Housing Development Corporation of Rock Hill Board Meeting

Thursday, March 10, 2022

A Board Meeting was held Thursday, March 10, at 9:00 a.m. at the Family Trust Center Community Room.

Members present: Walter Hardin, Will Jordan, David LeGrande, Sandra Oborokumo, Phyllis Fickling, Naomi Carpenter, Mary Reid, Anne Lambert, Tom Roper, Sharon Hines, Perry Sutton

Members absent: Patricia McClurklin, Nakia McGraw, Derrick Lindsay

Staff On Call: Corinne Sferrazza, Jennifer Wilford, Beverly Buchanan, Jordan Hamrick, Ed Causebrook, Ryan Powell, Sarah Bechtold, Danielle Sanders, Miguel Rullan

Guest: Harley Hubbard, Lisa Brown

Call to Order: Walter Hardin called the meeting to order at 9:05 a.m. and thanked everyone for attending.

Minutes of the February 10, 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**

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 $372,837.16. South State Money Market Account balance is $7,533.40. The Wells Fargo Account is used for rental properties and the balance is $39,126.73. 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 $467,313.59.

Development Division Report  
BUY

**New Construction**

New construction is on hold.

**First Time Homebuyers** –

Jordan Hamrick advised that in February there were 29 students.

Students that received certificates – 8

Closings with assistance – 0

Counseling sessions – 8

**FIX**

**Rehab Projects- CDBG Rehab Projects - HTF**

|  |  |
| --- | --- |
| 565 Washington St – Ward 1 – Roof replacement- Rebidding | 1153 Constitution Blvd. – Ward 1-Roof-Owner in hosp. |
| 347 Frank St. – Ward 1 – Roof, Bathroom repair-Bidding work out | 830 Saluda St. – Ward 5-Roof-Work write up in progress |
| 127 Highland St. – Ward 5-Structural repairs – 2/3 complete | 431 Gettys St -Ward 1-Roof-Estimate ordered on hold |
| 759 Rockwood Ward 5 – kitchen, bathroom – reviewing bid | 527 Flint St.-Ward 5- Roof- Work in progress |
| 927 Saluda – Ward 5 – roof, water leak, bathroom-working on write up |  |
| 770 Green St. – Ward 1 – bathroom – out for bid |  |
| 522 Keels Ave – Ward 5 – Bathroom/structural-write up for bid |  |
| 1518 Crawford – Ward 1 – HVAC complete LBP-out to bid |  |
| **Completed Projects** | **Completed Projects** |
| 614 Arch Dr. - Ward 5 – HVAC-complete | 380 Baker St. – Ward 1 |
| 710 Rockwood Dr. – Ward 5- Roof - complete |  |

CDBG Funding Remaining - $203,626.73

Eligible households on the waitlist: 106

**KEEP**

**Homeless Prevention Assistance**

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

Rental – 3 households assisted - $6,218 spent

Mortgage- 0 household assisted - $0 spent

Utilities – 16 households assisted - $8,246.67 spent

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

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

$599,144.65 spent total, $39,437.49 remaining

Community Development Block Grant – Coronavirus (CDBG-CV)

Mortgage assistance – $3,752.00 left in funding

Rental Assistance - $2,045.80 left in funding

**Rent**

**Rental Properties**

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

|  |  |  |  |
| --- | --- | --- | --- |
| Gross income: $7,794.32 | Net income: $2,760.39 | Total properties: 27 | Total persons served: 63 |

**Sunset Park SRDP**

6 affordable rental units – 30%, 60% and 80% AMI -1 mobility unit, 1 sensory unit

* 3 Tenants officially moved into units -
  + 460 Fewell – Occupied
  + 753 Carolina - Occupied
  + 360 Scoggins – Occupied
* 371 Baker – Occupied

353 Baker – Occupied

813 Harrison –Have tenant approved, waiting on CO

* 859 Finley View – Workforce housing – 120% AMI – Occupied as of January 20th
* 307 Workman – Occupied

Two commercial properties will be coming online in April

**Counseling Sessions**

Miguel Rullan advised on counseling sessions for February.

Benefits sessions: 2 Foreclosure sessions: 0 Rapid Rehousing sessions: 7

**New Business**

Strategic Plan Kick Off

Lisa Brown, Director of Strategy Management, City of Rock Hill, Presenter

Presentation of HDC’s Strategic Plan - Strategic plan from 3 years ago was presented

Discussion Points:

City of Rock Hill population

AMI (Area median income)

Other agencies and their program

|  |  |
| --- | --- |
| **Current Program Role**: BUY KEEP FIX | **Suggested Program Updates**  Educate Advocate Communicate |
|  | |
| **FOCUS POINTS IDENTIFIED** | |
| What is affordable housing   * Affordable housing promotes financial stability in a safe supportive environment | |
| What is workforce housing   * Workforce housing is affordable housing for people who provide goods and services for a community | |
| What is mixed income housing   * Mixed income housing is homes in a single development for people of all income levels | |
|  | |
| Where should HDC focus its resources   * Affordable low to moderate income housing * Advocate for mixed income housing | |
| **Main focus still remains: BUY KEEP FIX** | |

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

Meeting adjourned at 11:00 a.m.

Upcoming Events/Meetings: HDCRH Board Meeting, 8:30 a.m. April 7, 2022. **(note different day)**

Submitted by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
 Beverly Buchanan, Secretary  
 Date: March 10, 2022

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