Housing Development Corporation of Rock Hill Board Meeting

Thursday, September 9, 2021

A Board Meeting was held Thursday, September 9, at 8:30 a.m. via Zoom.

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

Staff On Call: Dawn Willingham, Corinne Sferrazza, Jennifer Wilford, Beverly Buchanan, Jordan Hamrick, Ed Causebrook, Danielle Sanders, Brooke Leaverette, Sarah Bechtold.

Guests: Nikita Jackson

Call to Order: Walter Hardin called the meeting to order at 8:31 a.m. and thanked everyone for attending.

Minutes of the August 24, 2021, meeting were 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 $61,950.59 and South State Money Market Account balance is $7,533.03. The Wells Fargo Account is mainly used for rental properties and the balance is $61,677.87. 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 $394,736.30.

Development Division Report  
BUY

**New Construction**

New construction is on hold until lumber prices substantially decrease.

**First Time Homebuyers** –

Jordan Hamrick advised that in August there were 18 students.

Students that received certificates – 9

Closings with assistance – 0

Counseling sessions – 10

**FIX**

**Rehab Projects**

Ed Causebrook advised the board on the current rehab projects.

|  |  |
| --- | --- |
| 565 Washington St – Ward 1 – Roof replacement | 380 Baker St. – Ward 1 |
| 1576 Brentfield Dr. – Ward 1 – Water leaks | 710 Rockwood Dr. – Ward 5 |
| 347 Frank St. – Ward 1 - HVAC | 614 Arch Dr. - Ward 5 - HVAC |
| 759 Rockwood Ward 5 – kitchen, bathroom | 1153 Constitution Blvd. – Ward 1 |
| 927 Saluda – Ward 5 – roof, water leak, bathroom | 314 Whitner St. – Ward 5 |
| 770 Green St. – Ward 1 - bathroom | 830 Saluda St. – Ward 5 |
| 1518 Crawford – Ward 1 - roof |  |
| 127 Highland St. – Ward 5-Roof/structural repair |  |
| 522 Keels Ave – Ward 5 – Bathroom/structural |  |
| 431 Gettys St. – Ward 1 |  |

Eligible households on the waitlist: 177

**KEEP**

**Homeless Prevention Assistance**

Danielle advised that during the month of August the following households were served.

Rental – 17 households assisted - $46,276.65 spent

Mortgage- 1 household assisted - $2,876.76 spent

Utilities – 25 households assisted - $13,974.94 spent

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

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

$220,827.68 spent total, $236,096.56 remaining

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

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

$56,795.00 spent total, $0 remaining

Community Development Block Grant – Coronavirus (CDBG-CV)

Provides up to 3 months of rental or mortgage assistance

$72,169.85 spent total, $830.15 remaining

**Rental Properties**

Jordan Hamrick advised on the following rental properties during the month of August:

|  |  |  |  |
| --- | --- | --- | --- |
| Gross income - $6,256 | Net income: $4685 | Total properties: 18 | Total persons served: 56 |

Counseling Sessions -August

Benefits sessions: 2 Foreclosure sessions: 0 Rapid Rehousing sessions: 6

**Staff Stories:**

Danielle shared a client story with board members

**Special Report:**

**Sunset Park SRDP**

813 Harrison Street is 55-60% complete, all other homes are waiting for CO and final inspection by SC Housing.

**Old Business**

**Consider Homestead rental agreement**

Board members have reviewed the homestead rental agreement. Tom Roper made a motion to approve the agreement, the motion was seconded by Derrick Lindsay, and unanimously approved.

**New Business**

**Consider Application for board membership**

Walter Hardin advised that after reviewing Patricia McClurkin Sibley’s application for board membership, she would be an ideal candidate.

Sandra Oborokumo made a motion to accept Patricia McClurkin Sibley’s application for board membership, the motion was seconded, and unanimously approved

**Miscellaneous Business**

Corinne advised that the zoom membership will end, the next meeting will be on Microsoft Teams, she will forward the information to everyone.

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

Meeting adjourned – 9:07 a.m.

Upcoming Events/Meetings: HDCRH Board Meeting, 8:30 a.m. October 14, 2021.

Submitted by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
 Beverly Buchanan, Secretary  
 Date: September 10, 2021

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Chairman/Vice Chairman  
Date: