants will be allowed to complete a self-certification of assets if they declare that their total asset value is less than \$50,000 (this was changed due to the upcoming HOTMA program). This will reduce the amount of documentation tenants will have to submit when they are completing their annual recertification. It will also decrease the administrative burden for HCV staff when income from assets cause very little impact to the HAP paid on behalf of tenants. For the January 1, 2025 annual reexaminations, which were the first to allow self-certification of assets, this policy reduced the administrative burden for the Housing Authority and reduced some of the paperwork burden for the clients.
Which MTW statutory objective does this MTW activity serve? Cost effectiveness
What are the cost implications of this MTW activity? Neutral (no cost implications)
Does the MTW activity under this waiver apply to all assisted households or only a subset or subsets of assisted housing? This MTW activity applies to all assisted households
Does this MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? This MTW activity applies to all new admissions and currently assisted households
Does this MTW activity apply to all family types or only to selected family types? This MTW activity applies to all family types
Does this MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? This MTW activity applies to all tenant-based units. The Housing Authority of Fort Mill does not currently have any project-based vouchers.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity? Yes The waiver request is being submitted for review with this submission of the MTW Supplement
Does the MTW activity require a hardship policy? No
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?

N/A – 1 <sup>st</sup> year of submission
How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year? In the prior year, with this activity, the Housing Authority of Fort Mill: <ul style="list-style-type: none"> <li>Received <u>0</u> hardship requests</li> <li>Approved <u>0</u> hardship requests</li> <li>Denied <u>0</u> hardship requests</li> </ul> There is / are <u>0</u> hardship request pending
Does this MTW activity require an impact analysis? No
Families will be allowed to complete a Self-Certification of Assets if they declare that the total asset value is less than \$50,000.

<b>4. c. – Other Landlord Incentives (HCV)</b>
To increase leasing options for HCV participants, the Housing Authority will pay \$500.00 incentive for household leased with a voucher. There have been 11 payments since 1/1/2024. Currently there are over 19 apartment complexes and a multitude of private owners and realty companies that refuse to accept tenants with voucher assistance. The Housing Authority will also pay a \$200.00 incentive for every landlord who refers a new landlord to the program who leases an HCV participant. By providing this incentive, the Housing Authority of Fort Mill hopes to increase landlord participation and to open new leasing opportunities to the voucher program participants. The new landlord referral has not come to fruition, but hopefully in the coming year. Since the policy was implemented, a total of
Which MTW statutory objective does this MTW activity serve? Housing Choice
What are the cost implications of this MTW activity? Increase expenditures
Does the MTW activity under this waiver apply to all assisted households or only a subset or subsets of assisted housing? This MTW activity applies to all assisted households
Does this MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? This MTW activity applies to all new admissions and currently assisted households
Does this MTW activity apply to all family types or only to selected family types? This MTW activity applies to all family types
Does this MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? This MTW activity applies to all tenant-based units. The Housing Authority of Fort Mill does not currently have any project-based vouchers.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity? Yes The waiver request was not rejected during the submission year, and is a standard waiver.
Does the MTW activity require a hardship policy? No
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement? No modifications to the Hardship policy have occurred in the first year.
How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year? In the prior year, with this activity, the Housing Authority of Fort Mill: <ul style="list-style-type: none"> <li>Received <u>0</u> hardship requests</li> <li>Approved <u>0</u> hardship requests</li> </ul>

<ul style="list-style-type: none"> <li>Denied <u>0</u> hardship requests</li> </ul> <p>There is / are <u>0</u> hardship request pending</p>
<p>Does this MTW activity require an impact analysis?</p> <p>No</p>
<p>Does this policy apply to all HCV units or only certain unit types?</p> <p>This policy applies to all units.</p>
<p>What is the maximum payment that can be made to a landlord under this policy?</p> <p>Maximum payment to landlord for incentive is \$500.00 per new leasing. Maximum payment to landlord for referral is \$200.00 per new leasing.</p>
<p>How many payments were issued under this policy in the most recently completed PHA fiscal year?</p> <p>\$5,500.00 in payments were issued under this policy since January 1, 2024 through June 30, 2024.</p>
<p>What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?</p> <p>\$5,500.00 issued under this policy in the most recently completed PHA fiscal year.</p>

<p><b>5. d. – Alternative Inspection Schedule (HCV)</b></p>
<p>The agency will begin conducting regular inspection on a biennial basis, unless requested otherwise by either the tenant or the landlord. Currently, the Housing Authority's HQS inspector conducts approximately 15-20 annual inspections each month. Changing the inspection schedule will reduce this number in half. For annual inspections, landlords will be allowed to self-certify that the repairs are made. The tenants must also sign the certification agreeing that all repairs have been made. If the tenant disagrees, a physical re-inspection will be scheduled. Units must still pass the initial inspection before a participant can lease the unit and physical re-inspections must be completed if a unit fails the initial inspection.</p>
<p>Which MTW statutory objective does this MTW activity serve?</p> <p>Cost effectiveness</p>
<p>What are the cost implications of this MTW activity?</p> <p>Decrease expenditures</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only a subset or subsets of assisted housing?</p> <p>This MTW activity applies to all assisted households</p>
<p>Does this MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p> <p>This MTW activity applies to all new admissions and currently assisted households</p>
<p>Does this MTW activity apply to all family types or only to selected family types?</p> <p>This MTW activity applies to all family types</p>
<p>Does this MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p> <p>This MTW activity applies to all tenant-based units. The Housing Authority of Fort Mill does not currently have any project-based vouchers.</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity?</p> <p>Yes</p> <p>The waiver request is being submitted for review with this submission of the MTW Supplement</p>
<p>Does the MTW activity require a hardship policy?</p> <p>No</p>
<p>Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?</p> <p>N/A – 1<sup>st</sup> year of submission</p>
<p>How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year?</p> <p>In the prior year, with this activity, the Housing Authority of Fort Mill:</p> <ul style="list-style-type: none"> <li>Received <u>0</u> hardship requests</li> <li>Approved <u>0</u> hardship requests</li> </ul>

<ul style="list-style-type: none"> <li>Denied <u>0</u> hardship requests</li> </ul> There is / are <u>0</u> hardship request pending
Does this MTW activity require an impact analysis? No
Regular inspections will be conducted on a biennial basis, unless requested differently by the tenant or the landlord. Landlords will be able to self-certify repairs completed from these regular inspections if the tenant signs the certification form agreeing that the repair has been done. No changes will be made to the requirement surrounding initial inspections.

<b>12. b. – Work Requirement (HCV)</b>
The Housing Authority will begin work requirements beginning January 1, 2029, for all non-elderly/ non-disabled households. At that time each non-elderly/ non-disabled household will be required to have a least one adult member who is employed an average of 30 hours or more each week. To assist clients in securing and maintaining employment, the Housing Authority will partner with the Department of Social Services and local educational facilities to provide support. The Housing Authority will also assess the ability to provide homeownership classes and other classes to assist participants in self-sufficiency.
Beginning January 1, 2024, all non-elderly/ non-disabled households who wish to move to the Housing Authority's jurisdiction through portability are required to have an adult member who is employed and working an average of 30 hours per week or their request to transfer will be denied and the portability paperwork will be returned to the Initial PHA.
Which MTW statutory objective does this MTW activity serve? Self-sufficiency
What are the cost implications of this MTW activity? Decrease expenditures
Does the MTW activity under this waiver apply to all assisted households or only a subset or subsets of assisted housing? This MTW activity applies to all assisted households
Does this MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? This MTW activity applies to all new admissions and currently assisted households
Does this MTW activity apply to all family types or only to selected family types? This MTW activity applies to all family types
Does this MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? This MTW activity applies to all tenant-based units. The Housing Authority of Fort Mill does not currently have any project-based vouchers.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity? Yes The waiver request is being submitted for review with this submission of the MTW Supplement
Does the MTW activity require a hardship policy? Yes
Does the hardship policy apply to more than this MTW activity? Yes The attached hardship policy applies to: 1 f. – Minimum Rent (HCV) 1 h. – Total Tenant Payment as a Percentage of Gross Income (HCV) 1 q. – Imputed Income (HCV) 1 s. – Elimination of Deductions (HCV) 2 b. – Payment Standards – Small Area Fair Market Rents (HCV)

3 b. – Alternative Reexamination Schedule for Households (HCV) 12 b. – Work Requirements (HCV)
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement? No modifications to the hardship policy have been done.
How many hardship requests have been received associated with this activity in the most recently completed PHA fiscal year? In the prior year, with this activity, the Housing Authority of Fort Mill: <ul style="list-style-type: none"> <li>Received <u>0</u> hardship requests</li> <li>Approved <u>0</u> hardship requests</li> <li>Denied <u>0</u> hardship requests</li> </ul> There is / are <u>0</u> hardship request pending
Does this MTW activity require an impact analysis? Yes however there is no impact analysis form available from the HIP Portal at this time.
Does the impact analysis apply to more than this MTW activity? Yes The attached impact analysis applies to: <ul style="list-style-type: none"> <li>1 f. – Minimum Rent (HCV)</li> <li>1 h. – Total Tenant Payment as a Percentage of Gross Income (HCV)</li> <li>1 o. – Initial Rent Burden (HCV)</li> <li>1 q. – Imputed Income (HCV)</li> <li>1 s. – Elimination of Deduction(s) (HCV)</li> <li>2 a. – Payment Standards – Small Area Fair Market Rents (HCV)</li> <li>3 b. – Alternative Reexamination Schedule for Households (HCV)</li> <li>12 b. – Work Requirements (HCV)</li> </ul>
All current participants, a work requirement will be started January 1, 2029, in for all non-elderly/non-disabled households, requiring one adult household member to be employed at least 30 hours a week or more. Currently, all non-elderly/non-disabled households seeking to move into the Housing Authority's jurisdiction under portability must have an adult member who is employed 30 or more hours per week, or their portability will be denied and the paperwork returned to the Initial PHA.
Does the work requirement MTW activity exempt any type of households or individuals other those required to be excluded through the MTW Operations Notice or those excluded as a reasonable accommodation? All elderly/disabled families will be exempt from the work requirement.
What counts as "work" under the work requirement MTW activity? <ul style="list-style-type: none"> <li>Employment</li> <li>Attending school on a full-time basis</li> <li>Participation in a work training program through a local social service agency (ie. Department of Social Services)</li> </ul>
How will the MTW agency monitor compliance with the work requirement MTW activity? Compliance with the work requirement MTW activity will be tracked using the SACS housing software
What supportive services are offered to support households to comply with the work requirement? The Housing Authority will work with local social service agencies, like the Department of Labor and Workforce and the Department of Social Services to provide job listings, job training skills, and more. The Housing Authority will also assess the ability to offer home buyer education and budgeting classes. Participants will be assessed to see what partnerships and support services will be most beneficial to them.
How does the agency address noncompliance with the work requirement policy? Noncompliance with the work requirement policy will be addressed through termination of participation for the family with appropriate advance notice and the right to hearing through the agency's grievance policy.
How many households are currently subject to the policy?

All households that are not classified as elderly / disabled will eventual be subject to a work requirement. However, at this time, the work hours are zero for current residents, which will increase January 1, 2029 to 30 hours per week per household.

How many households in the most recently completed PHA fiscal year were sanctioned for non-compliance with the work requirement.

0 households were sanctioned for non-compliance with the work requirement in the most recently completed PHA fiscal year.

<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 disbursements, 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>

<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 household assisted by the MTW agency are very low-income for MTW public housing units and MTW HCV's 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	
49% - 30% Area Median Income	2
Below 30% Area Median Income	5
Total Local, Non-Traditional Households	

\*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 established a rent reform policy to encourage employment and self-sufficiency

<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:

<b>Property Name/ Address</b>	<b>0/1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6+ BR</b>	<b>Total Units</b>	<b>Population Type*</b>	<b># of Section 504 Accessible (Mobility)**</b>	<b># of Section 504 Accessible (Hearing/ Vision)</b>	<b>Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?</b>	<b>What was the Total Amount of MTW Funds Invested into the Property?</b>



<b>G.4</b>	<b>Comparable Mix (by Family Size) – Local, Non-Traditional</b>
To demonstrate compliance with the statutory requirements 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	4
2 Person	2
3 Person	1
4 Person	0
5 Person	0
6+ Person	0
<b>Total</b>	<b>7</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.	
A public meeting was held on April 16, 2025. No one attended by the Agency’s Executive Director and Section 8 Coordinator. No comments have received via email or telephone.	

<b>I.</b>	<b>Evaluations</b>
No known evaluations.	