



Combating the Affordable Housing Crisis

Annual Report
January → December
2022

Preparing Self-Sufficient Residents

Providing Housing Opportunities

Preserving Our Portfolio





Executive Director's Message

We recognize that this past year has been difficult for many. Inflation is at a 40-year high, interest rates are rising, investment markets are volatile, and the impacts of supply-chain issues, labor shortages, and increased costs have affected families and companies in our locality, our State, and across the country. Nevertheless, in 2022, the Housing Authority of Rock Hill (RHHA) continued expansion of its **partnerships, programs, and properties.**

Preparing With Partnerships

During 2022, RHHA's partnerships with state and local agencies, nonprofits, financial institutions, colleges, universities, faith-based organizations, and many others played a critical role in the delivery of services to our residents.

Our partnerships resulted in the delivery of food and meals to our seniors, financial literacy workshops, resumé writing workshops, homeownership workshops, childcare services, legal services, educational and employment opportunities for many of our residents. Notably, our partnership with SC Housing and its SC Stay Plus program (a rental and utility assistance program, funded by the Department of Treasury) enabled over 60 families, who were experiencing financial hardship and housing challenges as a result of the COVID-19 global health emergency, to remain stably housed in 2022. These partnerships will continue to provide supportive services needed by families, and especially those who have committed to becoming self-sufficient and have enrolled in the Resident Opportunities Self-Sufficiency Program (ROSS) or the Jobs Plus Program. There is quite a bit of merit in the African proverb: "If you want to go fast go alone, if you want to go far, go together." Our partnerships are making a difference!

Providing Programs

During 2022, the Department of Housing and Urban Development (HUD) awarded RHHA with additional resources to assist families in securing housing.

RHHA was awarded ten (10) additional HUD-VASH vouchers to assist veterans, who may be experiencing homelessness, secure housing. In addition, RHHA was awarded nine (9) additional Tenant-Based Housing Choice Vouchers to assist families with securing affordable housing. RHHA's Jobs Plus Program in its inaugural year (2022) enrolled 52 families into the program. These

Preparing With Partnerships, Providing Programs, Preserving Properties

families made a commitment to pursue self-sufficiency and RHHA committed to provide these families with the supportive services needed for their success. RHHA's ROSS Program enrolled 18 new families into the program in 2022; the program now totals 81 participating families and is expected to grow even more in 2023. In December of this past year, HUD awarded RHHA with a renewal of its existing ROSS grant for an additional three (3) years. In October, HUD's Atlanta Homeownership Center approved RHHA's non-profit, Carolina Housing and Community Development Corporation (CHCDC), as a nonprofit agency to purchase HUD Real Estate Owned (REO) properties at a discount.

Preserving Properties

During 2022, RHHA continued modernization of Keiger Place, a 60-unit public housing property, and completed Phase I of the modernization.

Phase I of the modernization featured the installation of new roofs, fascia, soffit, energy-efficient windows, entry doors, and storm doors, gutters, downspouts, and splash blocks. Phase II modernization is slated to commence in 2023. RHHA continued with minor renovations at several of its public housing properties and an elderly property, namely Great Falls and Eastside Homes. Minor renovations included installation of new kitchen cabinetry and solid surface countertops, new bathroom fixtures and vanity, new interior doors, new light fixtures, new interior doors, laminate vinyl tile flooring, and tankless water heaters, as needed. In addition, RHHA acquired 11.75 acres of land for the future construction of a multifamily apartment complex. RHHA's nonprofit, CHCDC, paid off the mortgage on a nine (9)-unit multifamily apartment complex held in its portfolio. HUD performed its Real Estate Assessment Center (REAC) physical inspection of our public housing portfolio in December, which resulted in RHHA achieving (38.8 points out of a possible 40 points) a score of 97%.

And finally, RHHA remains a well-managed and fiscally sound agency as a result of excellent Board governance and policymaking, tremendous staff execution, and idea generation and cooperation by our residents, customers, and partners. We look forward to the opportunities that will occur in 2023.

