Housing Development Corporation of Rock Hill Board Meeting

Thursday, May 9, 2024

A Board Meeting was held Thursday, May 9, at 8:30 a.m. at City Hall, Room 373.

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

Members absent: Brent Faulkenberry, Anne Lambert

Staff Present: Corinne Sferrazza, Ryan Powell, Beverly Buchanan, Sarah Bechtold, Danielle Sanders, Miguel Rullan, Jordan Hamrick, David Martin

Call to Order: Phyllis Fickling called the meeting to order at 8:33 a.m.

Minutes of the April 11, meeting was reviewed. Walter Hardin asked for a motion that the minutes be approved as presented. Sandra Oborokumo made a motion to approve. The motion was seconded. Unanimous approval.

**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 $45,671.69. The Wells Fargo Account (HDC rentals) balance is $32,546.01. The TD Bank (Cottages) balance is $50,657.50. The NSP Rental Properties balance is $24,860.28. 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 $234,921.44. Total Unrestricted Funding as of 4.30.2024: $156,818.42.

|  |  |
| --- | --- |
| **Finances** | |
| **Total Funds as of 4.30.2024** | **$598,918.67** |
| Restricted for Rental Properties | $153,735.48 |
| Restricted Grant Funds | $1,625 |
| Restricted/Held Funds for Projects | $198,844.92 |
| **Total unrestricted funds as of 4.30.24** | **$244,713.27** |

**KEEP - Homeless Prevention Assistance**

Rental

* 9 households assisted
* $19,864.93 spent

Mortgage

* 0 household assisted
* $0 spent

Utilities

* 27 households assisted
* $8,937.54 spent

**Funding Sources Remaining**

**Emergency Food and Shelter Program–EFSP – 80% AMI**

Provides rent, utility, and mortgage assistance

Total funding: $52,352.50

Remaining: $12,735.92

**Rapid Rehousing Update**

Funding available: $14,926.20

RRH Counseling sessions: 12

Benefits counseling sessions: 3

Miguel advised that the Rapid Rehousing Program is going well, and clients are participating in their counseling sessions, monthly meetings as well as the IDA program.

**Individual Development Account Program**

Number of Accounts opened: 7 (2 remaining participant slots)

Funding remaining: $46,600 ($39,600 UWYC + $7000 Family Trust)

**Rental Properties**

Danielle advised on the following rental properties during the month of April

|  |  |  |  |
| --- | --- | --- | --- |
| Gross income: $20,776 | Net income: $9.520.64 | Total properties: 31 | Total persons served: 61 (2 vacancies) |

420 Gettys – Family approved to move in on June 1st.

918 Carolina – Officially on the market for rent

Rental waitlist will open on Monday, May13th.

There were rental properties affected by the storm

**BUY**

New Construction

Ryan advised on the following projects

* + 115 Allen - two story – 3BR, 2 BT
  + 225 Baker – 2BR, 1 BT
  + Will go out for bid around mid-June
  + For sale

115 Allen St. 225 Baker St.

  

**647 E. Black Street**

David advised that the house has been officially moved

* Currently working on piers and brick work
* For sale property

Total Development cost: $93,300

  

**First Time Homebuyers** –Jordan Hamrick advised on April FTHB



267 Lomax Closed April 10, 2024

Client Intake - Students - 18

Students who received certificates – 16

Closings with assistance – 1

Counseling sessions – 15

# enrolled in next in-person class - 10

CDBG 23/24 Funding - $43,070

Next Class – June 1, 2024

**Client Stories**

David shared two client stories regarding recent rehab projects

**FIX**

**Rehab Projects- CDBG – Southside Home Improvement Program (SHIP)**

|  |  |  |
| --- | --- | --- |
| **Stage** | **Amount of Units** | **SHIP** |
| **Pre-Work** | **1** | * Maximum $5000 |
| **Bidding** | **0** | * Exterior only |
| **In Construction** | **0** | * Roofs, HVACs, Porch, Decks, Handicap accessible ramps |
| **Completed** | **7** | * Ward 1 & 5 |

**Rehab Projects- – CDBG – Owner Occupied Rehab - Rehab-World Changers**

|  |  |
| --- | --- |
| **Stage** | **Amount of Units** |
| **Pre-Work** | **11** |
| **Bidding** | **0** |
| **In Construction** | **0** |
| **Completed** | **0** |

**Rehab Projects – HTF- Critical Home Repair & Home Repair**

|  |  |
| --- | --- |
| **Stage** | **Amount of Units** |
| **Pre-Work** | **3** |
| **Bidding** | **0** |
| **In Construction** | **0** |
| **Completed** | **0** |

**Rehab Projects**

CDBG 23/24

OOR - $4,236.30

Volunteer Projects - $40,000

SHIP - $10,164

|  |  |
| --- | --- |
| **Starting amount** | **71** |
| **Inactive \*did not respond to mailer\*** | **22** |
| **Over Income** | **3** |
| **Homeowner completed work** | **2** |
| **House Sold** | **1** |
| **Requested Removal** | **2** |
| **In Progress** | **13** |
| **Completed** | **3** |
| **ELIGIBLE HOUSEHOLDS ON WAITLIST** | **26** |

**Summer Missions Volunteer Project**

**World Changers** – Approximately 250 Volunteers consisting of students from all over the country: Paint, porch repair, siding (no roofs) -June 17-21, 2024.

**Salkehatchie-** State levelthrough United Methodist group – June 22-28, 2024

**Grants Update**

* Applied awaiting notice
  + Family Trust Federal Credit Union
    - Community Partnership Foundation Applied for $5000 for furniture for 405 W. Main St.
  + Received
    - EFSP Phase 41
      * Rent ($37,352.50) and Utility Assistance ($15,000)
  + Applied for
    - * ESG (Rapid Rehousing, instead of homeless prevention assistance

**Old Business**

**Heir’s Property**

A close-up of a sign

Description automatically generated

Jordan gave an update on the Center for Heir’s property educational seminar, which was held on Saturday, May 4, 2024, at the City Operations Center from 9am-12pm.

**New Business**

|  |
| --- |
| **ReBuild South Side**   * Roofs, siding, windows to houses that were affected by the hailstorm * Currently 46 on the list * Leveraging City Departments, donations, and other funds * Straight Talk – Walter and Corinne May 9th |

Corinne gave an overview of the ReBuild South Side Program, and considerable discussion followed.

Happy Birthday to Sandra Oborokumo

**Adjourn**

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

The meeting was adjourned at 9:47 a.m.

Upcoming Events/Meetings: HDCRH Board Meeting, 8:30 a.m., June 13, 2024.

Submitted by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
 Beverly Buchanan, Secretary  
 Date: May 20, 2024

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