Housing Development Corporation of Rock Hill Board Meeting

Thursday, February 11, 2021

A Board Meeting was held Thursday, February 11, 2021, at 8:30 a.m. via Zoom

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

Staff On Call: Dawn Willingham, Krista Parenti, Jennifer Wilford, Beverly Buchanan  
  
Call to Order: Walter Hardin called the meeting to order at 8:35 a.m. and thanked everyone for attending.

Minutes of the Thursday, January 14, 2021, meeting minutes were reviewed. Sandra Oborokumo stated that the Board meeting time should reflect that it is held at 8:30 am, and not the call to order meeting time. Sandra also questioned what 3D means in the old business section regarding Neighboring Concepts. Dawn advised that 3D is a type of rendering of what the project is supposed to look like. Walter Hardin asked for a motion that the minutes stand approved as corrected. Sandra Oborokumo made a motion to approve. Will Jordan made the second. Unanimous approval.

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 and South State Money Market Account was shared with Board Members. The Wells Fargo Account is mainly used for our rental properties. The TD revolving account is the main account with the most activity that includes utility and rental assistance transactions, deposits for assistance and proceeds for home sales. A clarification of unrestricted accounts was provided.

Development Division Report  
The Development Division Report was shared with Board members. The three properties at   
Friedheim Rd have closed, one of which received FTHB assistance. The new builds are underway at 345 Laurens and 11 Church. We have closed on 440 Allen St. at a price of $12,000, and the next step is to determine if we will rehab, demo, rent or sell. Further new build sites are in development.

First Time Homebuyer’s class attendance in January was 9 students enrolled in the virtual class, and 4 received certificates. One closing in January with assistance, and 7 counseling sessions.

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| **FTHB- FY2020/21**  Total Students – 190  Certificates – 77  Counseling sessions – 65  Closings – 7  Total Assistance - $24,291.00 |

New rehab projects interior work is still on hold due to COVID-19.

Some exterior roof and HVAC projects are being done with minimum owner contact.

ESG (Emergency Solutions Grant) – CARES award - We have been awarded a second round in the amount of $500,919.36, for Rental/Utility Assistance, and two year’s salary for a case manager.

Phase 38 EFSP – Awarded another phase of EFSP (Emergency Food and Shelter Program), in the amount of $56,795 for rent/mortgage and utility assistance.

Unite Utility Assistance for residential funds is depleted. There are $215,923.43 remaining funds for the Unite Commercial Assistance as of 2/5/2021.

CDBG CV Rent and Mortgage Assistance through CACH – We served 25 households for rent, 12 households for mortgage.

Rental Property

Repairs are ongoing at 310 Maple.

Old Business

HDCRH Strategic Goals Update

Dawn presented a detailed overview of the HDCRH Strategic Goals. Highlighted were goals and objectives that have been accomplished as well as those that are in the process of being accomplished. Dawn will provide a copy of the HDCRH strategic goals to all HDC board members.

Osceola update - Villages at Osceola project –

Krista advised that there have been meetings with Campco, Planning, and Public Works to get the infrastructure underway onsite. Some hold ups may be due to State and Federal government requirements, as well as the environmental process.

Agape/Eden Community Development Corp. – No update currently.

Grants update

Krista advised that we have applied for two grants:

1. Sisters of Charity grant - $5000 general operating assistance which is flexible.
2. Bank of America - $25,000 to assist with initial security, utility, and rent deposit.

The two grants will be used as a pilot program to partner with the new women’s shelter to assist a small group of women with their initial costs.

New Business   
Vet Benefit criteria – eligibility

Dawn advised that HDC partnered with Saranac Management Group (SMG) to build a house on a lot that HDC donated. SMG’s stipulation is that the house goes to a US Veteran.

Proposed eligibility requirements for a recipient were provided. The Vet committee will do a conference call to discuss eligibility requirements.

Miscellaneous Business

SC Stay

Krista advised that SC Stay is a program through the state- CDBG funds through the CARES Act. Funds are designated for rent and mortgage assistance. York County received $1,379,936 to serve the entire county. Clients will apply through SC Housing website and SC housing will send all York County applicants information to HDCRH staff for verification. SC Stay program training is scheduled for February 12, 2021.

Hemlock properties

A detailed presentation was given regarding on Hemlock Avenue. HDC was able to acquire the eight properties under contract for $35,000. HDC currently owns five properties on Hemlock Ave.

Sandra Oborokumo advised that the group she is a part of wants HDC to share information through a virtual event to the community about housing. Sandra will forward a date to Dawn.

Meeting adjourned – 9:22 a.m.

Upcoming Events/Meetings: HDC Board Meeting March 11, 2021, 8:30 a.m.

Submitted by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
 Beverly Buchanan, Secretary  
 Date: January 16, 2021

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Chairman/Vice Chairman  
Date: