Housing Development Corporation of Rock Hill Board Meeting

Thursday, November 10, 2022

A Board Meeting was held Thursday, November 10, at 8:30 a.m. at City Hall, Room 373.

Members present: Walter Hardin, Anne Lambert, David LeGrande, Mary Reid, Phyllis Fickling, Kathy Pender, Perry Sutton, Will Jordan, Derrick Lindsay, Naomi Carpenter, Tom Roper

Members absent: Sandra Oborokumo, Sharon Hines, Nakia McGraw, Patricia McClurkin Sibley,

Staff Present: Corinne Sferrazza, Jordan Hamrick, Ed Causebrook, Miguel Rullan, Ryan Powell, Danielle Sanders, Sarah Bechtold

Call to Order: Walter Hardin called the meeting to order at 8:32 a.m. and thanked everyone for attending.

Minutes of the September 8, meeting was reviewed. Walter Hardin asked for a motion that the minutes be approved as presented. Phyllis Fickling made a motion to approve minutes as presented, 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 $201,345.73. The Wells Fargo Account (HDC rentals) balance is $54,882,82. The TD Bank (Cottages) balance is $35,569.20. The NSP Rental Properties balance is $26,108.71. 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 $168,353.75.

**Development Division Report**BUY

**New Construction**

Southside Properties – Planning Stage

Will be for sale units

1454 Crawford Rd. – 3 Bedroom 2 Bath

233 Baker St. – 2 Bedroom 1 Bath

**SMG will build the houses**

**First Time Homebuyers** –

Jordan Hamrick advised that in October there were 29 students.

Students who received certificates –26

Closings with assistance – 0

Counseling sessions – 10

Opted for In-person – 23

Opted for Remote learning – 6

Spent $20,000

NACA Program – looking into how to partner with them

**FIX**

**Rehab Projects- CDBG**

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

**Rehab Projects – HTF**

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

**Corinne reported:**

CDBG Funding Remaining - $116,654.57

Eligible households on the waitlist: 104

Will take a pause from CDBG funding because World Changers are coming

SC HTF program getting ready to go out for bid

Planning for World Changers and Salkehatchie summer of 2023

World Changers has 265 volunteers signed up

About 25 homes have been assigned

Owner Rehab – February 2024 – New application process

**KEEP**

**Homeless Prevention Assistance**

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

Rental – 47 households assisted - $121,378 spent

Mortgage- 0 household assisted - $0 spent

Utilities – 34 households assisted - $16,578.51 spent

Community Development Block Grant – Coronavirus (CDBG-CV)

Mortgage assistance – $0 left in funding

Rental Assistance - $4,000 left in funding

EFSP (Emergency Food and Shelter Program) –

Provides rent, utility and mortgage assistance

Total funding: $245,627

Utility Assistance For Working Families

United Way funded program

Provides utility assistance for working families in York County - $6,026.49

**Rental Properties**

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

|  |  |  |  |
| --- | --- | --- | --- |
| Gross income: $13,982 | Net income: $1,792.23 | Total properties: 30 | Total persons served: 59 |

**Counseling Sessions**

Miguel reported on counseling sessions for October

Benefits sessions: 2 Foreclosure sessions: 0 Rapid Rehousing sessions: 5

**New Business**

**Review of 2021 Impact Report**

**General discussion topics**

* Changing the application for owner rehab – get ahead of the standards
* February 2024 new application process
* Add question section to the monthly meeting agenda
* Heir property – schedule Charleston agency to come talk to us
* Board development

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

Meeting adjourned at 9:22 a.m.

Upcoming Events/Meetings: HDCRH Board Meeting, 8:30 a.m., December 8, 2022.

Submitted by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
 Beverly Buchanan, Secretary  
 Date: November 14, 2022

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