Dewayne Alford
Executive Director

Leadership

Board of Commissioners

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

Terry B. Millar,
Chairman

David D. Casey,
Vice Chairman

Commissioners:
Daniel Ballou
Tammy Gordon
Helen McFadden
Resident Commissioner:
Love Mills-Byrd

6 Members Appointed by City Council.

Staff

Dewayne Alford, *Executive Director*
Della F. Robinson, *Operations Manager*
Bonnie Patton, *Purchasing Specialist*
Lynn Hammond, *Maintenance Supervisor*
Lori Lehnhardt, *Applications Coordinator*
Ebony Hopson, *Public Housing Asset Manager*
David Martin, *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*
Owen Phillips, *ROSS Coordinator*
Barbara Anglin-Law, *Jobs Plus Program Manager*
Nadia McClure, *Jobs Plus Community Coach*
Shelby Douglas, *Jobs Plus Career Coach*
Krystina Bailey, *Accounting Clerk*
Amirra Orr, *Accounting Clerk Level I*
Rebecca McDougal, *Maintenance Clerk III*

68 Total number of trainings, programs and webinars RHHA Staff participated in for professional development.

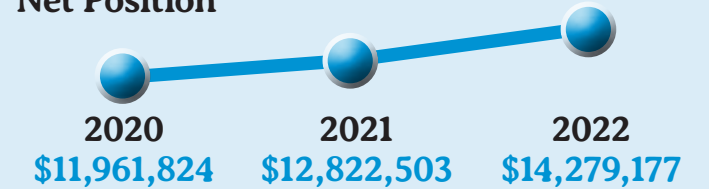
Capital Improvements 2022

Keiger Place Rehabilitation Phase I	\$428,831.52
Building Systems Projects	\$169,417.88
Plumbing Projects	\$53,045.50
Electrical Projects	\$8,506.34
HVAC Projects	\$5,777.04
Landscaping Projects	\$130,339.49
Painting Projects	\$49,819.46

Financials

Financial Viability

Net Position



Asset Value



Capital Fund Program



Grants Awarded

Name of Grant	2020	2021	2022
Jobs Plus Program Grant	\$0	\$2,300,000	\$0
Lead-Based Paint Capital Fund Grant	\$0	\$3,030,000	\$0
Capital Fund Program Grant FY 2020	\$964,131	\$0	\$0
Capital Fund Program Grant FY 2021	\$0	\$1,019,682	\$0
Capital Fund Program Grant FY 2022	\$0	\$0	\$1,242,925
Radon Testing and Mitigation Demonstration for Public Housing Grant	\$0	\$0	\$600,000
Resident Opportunities Self-Sufficiency Coordinator Grant	\$0	\$0	\$233,010

ROSS Events | 2022



April 22 2nd Annual Easter Egg Hunt

Location: Workman Street Park
Sponsors/Partners: RHHA, Sisters United As One, Adah's Light #003, City of Rock Hill

Over 65 children and their parents and some grandparents attended. Staff had opportunities to speak with them about ROSS and Jobs Plus Programs, and their supportive services and benefits, while children hunted Easter eggs and goodies.

**October 24 & 25
Free Senior Assessments**
Location: Workman Village & Confederate Park Apartments
Sponsors/Partners: Catawba Area Agency on Aging

Assessments included eligibility of services like the senior center, caregiver grants, home delivered meals, homemaker services, and S.H.I.P., a program to help recuperate money that Medicare Part D takes each month. Many participants were signed up for these services, and caregivers were welcome to receive information. Freebies were provided such as walking canes, posture canes, covid tests, disinfectant wipes, hand sanitizer and keychain flashlights. ROSS plans to have a monthly assessment at each RHHA property.



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October 28 4th Annual Tricks & Treats

Location: Northside Recreation Center
Sponsors/Partners: City of Rock Hill

Featured music, games and treats for over 700 children.

November 12 Inaugural WACH Rock Your Health Fair

Location & Sponsor/ Partner: Clinton College
Featured dancing, giveaways, and information promoting healthy lifestyles.



December 4 Christmas Wishes

Location: Old Town Rock Hill
Sponsors/Partners: Carolina Panthers, Tracey Reynolds Law Firm, Ecclesia Construction, Kounter, Kre8 Catering Services, On-the-Spot Photos, Founders Holiday Ice Rink

ROSS provided 10 families living in RHHA housing with this experience, including a breakfast or dinner experience, family photo, ice skating passes and a handcrafted Christmas wreath.



May 4 Life Skills Workshop for ROSS and Jobs Plus Program Participants

Location: Manchester Meadows
Sponsors/Partners: RHHA, Sisters United As One, Learning Leadership Center (Daycare), City of Rock Hill, Clinton College

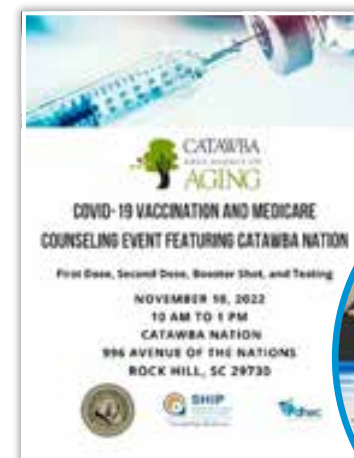
Topics included: *How To Balance Work & School* and *How To Parent Multiple Children*. Participants received an orientation from Clinton College representatives, information on how to start a business, a list of community resources, and an opportunity to network with others in their community.



October 22 Fitness Day in the Park

Location: Clinton College
Sponsors/Partners: Clinton College

Multiple activities kept attendees moving throughout the event, along with speakers providing beneficial information regarding diabetes and eating healthy.



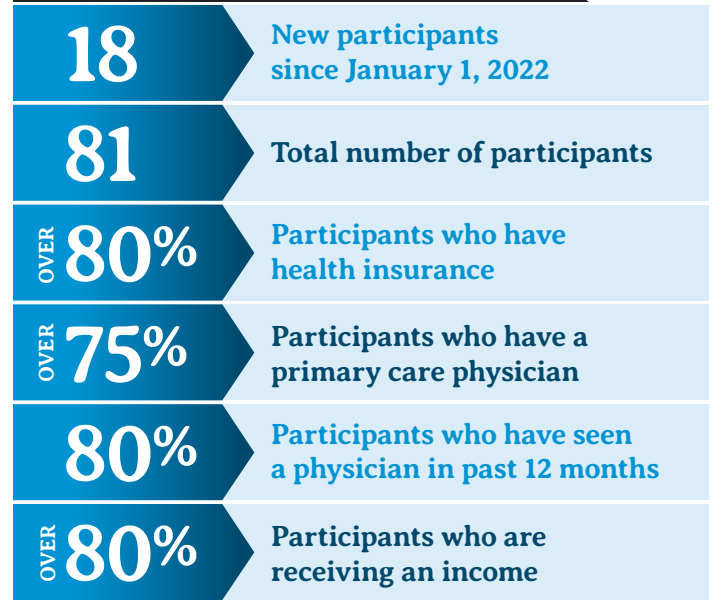
November 10 Vaccination Clinic

Location: Catawba Nation
Sponsors/Partners: Catawba Area Agency on Aging

ROSS provided RHHA housing information and resources to Catawba Nation members.



ROSS Program Impact



Participant Average Annual Income: **\$15,844.78**

Radon Grant: HUD Awards \$600,000 to RHHA

HUD's Office of Lead Hazard Control and Healthy Homes awarded \$600,000 to RHHA to conduct radon testing and, as needed, mitigation within housing units.

RHHA is one of nine PHAs across the nation selected to receive funding through the Radon Testing and Mitigation Demonstration Grant Program.

RHHA, in EPA Radon Zone 2, will utilize the grant to test and mitigate all 337 ground floor units.

The project will impact a total of 472 public housing residents.

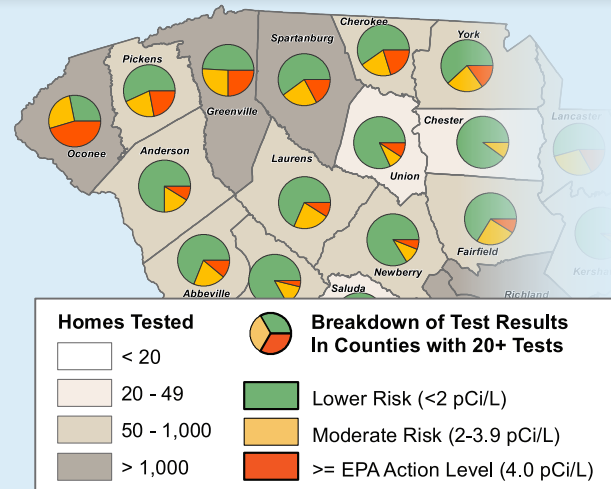
Radon gas - an odorless, colorless, radioactive decay product of soil and rock elements - is present nationwide. Low levels are found in outside air, and can move through soil and enter buildings through small openings in the foundation or basement, becoming concentrated in the indoor air environment. When radon is inhaled, it can damage DNA in lung tissue and increase the risk of lung cancer. Radon



Pictured from L-R: Terry Millar, Board Chairman; Dewayne Alford, Executive Director; Kristine Foye, Director, Columbia (SC) Field Office; David Casey, Vice-Chairman; and Tammy Gordon, Board Member.

is the number one cause of lung cancer among nonsmokers, according to EPA estimates.

"We are pleased to partner on this radon demonstration grant program to provide resources to PHAs for radon testing and mitigation," said Robert Mulderig, Deputy Assistant Secretary for the Office of Public Housing Investments. "This program will promote awareness among PHAs and other multifamily rental property managers on how to effectively measure and mitigate radon."



Courtesy of South Carolina Department of Health and Environmental Control

Radon Awareness: Test. Fix. Save a Life.

York County is among several counties in South Carolina with elevated levels of radon gas according to studies conducted by the South Carolina Department of Health and Environmental Control.

Test data through June 2022, indicates residents of York County may be exposed to a higher level of radon gas in their homes.

If elevated radon levels are detected in your home, radon mitigation professionals can install a mitigation system to reduce levels and help protect your family. Radon testing is FREE for residents and may help save a life!

To learn more about radon and the efforts of RHHA, scan the QR code with your smartphone or visit rhha.org/radon-grant-and-plans



Public Housing & HCV

Resident Profile:

Public Housing (Average)

Head of Household Age	Annual Gross Income	Household Size
46.39	\$13,406.76	2.54
		9.59 Years as Resident

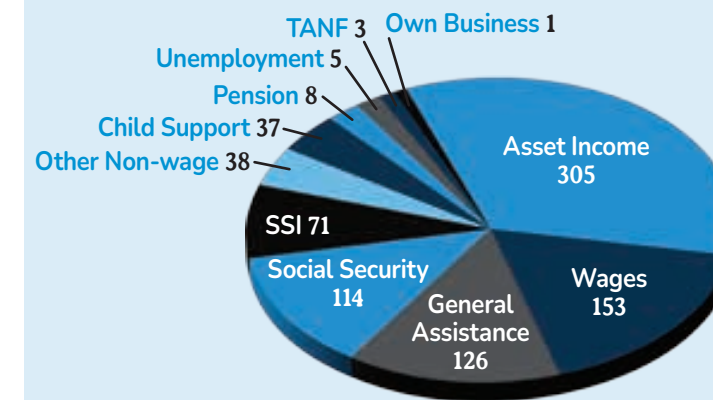
Resident Profile:

HCV (Average)

Head of Household Age	Annual Gross Income	Household Size
55.62	\$18,314.26	2.41
		9.99 Years as Resident

Income Sources: Public Housing Residents

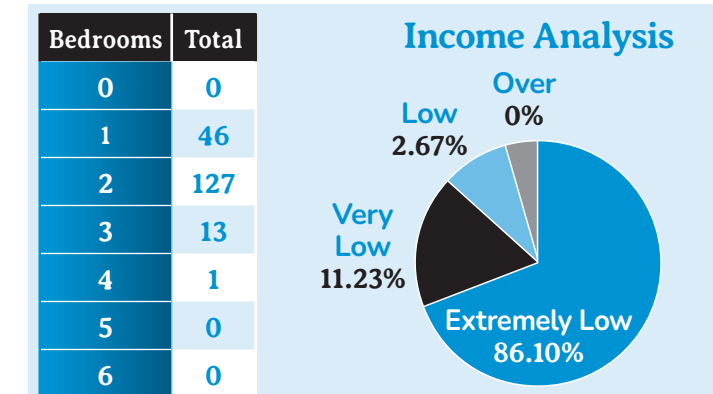
861 Current total occupants residing in RHHA Public Housing



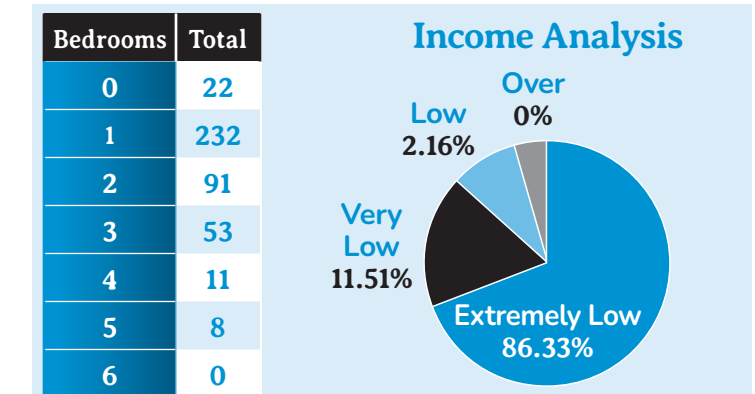
HCV Program: At A Glance

Type of Housing Choice Voucher Program	Vouchers 2020	New Vouchers 2021	New Vouchers 2022
Regular Tenant-Based Vouchers	500	0	9
HUD VASH	24	0	10
Foster Youth to Independence	25	0	0
Mainstream	40	0	0

Waiting List Summary: Public Housing



Waiting List Summary: HCV



New Admissions: Public Housing

16 Families were admitted to the Public Housing Program from 1/1/2022 - 12/31/2022.

Income Range	# of Families	Percentage
Extremely Low	10	62.50%
Very Low	5	31.25%
Low	1	6.25%

New Admissions: HCV

58 Families were admitted to the HCV Program from 1/1/2022 - 12/31/2022.

Income Range	# of Families	Percentage
Extremely Low	39	67.24%
Very Low	19	32.76%

Jobs Plus Program | 2022

With the opening of the Jobs Plus Center in December 2021, the Jobs Plus Program began with 14 resident participants enrolled, and concluded the year with 55 resident participants.

Goals for participants included: Completing GED programs and obtaining degree, homeownership, obtaining Jobs Plus Earned Income Disregard, credit repair, obtaining full-time employment from part-time, and obtaining sustainable employment.

1st & 2nd Quarters

Workshops and events focused primarily on life skills, identifying and overcoming barriers, and setting goals. The most popular topics were financial literacy, home ownership, and expungement.

3rd Quarter

Focus was on goal achievement and workshops, with events on apprenticeship, job endurance, and a job fair hosted by SC Works.

4th Quarter

Introduced a new Program Manager and Community Coach and a great deal of relationship building with our collaborative partners. 2022 concluded with the Jobs Plus Program Extravaganza.

	Hosted By	Date	
2022 Jobs Plus Events	Ladies Room Table Talk	Sisters United As One	1/26/2022
	Homeowners Workshop	Bloom Realty	2/5/2022
	Employment Workshop and Business Expo	RHHA/JPP, Alumnae Chapter of Delta Sigma Theta Sorority, City of Rock Hill	4/30/2022
	Life Skills Workshop	RHHA, Sisters United As One, Learning Leadership Center, Clinton College, City of Rock Hill	5/4/2022
	Pre-Employment Workshop	RHHA/JPP	7/26/2022
	Walk With Ease	DHEC SNAP-Education Program/Arthritis Foundation	7/26/2022-8/23/2022
	Expungement Event	SC Legal Services	9/28/2022
	Job Fair at the Gateway	SC Works	10/26/2022
	ARC Labs Welding School	SC Works	11/10/2022
	Rock Your Health	Clinton College	11/12/2022
	Apprenticeship Job Fair	York Technical College/Apprenticeship Carolina	11/15/2022
	Job Endurance Training	SC Works	11/17/2022
	Jobs Plus Extravaganza	RHHA/JPP	12/8/2022



 **HUD High Performer**

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

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