Housing Development Corporation of Rock Hill Board Meeting

Thursday, May 13, 2021

Economic & Urban Development

A Board Meeting was held Thursday, May 13, 2021, at 8:30 a.m. via Zoom.

Members On Call: Walter Hardin, Will Jordan, David LeGrande, Derrick Lindsay, Sandra Oborokumo, Nakia McGraw, Anne Lambert, Tom Roper, Mary Reid, Sharon Hines

Staff On Call: Dawn Willingham, Krista Parenti, Beverly Buchanan, Ed Causebrook, Jordan Hamrick, Travis Reynolds

Others: Danny Jones, Matt Clinton  
  
Call to Order: Walter Hardin called the meeting to order at 8:30 a.m. and thanked everyone for attending.

Minutes of the Thursday, April 13, 2021, meeting minutes were reviewed. Walter Hardin asked for a motion that the minutes be approved. Sandra Oborokumo made a motion to approve the minutes. Anne Lambert made the second. Unanimous approval.

Staff Reports

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 is $2,339.26 and South State Money Market Account balance is $7,530.78. The Wells Fargo Account is mainly used for our rental properties and the balance is $51,733.15. 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 $346,005.18.

Development Division Report  
BUY – New Construction

Travis Reynolds advised that 11 Church Street closed on Wednesday, May 12, 2021. The closing date for 345 Laurens Street is Friday, May 14, 2021.

SMG (Saranac Management Group) is reviewing the plans for the next two new builds which will be located at 647 E. Black Street, and 1126 Castle Street.

First Time Homebuyers – Jordan Hamrick advised that in April there were 35 students.

Students that received certificates – 10

Closings with assistance – 0

Counseling sessions – 7

3 students under contracts, and 7 applications received for assistance.

FIX – Rehab Projects

Ed Causebrook advised that in home inspections has begun, and there will be a substantial increase in rehab projects.

Currently 12 rehab projects - Eligible households on the waitlist: 180

Ed also advised that the two funding sources for the rehab projects are SC Housing Trust and CDBG- Community Development Block Grant (HUD funded).

The 440 Allen Street house was used for SWAT training and has now been demolished.

Ed advised that he and Krista are working on getting the volunteer project going again.

KEEP – Homeless Prevention Assistance

Krista advised that during the month of April the following households were served.

Rental – 15 households assisted - $27,332.48 spent

Mortgage- 0 household assisted - $0 spent

Utilities – 19 households assisted - $6,735.32 spent

ESG (Emergency Solutions Grant) – Coronavirus Phase II (ESG-CVII)

Provides rental assistance, rent deposits, utility assistance, and utility deposits (50% AMI)

$104,181.16 spent total, $352,743.08 remaining

Emergency Food and Shelter Program Phase 38 (EFSP 38) –

Provides one month of rental, utility, and/or mortgage assistance

$53,040.71 spent total, $3,754.29 remaining

Community Development Block Grant – Coronavirus (CDBG-CV)

Provides up to 3 months of rental or mortgage assistance

$68,634.49 spent total, $4,365.51 remaining

Rental Properties

Jordan Hamrick advised on the following rental properties during the month of April.

|  |  |  |  |
| --- | --- | --- | --- |
| Gross income - $7,566 | Net income: $5,396 | Total properties: 17 | Total persons served: 59 |

Jordan further advised that the Ebenezer Avenue property sold in December 2020.

Dawn advised that the Maple Street property will be coming online soon, and by this summer the SRDP rentals will be online as well.

Sunset Park SRDP

Ed Causebrook advised that 6 affordable rental units are being built and everything is going well. The houses are 33% complete. The problem towards the end will be getting siding, fixtures, etc.

Special Report: SC Stay Plus

Krista advised that HDC is currently processing applications through SC Housing’s SC Stay Program. The most recent bill passed SC Housing received $272 million, to be used for rent and utility assistance only. Applicants can receive up to 12 months of assistance. The good thing about it is that SC Housing has contracted with a 3rd party organization to manage it.

Client Stories

Dawn advised that each month 1 or 2 HDC staff members will share a client story so that Board Members get an opportunity to hear what goes on in everyday encounters with clients.

Jordan Hamrick and Krista Parenti shared their client story with the HDC Board.

Old Business

Vet Benefit (Hero House) update

Dawn advised that the portal closed on April 30, 2021. There were 22 applicants.

Average household size was 3, 13 served in the Army, 19 male and 3 females. Dawn advised that the task force will meet to finalize selections.

New Business

Annual Meeting

Dawn advised that the annual meeting has tentatively been scheduled for Tuesday, July 13, 2021, at 8:30 a.m., which will replace the regular July meeting. Plans are to feature the Sunset Park homes and tour the sensory and mobility units. The logistics are still being worked out, but social distancing and masks protocols will be in place.

Miscellaneous Business

Sandra Oborokumo advised that she served on the City’s Tree Commission. Trees are important for the developments that HDC is doing and from the pictures she has seen of HDC’s new developments, trees are all around. Sandra further pointed out that as it pertains to new developments to use caution before clear cutting trees to build more houses.

Matt Clinton, City Forester advised the Board Members on the new State bill that will supersede any industrial or commercial local ordinance where city municipalities have no recourse.

Danny Jones with Planning and Development gave an overview of zoning guidelines that HDC follows regarding trees when developing.

Subcommittees

Dawn gave an overview of the sub-committee descriptions, goals and objectives that were shared with Board Members three years ago and would like to get the sub committees going again. Dawn further advised that she email everyone the list and asked everyone to think about which committee they would like to serve on. The sub-committee list will be reviewed again in August.

Sandra Oborokumo thanked Dawn and staff for doing an awesome job.

Meeting adjourned - 9:33 a.m.

Upcoming Events/Meetings: Annual HDC Board Meeting July 13, 2021, 8:30 a.m.

Submitted by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
 Beverly Buchanan, Secretary  
 Date: May 18, 2021

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Chairman/Vice Chairman  
Date: