Housing Development Corporation of Rock Hill Board Meeting

Thursday, April 13, 2023

A Board Meeting was held Thursday, April 13, at 8:30 a.m. at City Hall, Room 373.

Members present: Walter Hardin, Anne Lambert, David LeGrande, Kathy Pender Naomi Carpenter, Sandra Oborokumo, Sharon Hines, Mary Reid,

Members absent: Will Jordan, Phyllis Fickling, Perry Sutton, Tom Roper, Nakia McGraw, Patricia McClurkin Sibley

Staff Present: Corinne Sferrazza, Jordan Hamrick, Beverly Buchanan, Ed Causebrook, Ryan Powell, Sarah Bechtold, Miguel Rullan, Ariah Massey, Hakim Diaz, Natalia Alvez

Guest: Harley Hubbard

Call to Order: Walter Hardin called the meeting to order at 8:37 a.m. and thanked everyone for attending.

Minutes of the March 9, meeting was reviewed. Walter Hardin asked for a motion that the minutes be approved as presented. Motions were made for the minutes, seconded, and unanimously approved.

**Staff Reports**

**A. Financials**

Financial information was shared with Board members. Financial information can be e-mailed, or a hard copy can be mailed to Board Members if requested. Account balance information for the South State Community Checking Account (Sunset Park Houses) is $85,043.94. The Wells Fargo Account (HDC rentals) balance is $67,850.15. The TD Bank (Cottages) balance is $32,069.22. The NSP Rental Properties balance is $19,860.29. The TD General account is the main account with the most activity that includes utility and rental assistance transactions, deposits for assistance and proceeds for home sales, the balance is $262,045.85.

**Development Division Report**BUY

**New Construction**

Southside Properties – Planning Stage

Will be for sale units

1454 Crawford Rd. – 3 Bedroom 2 Bath

TDC- $158,839.80

233 Baker Street – 2 Bedroom 1 Bath

$146,517.65

1454 Crawford trees cleared

**First Time Homebuyers** –

Jordan Hamrick advised that in March there were 41 students.

Students who received certificates – 7

Closings with assistance – 1

Counseling sessions – 16

Opted for In-person – 34

Opted for Remote learning – 7

# enrolled in next in-person class - 34

Next FTHB class on Saturday, April 15, 2023, 8:30am-12:30pm

Remaining 22/23 Funding: $5000

FTHB Proposed CDBG 23/24 Funding - $70,000

**FIX**

**Rehab Projects- CDBG – Volunteer Projects**

|  |  |
| --- | --- |
| **Stage** | **Amount of Units** |
| **Pre-Work** | **14** |
| **Bidding** | **0** |
| **In Construction** | **0** |
| **Complete** | **0** |

**Rehab Projects – HTF**

|  |  |
| --- | --- |
| **Stage** | **Amount of Units** |
| **Pre-Work** | **2** |
| **Bidding** | **0** |
| **In Construction** | **0** |
| **Complete** | **0** |

**Corinne reported:**

Rehab Projects

CDBG 22/23 Remaining - $98,965

Proposed CDBG 23/24 OOR - $100,000

Volunteer Projects - $40,000

Eligible households on the waitlist: 78

World Changers and Salkehatchie summer of 2023 - Volunteers

**World Changers** – 12 projects – 350 volunteers consisting of adults and students

will focus mainly on roof replacements, exterior siding, and painting – June 19-24, 2023.

**Salkehatchie** United Methodist group – 2 projects – 40-50 volunteers- June 24-July 1, 2023

Project Sweat (Westminster) will begin mid-July 2023

Projects mostly in Ward 1 & 2

**KEEP**

**Homeless Prevention Assistance**

Sarah advised that during the month of March the following households were served.

Rental – 6 households assisted - $13,383.68 spent

Mortgage- 1 household assisted - $2,050.08 spent

Utilities – 1 household assisted - $252.65 spent

**Funding Sources**

Emergency Solutions Grant – ESG

Provides rental assistance, rent deposits, utility assistance, and utility deposits (30% AMI)

$21,590.29

EFSP (Emergency Food and Shelter Program) –

Provides rent, utility, and mortgage assistance

Total funding: Phase 39 - $69,642.26 (waiting for second ½)

Phase 40 award - $55,000

Rapid Rehousing Update

Awarded a new round - $31,716

Miguel Rullan advised that he is making changes to the program for a shorter term of assistance. The aim is to assist program participants with 3-6 months of housing subsidies and evaluate every 30 days to see where they are in the program. Miguel also stated that he will be working with other agencies to make sure there is wrap around services to identify client needs to make sure they are successful in the program, August 1, 2023, is the start date.

**Rental Properties**

Danielle Sanders advised on the following rental properties during the month of March

|  |  |  |  |
| --- | --- | --- | --- |
| Gross income: $17,781.37 | Net income: $9,911.43 | Total properties: 30 | Total persons served: 66 |

**Client Stories**

Jordan Hamrick and Sandra Oborokumo shared client stories

**Old Business**

**New Business**

HDC Website – Natalia Alvez, York Technical College Marketing Intern

Corinne introduced Natalia to the HDC board, as well as thank her for the amazing things that she has done as HDC’s Marketing Intern. Corinne stated that Natalia has made us more cohesive, our marketing materials look amazing, and she has updated our HDC website with real images of the work we do as well as people we serve.

Natalia presented the changes made to the HDC website, as well as the marketing brochures and flyers.

Jordan Hamrick advised as information that there will be a Fair Housing Event, presented by the SC Association of Realtors on April 22, 2023, at the Transformation Center.

Corinne stated that April is Fair Housing Month.

Jordan Hamrick advised that today is Hakim’s last day as an Intern with HDC and is continuing his journey with his MSW.

Jordan advised that with Harley’s help HDC is applying for a one-million-dollar unrestricted grant. The grant will come through the Yield Giving Foundation (yieldgiving.org). We won’t know until December if we get the grant.

Hakim advised that while he was home with Covid, he was looking online for alternative sources of funding and came across the Yield Giving Foundation Grant and forwarded the information to Jordan

Corinne thanked Hakim for finding the grant.

Corinne advised that today is Ariah’s last HDC board meeting and will be receiving her MSW in May. Ariah Advised that she will be starting with Rock Hill Housing Authority on June 5th.

Corinne advised that as everyone is aware Will Jordan’s wife passed, instead of flowers, we will get a brick at Glencairn Garden engraved in honor of her.

With no further business, motion was made, seconded, and unanimously approved to adjourn.

Meeting adjourned at 9:33 a.m.

Upcoming Events/Meetings: HDCRH Board Meeting, 8:30 a.m., May 11, 2023.

Submitted by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
 Beverly Buchanan, Secretary  
 Date: April 14, 2023

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Chairman/Vice Chairman  
Date: