Message From the Executive Director

Resilience could be the synonym for Rock Hill Housing Authority in 2021.

The characteristics of resilience—acceptance, purpose & flexibility—were integral to all we accomplished in 2021. We continued our mission of providing safe, decent, sanitary, and affordable housing to families in our community. Our residents, employees, landlords, community partners, and contractors were and continue to be foremost in our mind.

BOC Support

Our Board of Commissioners were decisive in adopting waivers that streamlined our administrative operations, provided for remote work, and enhanced delivery of our services to all. As a result, our service to our community was enhanced with new housing programs.

Housing Programs

While challenged by supply chain issues, we were able to prepare vacated Public Housing units for re-occupancy for individuals and families seeking stable housing.

Our Housing Choice Voucher Program (HCV) continued to provide stable housing to its participants through housing assistance payment contracts with private landlords throughout the community.

New HUD VASH vouchers were issued to eligible veterans that were in need of stable housing. Our partnership with York County Department of Social Services (DSS) continued to provide housing vouchers to Foster Youth who were aging out of the foster care system. Our Mainstream Voucher Program assists eligible families secure stable housing. The Mainstream Voucher Program serves individuals and families between the ages of 18 and 62 combined with a member of the household with a disability. Our Multifamily Program, a program for seniors aged 62 and older and/or persons with a disability, earned a Superior rating, the highest rating possible, on its most recent Management and Occupancy Review ( MOR) performed by South Carolina Housing.

HUD awarded 25 vouchers to the Foster Youth to Independence (FYI) Initiative, for $157,770. The Foster Youth to Independence Initiative is a competitive grant application that will provide Tenant Protection Vouchers (TPVs) for youth eligible under the Family Unification Program. The grant requires a coordinated effort amongst the supportive service providers, Department of Social Services and the Authority to prevent and end homelessness among youth with a current or prior involvement with the child welfare system. Our BOC Support

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Board of Commissioners

The Housing Authority Commission serves as a governing body of the Housing Authority.

<table>
<thead>
<tr>
<th>Members Appointed by City Council.</th>
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<tbody>
<tr>
<td>Terry B. Millar, Chairman</td>
</tr>
<tr>
<td>David D. Casey, Vice Chairman</td>
</tr>
<tr>
<td>Daniel Ballou</td>
</tr>
<tr>
<td>Tammy Gordon</td>
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<tr>
<td>Helen McFadden</td>
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<td>Love Mills-Byrd</td>
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Staff

Dewayne Alford, Executive Director
Della F. Robinson, Operations Manager
Bonnie Patton, Purchasing Specialist
Lynn Hammond, Maintenance Supervisor
Lori Lehnhardt, Applications Coordinator
Ebon Hopson, Public Housing Asset Manager
Wendy Skinner, HCV/Section 8 Case Manager - Portability & Special Programs (VASH, Foster Youth, Mainstream)
Angie Adams, HCV/Section 8 Case Manager
Karen Thornburg, HCV/Section 8 Case Manager
Sh’a Mara Henderson, ROSS Coordinator
Shawanda Erby, Jobs Plus Program Manager
Shelby Douglas, Jobs Plus Case Manager
Ayanna Greene, Jobs Plus Community Coach
Nadia McClure, Jobs Plus Community Coach
Krystina Bailey, Accounting Clerk I
Amirra Orr, Accounting Clerk I
Rebecca McDougall, Maintenance Clerk II

Financials

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<th>Financial Viability</th>
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<tr>
<td>Net Position</td>
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<tr>
<td>2019 $11,124,414</td>
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<tr>
<td>2020 $11,961,825</td>
</tr>
<tr>
<td>2021 $13,000,000*</td>
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<table>
<thead>
<tr>
<th>Asset Value</th>
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<tbody>
<tr>
<td>2019 $14,546,220</td>
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<td>2020 $15,533,272</td>
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<tr>
<td>2021 $16,350,000*</td>
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<table>
<thead>
<tr>
<th>Capital Fund Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 $957,825</td>
</tr>
<tr>
<td>2020 $964,131</td>
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<tr>
<td>2021 $1,019,682</td>
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COVID Update

100% of RHHA staff are FULLY VACCINATED

Leadership

Board of Commissioners

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<thead>
<tr>
<th>Name of Grant</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
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</thead>
<tbody>
<tr>
<td>Capital Fund Grant FY 2019</td>
<td>$957,825</td>
<td>$0</td>
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<tr>
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<td>$964,131</td>
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<tr>
<td>Capital Fund Grant FY 2021</td>
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<tr>
<td>Self-Sufficiency Coordinator Grant</td>
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<td>Lead Based Paint Capital Fund Grant</td>
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<td>Jobs Plus Program Grant</td>
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<td>Resident Opportunities</td>
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<tr>
<td>Net Position</td>
<td>$11,124,414</td>
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<td>$0</td>
<td>$0</td>
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Capital Improvements 2021

- Keiger Place Rehabilitation Phase I: $154,082
- Building Systems Projects: $168,865
- Plumbing Projects: $65,714
- Electrical Projects: $7,787
- HVAC Projects: $51,812
- Landscaping Projects: $95,099
- Painting Projects: $16,114

Staff Training/Professional Development

Rock Hill Housing Authority Staff participated in 68 trainings, programs and webinars.

COVID Update

100% of RHHA staff are FULLY VACCINATED

Family Metrics Implemented in 2021 for Staff to Monitor ROSS & Jobs Plus Programs

Family Metrics, the premier family social services management software, has an easy-to-navigate web-based design and a full suite of seamlessly integrated features that provide documentation, tracking, and reporting.

Sincerely,

Dewayne Alford
Executive Director
ROSS Events & Community Partners

November 2020
Mobile Dental Clinic hosted by Dental Access Carolina, LLC offered free treatments to residents with Medicaid or other dental insurance.

January 2021
ROSS Program partnered with Cambria Hotel Job Fair, Clinton College and SC Works to offer on-the-spot job interviews.

December 2020
"Drive Up" Baby Shower presented by Healthy Blue and RHHA, in partnership with ParentsSmart, NFP, North Central Family Medical, Rock Hill Library and more, featured games, prizes, healthy snacks, and information about health benefits and services for those expecting or with a child under three.

February 2021
ROSS Program Business Empowerment Expo for those who have or would like to start their own business. Special Guests: John Gettys, Rock Hill Mayor; Ke’Yona Joseph, Pampered Beauty School of Nails; Charlotte Brown, Fresh Vibes Juice Bar; Brittany Kelly, The Mercantile.

April 2021
ROSS Self-Sufficiency Financial Workshop in partnership with Bloom Realty, to discuss money management, building credit scores, buying a house and more.

April 2021
ROSS 1st Annual Easter Egg Hunt held at the Workman Street Community Park and hosted by the City of Rock Hill's REC in a Box, included games and over 1,000 Easter eggs.

June 2021
ROSS Program Great Falls and Footprint Hiring Event held for Machine Operators and Production Line Workers at Footprint LLC.

June 2021
Community Summer Kick-Off held at Friedheim Park, and hosted by the City of Rock Hill in partnership with RHHA, North Central Family Medicine, Housing Dev. Corp of Rock Hill and more. A booth was set up providing information on the ROSS Program.

July 2021
Holly Simpson enrolled in the ROSS Program August 2020 and became a homeowner in July 2021. Holly works as a Collection Specialist for York County.

August 2021
ROSS Program Annual Back2School Block Party RHHA and Heart2Heart Foundation partnered in 2020 & 2021, along with over 20 other community organizations to provide materials for inclusion in backpacks distributed to youth. Estimated attendance was around 2,000 students and 1,000 parents/guardians.

September 2021
ROSS Program: Self-Sufficiency Financial Workshops hosted by RHHA in partnership with Bloom Realty. Held five times from October 2020 to September 2021 for over 40 participants, and included topics such as money management, financial freedom, budgeting, building your credit score, buying a house, and more.

November 2021
ROSS Program: Job Endurance Training (JET) Sponsored by RHHA's ROSS Coordinator and a representative from SC Works for ROSS participants. The training was a 12-hour, facilitator led career readiness, in-person, interactive soft skills program.

Notable Events

Jobs Plus Grant: $2,300,000 for Rock Hill Housing Authority
HUD awarded $28 million to 12 Public Housing Authorities for each to work with their residents to secure employment and higher-paying jobs.

Awarded through HUD’s Jobs Plus program, these grants support work readiness and connect public housing residents with employment, education, and financial empowerment services – part of an evidence-based model proven to help public housing residents find and keep jobs.

The Jobs Plus program expands on a successful demonstration program model that combines traditional employment, training, and job placement services with a rent incentive and a place-based investment in building community support for work. The program requires PHAs to partner locally with Department of Labor Workforce Development Boards and American Jobs Centers. Additionally, Jobs Plus grantees are required to demonstrate a 25% match from community partners, providing wrap-around supportive services to improve employment and earnings outcomes. Cross-agency partnerships are essential to changing the economic prospects of public housing residents. Jobs Plus’ place-based model helps residents support each other through the process, cultivating a culture of work and enhancing economic resiliency.

Program Goals

- Increase Resident Income But Not Rent
- Job Placement & Assistance
- Provide Access to Educational Resources & Opportunities
- Financial Literacy
- Classes Available

Ernestine Evans, RHHA resident and owner of Miss E Cleaning Service, is an example of RHHA meeting Section 3 Registry Guidelines. In 2021, RHHA invested $34,762 in resident-owned businesses.

In the picture:

- Image 218x650 to 291x726: A mobile dental clinic with a dental chair and dental equipment.
- Image 300x436 to 376x530: An advertisement for a Flu Clinic Day, with a picture of a flu shot.
- Image 437x237 to 593x333: An advertisement for a Community Summer Kick-Off event with children attending.
- Image 667x576 to 746x654: A picture of a community event with a booth for information.
- Image 891x672 to 977x758: A picture of a financial literacy workshop.
- Image 1050x42 to 1208x248: A picture of a Halloween event with children attending.

RHHA.org
P.O. Box 11579, Rock Hill, SC 29731
Earn More Income
Increase Your Income, Not Your Rent
Sisters United as One of York County
Daughter Life Skills Workshop
Held by Sisters United as One and RHHA Program in partnership with the Northside Recreation Center. Topics included: relationship building, conflict resolution, building self-esteem and more.

October 2021
Ross Program: Job Endurance Training (JET) Sponsored by RHHA’s ROSS Coordinator and a representative from SC Works for ROSS participants. The training was a 12-hour, facilitator led career readiness, in person, interactive soft skills program.

November 2021
Ross Program: Jobs Plus Grant: $2,300,000 for Rock Hill Housing Authority
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## Public Housing & HCV

### Income Sources: Public Housing Residents
- **Head of Household Age**: 45.31 Years as Resident
- **Annual Gross Income**: $14,511.94

### New Admissions: Public Housing
- **14 Families** were admitted to the Public Housing Program from 1/1/2021 - 12/31/2021.

### Waiting List Summary: Public Housing
- **814 Current total occupants residing in RHHA Public Housing**
- **259 UNITS**

### Resident Profile: Public Housing
- **Average**:
  - **Household Size**: 2.5
  - **Age**: 8.61

### HCV Program: At A Glance
- **Income Analysis**
  - **Low**: 17.19%
  - **Very Low**: 45.31%
  - **Extremely Low**: 17.93%

### Waiting List Summary: HCV
- **68 Families** were admitted to the HCV Program from 1/1/2021 - 12/31/2021.

### New Admissions: HCV
- **44 Families** were admitted to the HCV Program from 1/1/2021 - 12/31/2021.

### Development Activity
Our agency is a catalyst for the development of affordable housing in Rock Hill and the surrounding community.

### Carolina Housing and Community Development Corporation (CHCDC)
CHCDC was created in September of 2015 to acquire, construct, rehabilitate, own, manage, and develop affordable housing for low to moderate income individuals and families and to promote comprehensive economic development. Since its formation, CHCDC has acquired two affordable properties that provide stable housing for individuals and families in Rock Hill and Great Falls.

#### Multifamily Tax Exempt Bond Applications
Our agency acts as a conduit issuer (lender) of multifamily tax exempt housing revenue bonds. There was a 100% increase in the submission of applications for multifamily tax exempt housing revenue bonds in 2021. Funds - pending approval - will be used to acquire and construct affordable housing.

#### Development Program Snapshot:

<table>
<thead>
<tr>
<th>Development Team</th>
<th>Units Proposed</th>
<th>Bond Financing Requested</th>
<th>Type of Project</th>
<th>Receipt of State Award of Volume Cap Approval Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>KCG Development LLC</td>
<td>136</td>
<td>$25,000,000</td>
<td>New Construction</td>
<td>SFAA Award</td>
</tr>
<tr>
<td>Magnolia Terrace Apartments LLC</td>
<td>156</td>
<td>$17,600,000</td>
<td>New Construction</td>
<td>SFAA Award</td>
</tr>
<tr>
<td>Johnston Farms Apartments Homes LP</td>
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<tr>
<td>Pinewood Place Apartments LP</td>
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<td>Pending</td>
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<tr>
<td>ROERS Companies</td>
<td>196</td>
<td>$40,000,000</td>
<td>New Construction</td>
<td>Pending</td>
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<tr>
<td>Market Place Housing Partners LP</td>
<td>68</td>
<td>$16,150,000</td>
<td>Acquisition/Rehab</td>
<td>Pending</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Total Units</th>
<th>Total Bond Financing*</th>
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<tbody>
<tr>
<td>755</td>
<td>$126,750,000</td>
</tr>
</tbody>
</table>
Rebranding & Marketing

New Logo Brands for HA and Nonprofit

Responsive Website with Custom Online Forms
- Responsive Website adjusts for best viewing on desktop, laptop, tablet & smart phone
- Agency staff can maintain website content, adding news updates, events, and unlimited pages of information & photos
- Latest News and Calendar Events feed to home page
- Apply Online, Applicant, Landlord and Tenant Portals improves services to Residents & Applicants
- Custom Form Builder Module - Staff can create forms with multiple data fields and end-to-end data encryption

PowerPoint Presentation

Exhibit Materials & Presentation/Zoom Backdrop

Dewayne Alford
Executive Director
803.324.8800

dalford@rhha.org • RHHA.org

Rock Hill Office: 467 South Wilson Street • Rock Hill, SC 29730

Great Falls Office: 800 Chester Avenue, Great Falls, SC 29055

803.324.3060 • RHHA.org