



PEOPLE PROGRAMS PARTNERS

Impacting Lives Positively

ANNUAL
REPORT
January → December
2024



Executive Director's Message

In 2024, our economy grew to a healthy 2.8 percent and unemployment remained low. However, the cost of housing, groceries, and other necessities continued to escalate. Despite this, many of our customers were able to achieve their short-term goals. Some were even able to transition from subsidized to unsubsidized housing. The Housing Authority of Rock Hill continued provision of supportive services to its residents, cultivated new partnerships, continued rehabilitation of its properties, and developed plans to increase the affordable housing stock in the community.

People

In 2024, enrollment in the Jobs Plus Program reached 137 participants, an increase of over 19%, in only its third year. Over seventy-three percent of the participants in the Jobs Plus Program were employed at least twenty (20) hours per week. These families made a commitment to pursue self-sufficiency, and the Authority continued its commitment to providing these families with the supportive services needed for their success. The Authority's Resident Opportunities and Self Sufficiency (ROSS) Program enrolled twelve (12) new families into the program in 2024. The program now totals one hundred sixteen (116) participating families and is expected to grow even more in 2025. Eighty-four percent (84%) of the Resident Opportunities and Self Sufficiency (ROSS) program participants are covered by health insurance, while seventy-six percent (76%) have a primary care physician. Over ninety-one percent (91%) of the participants in the ROSS program saw an increase in their wages. In 2024, the average annual income for ROSS participants was \$23,202.16, a figure that is higher than the previous year by over 44%.

Partners

During 2024, the Authority's partnerships with federal, state and local agencies, nonprofits, financial institutions, colleges, universities, faith-based organizations, sororities, Realtors®, brokers, vendors, contractors, landlords, and many others

continued to evolve. These relationships played a critical role in providing, preserving, preparing, and securing employment for workable residents. These relationships also resulted in the delivery of food and meals to our seniors, on the job training opportunities, financial literacy workshops, résumé writing workshops, homeownership workshops, childcare services, legal services, home furnishings, and educational opportunities for many of our residents. Notably, our existing relationship with SC Works continues to evolve. The Authority's Jobs Plus Program Career Coaches, Jobs Plus Community Coaches and our Resident Opportunities Self-Sufficiency Coordinator continued to make referrals to SC Works. Our partnership and ongoing relationship with SC Works and its' Workforce Innovation and Opportunity Act (WIOA) programs have enabled the Authority to assist youth and workable adults eliminate barriers to employment. These are relationships that really work and are paying big dividends for residents.



Programs

During 2024, the Authority utilized the Department of Housing and Urban Development's (HUD) Public Housing Capital Fund Program (CFP) to complete the substantial rehabilitation of Keiger Place, a 60-unit public housing community. The Authority invested over \$4.4 million dollars into the property. The rehabilitation featured installation of new cabinetry, solid surface countertops, laminate vinyl tile (LVT) flooring, new appliances, expanded space in all laundry rooms, tankless water heaters, energy efficient heating ventilation and cooling systems (HVAC), interior doors and hardware, new light fixtures, and a remodeled bathroom to include installation of vanities. The substantial rehabilitation also featured installation of new roofs, fascia, soffit, energy efficient windows, entry doors, and storm doors, gutters, downspouts, and splash blocks. The Authority utilized HUD's Office of Lead Hazard

Control and Healthy Homes (OLHCHH) – Radon Testing and Mitigation Demonstration for Public Housing Grant funds to test public housing units for radon and to mitigate as needed. The Authority has invested up to \$600,000 of these funds with work culminating in 2025. In 2024, the Authority and the community-at large witnessed the expansion of affordable housing with full occupancy of The Park at Wilkerson, a 136-unit affordable multifamily property designed for seniors 55+, and land clearance for another multifamily property, Sweetbay Terrace, a 156-unit affordable multifamily property. The Park at Wilkerson and Sweetbay Terrace are the result of public-private partnerships in which the Authority utilized the Multifamily Tax-Exempt Revenue Bond Financing Program. The Authority utilized Public Housing Operating Funds, Housing Choice Voucher Program Funds, and Section 8 New Construction (Project-Based Rental Assistance) Funds to preserve and/or expand affordable housing in the City of Rock Hill, its surrounding community, and the Town of Great Falls.



We look forward to celebrating our 60th Anniversary in 2025!
Dewayne Alford | Executive Director

Board of Commissioners

The Housing Authority Commission serves as a governing body of RHHA. Six members are appointed by the City Council.

Terry B. Millar
Chairman
David D. Casey
Vice Chairman

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

Leadership

STAFF

Dewayne Alford	Executive Director
Earl Phillips	Operations Manager
Bonnie Patton	Purchasing Specialist
Lynn Hammond	Maintenance Superintendent
Sharon Coleman	Grants & Compliance Specialist
Lori Lehnhardt	Applications Coordinator
Ebony Hopson	Public Housing Asset Manager
TBA	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	Resident Services Manager/ ROSS Coordinator
Barbara Anglin-Law	Senior Jobs Plus Career Coach
Aaliyah Douglas	Jobs Plus Community Coach
Shayna Anthony	Jobs Plus Community Coach
April Witherspoon	Jobs Plus Career Coach
Ariah Massey	Jobs Plus Career Coach
Krystina Bailey	Accounting Clerk I
Amirra Orr	Accounting Clerk I
Rebecca McDougal	Maintenance Clerk III
Zechariah Applegate	Maintenance Mechanic I
Mark Brower	Maintenance Mechanic I
Zameon Crockett	Maintenance Mechanic I
Brandon Ewing	Maintenance Mechanic I
Landon Grubb	Maintenance Mechanic I
Larry Hill	Maintenance Mechanic III
James Hutchens	Maintenance Mechanic II
Edward Stuver	Maintenance Mechanic III
Willie Joseph	Crew Worker III
Mark Olney	Crew Worker III
Reggie Jennings	Crew Worker II

UPward Mobility for Staff: Training & Development

SAFETY TRAINING

During 2024, RHHA staff underwent extensive training to ensure we are meeting the needs of the community we serve.

Topics included:

- 10 Steps to Winterize Your Vehicle
- Top 10 OSHA Violations of 2023
- The Safest Cutting Edge and Tools
- Heat Safety Explained
- Safety Tips to Stay Safe During a Flood
- Personal Protective Equipment (PPE)
- Preventing Slips, Trips, and Falls
- OSHA's New Inspection Rule
- What Is OSHA?
- Walk On Bye
- Who Does OSHA Apply To
- Fire Prevention: Six Tips to Prevent Fires

TRAINING & CONFERENCES

- Carolinas Council of Housing & Redevelopment & Code Officials (CCHRCO) Workshop/Conference
- Cybersecurity Training
- HUD Housing Opportunity Through Modernization Act (HOTMA) Voucher General HCV Provisions Webinar
- HUD Jobs Plus Program Summit
- HUD Public & Indian Housing (PIH) Region IV (Southeast Network) PHA Training Series
- Human Resources Monthly Talking Points
- NAHRO Fair Housing Training
- Nan McKay & Associates Consultation & Training
- National Association of Housing & Redevelopment Officials (NAHRO) - Ethics for Management and Ethics for Housing Professionals Training
- National Career Development Association Training
- National Healthy Homes
- National Home Performance Conference
- National Institute for Public Procurement Leadership Summit/Conference

• Inspire to NSPIRE Landlord Training

RHHA held a free training workshop to provide valuable information on the HUD and RHHA's transition to a new inspection standard for the HCV Program, formerly known as Section 8.

The **National Standards for the Physical Inspection of Real Estate (NSPIRE)** inspection protocol will replace the Housing Quality Standards (HQS) inspection protocol, which has been the standard inspection protocol for the HCV program for over 50 years. On October 1, 2024, RHHA began utilizing the NSPIRE inspection protocol for all properties participating in the HCV program. As we approach the commencement of this mandatory shift from HQS to NSPIRE, we acknowledge the potential concerns and uncertainties that may arise for our valued partners in housing. Navigating through these changes can be intricate, and we are committed to supporting our partners every step of the way during this transition.



UPward Mobility for Staff: Training & Development

TRAINING & CONFERENCES

- National Service Coordinator Conference/ American Association of Service Coordinator (AASC) Conference
- NSPIRE Training
- Public Housing Authorities Director's Association (PHADA) Legislative Forum/Conference
- Southeastern Affordable Housing Management Association (SAHMA) Conference
- Southeastern Regional Council of National Association of Housing & Redevelopment Officials (SERC-NAHRO)
- The Future Scape: An Equity in Real Estate Development Symposium

CERTIFICATIONS

- Career Services Provider Certification
- Cardiopulmonary Resuscitation (CPR) Certification
- Community Health Worker Certification
- Global Career Development Facilitator Certification
- Nan McKay & Associates, Inc - Public Housing Management Certification
- Nan McKay & Associates, Inc - Hearing Officer Specialist Certification
- National Association of Affordable Housing Management Association (NAHMA) - Fair Housing Coordinator Certification
- NAHRO - Specialist of Fair Housing Certification

Our Community Partners

- Adult Enrichment Center
- Aetna
- Affinity Health Center
- Alston Wilkes Society
- Black Economic Leadership League
- Bloom Realty
- Blu J. Agency
- Boys and Girls Club
- Carolina Community Actions, Inc
- Catawba Area Coalition for the Homeless
- Catawba Regional Council of Governments
- City of Rock Hill
- City of Rock Hill Police Dept.
- Clinton College
- Delta Sigma Theta Sorority, Inc.
- Department of Social Services
- Family Promise of York County
- Family Trust Federal Credit Union
- Founders FCU
- Freedom Temple Ministries
- Habitat for Humanity
- The Haven
- Head Start
- Healthy Blue
- Housing Development Corp.
- Love N Cherish Family Center
- Maxabilities
- Midlands Area Coalition for the Homeless
- North Central Family Medicine
- ONE80 Place
- Pathways Community Center
- Phillips & McCrea, PLLC
- Piedmont Regional Association of REALTORS®
- Pilgrim's Inn
- Rock Hill Adult Education
- Rock Hill School District 3
- Safe Passage, Inc.
- Salvation Army
- SC Works
- SC Department of Health & Environmental Control
- Sisters United As One
- South Carolina Legal Services
- South State Bank, NA
- Spratt Savings Bank
- Staff Zone
- State Farm
- U.S. Dept. of Veteran Affairs
- United Way of York County
- Winthrop Small Business Development Center
- York County Council on Aging
- York County - First Steps
- York Technical College

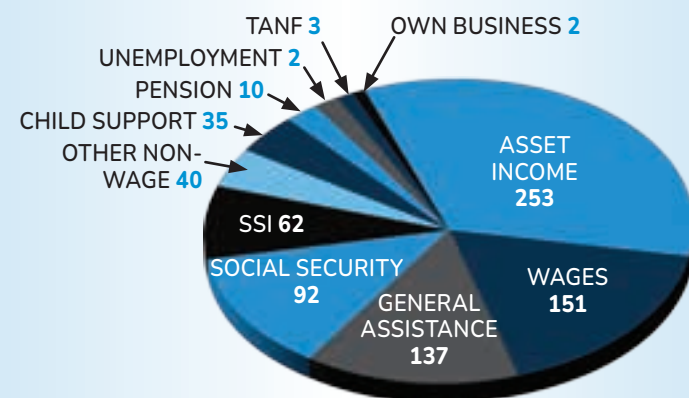
Public Housing

RESIDENT PROFILE (Avg)

Head of Household Age	Annual Gross Income	Household Size
46.86	\$21,955	2.59
		Years as Resident
		10.03

INCOME SOURCES

729 Current total occupants residing in RHH Public Housing



WAITING LIST SUMMARY

Bedrooms	Total	Income Analysis
1	339	<p>Over .34% Low 3.33% Very Low 22.48% Extremely Low 73.85%</p>
2	304	
3	192	
4	31	
5	5	
6	1	

NEW ADMISSIONS

35 Families were admitted to the Public Housing Program from 1/1/2024 - 12/31/2024.

Income Range	# of Families	Percentage
Extremely Low	22	62.86%
Very Low	11	31.43%
Low	2	5.71%

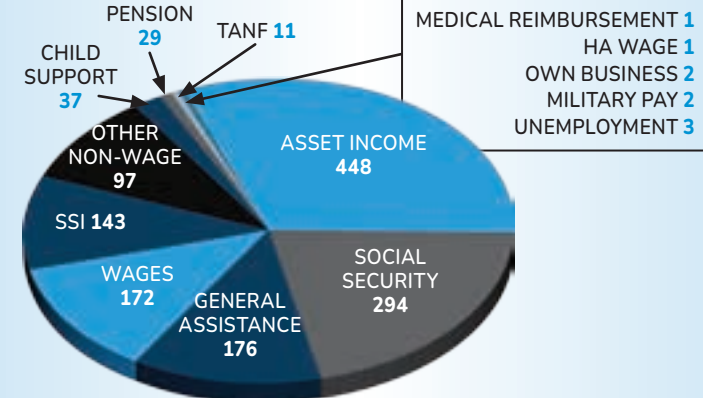
HCV

RESIDENT PROFILE (Avg)

Head of Household Age	Annual Gross Income	Household Size
55.37	\$18,562	2.27
		Years as Resident
		9.6

INCOME SOURCES

1,187 Current total occupants residing in RHH HCV Housing



WAITING LIST SUMMARY

Bedrooms	Total	Income Analysis
0	19	<p>Over 0% Low .38% Very Low 11.32% Extremely Low 88.30%</p>
1	149	
2	47	
3	35	
4	10	
5	5	

NEW ADMISSIONS

56 Families were admitted to the HCV Program from 1/1/2024 - 12/31/2024.

Income Range	# of Families	Percentage
Extremely Low	42	75%
Very Low	14	25%
Low	0	0%

Jobs Plus Program Highlights

October 2023 - April 2024

Pre-Employment Readiness Workshop Series

Hosted By: RHH Jobs Plus Program

Presented By: Delta Sigma Theta Sorority

The six-part training series included individual sessions for each of the following topics: Résumés, Interviewing & Pay Negotiation, Dressing for Success & LinkedIn, Budgeting, Credit & Livable Wage, Technology/Computer Basics, and a Recap with Q&A.

February 28, 2024

Home Ownership and Financial Literacy Workshop

Hosted By: RHH Jobs Plus Program

Presented By: Stacy Adams & Stephanie Ramere from Founders Federal Credit Union

July 26, 2024

Back to School Bash

Presented at Northside Rec Center, where students were given school supplies.



September 28, 2024

Financial Freedom 101:

Credit and Money Management

In partnership with Blu J Agency, the event provided the tools and support Residents need to navigate the financial landscape with ease, including:

- Expert advice
- Debt Management
- Credit Reporting
- Financial Tools
- Credit Utilization
- Goal Setting

October 15, 2024

CPR Training

RHH's Jobs Plus program partnered with Superior Healthcare Training Center for a Free Interactive CPR training class. Transportation to and from the class was provided.



RHHA'S JOBS PLUS PROGRAM RECEIVES NAN MCKAY RESIDENT SERVICES AWARD

RHHA has been a beacon of hope for public housing residents, with the transformative **Jobs Plus Program** standing out as a force for economic self-sufficiency and community revitalization. Through partnerships with various organizations, the program aims to increase employment and earnings, enhance financial literacy, and foster community support among residents. The Jobs Plus Program offers job readiness and skills training, job placement services, and ongoing support for job retention. With this, RHHA felt confident in applying for Nan McKay's Resident Service Award.

In addition to supportive services like childcare and transportation assistance, financial literacy workshops, and access to mental health resources, Jobs Plus provides incentives for residents to reach employment milestones, resulting in increased employment rates and average income among participants.

Personal success stories, such as Maria's transition to a career in medical coding and billing and James's journey to becoming a truck driver, illustrate the profound impact of the program on individual lives.

Moreover, the program's benefits extend beyond individual residents to the broader community, promoting economic self-sufficiency and empowering residents to break the cycle of poverty. By providing tools and opportunities for economic independence, the program creates a pathway for future generations to thrive, leading to academic success and higher education pursuits. The Jobs Plus Program is a testament to the spirit of the Nan McKay & Associates Resident Service Award, showcasing excellence in enhancing the lives of public housing residents and contributing to sustainable community development. Through its comprehensive approach and measurable impact, the program uplifts individuals and revitalizes the entire community, making it a deserving recipient of the prestigious award.

Resident Events (ROSS & General)

ROSS COMPARISON

Data Points	2020-21	2021-22	2022-23	2023-24
Total Participants	64	82	104	116
Resident Turnover	0	3	7	6
Average Annual Income	\$15,935	\$15,860	\$16,003	\$23,202
Total Number With Primary Care Physician	49	63	82	90
% Participants Served	70%	100%	100%	100%
Participant Gender	2(M) 62(F)	2(M) 80(F)	6(M) 98(F)	11(M) 105(F)

January 29, 2024

Inspire to NSPIRE Training Workshop

Provided valuable information on the transition to a new HCV Program inspection standard, to provide landlords, property owners, maintenance personnel, and agents with the knowledge and tools necessary to navigate the new inspection process with confidence.

March 1, 2024

RHHA's ROSS Program Reached 100 Participants

March 5, 2024

Senior Field Trip

RHHA partnered with **Adult Enrichment Centers** for a day filled with food, games, and fun!

March 12, 2024

Hello Spring Event

RHHA ROSS Program hosted a fun afternoon of spring activities, music and crafts at Eastside Homes Community Room.

March 22, 2024

Great Falls Senior Bingo

Presented by RHHA & **Aetna**® at Great Falls Apartments.



April 8, 2024

3rd Annual Easter Egg Hunt

Presented by ROSS & Jobs Plus at Workman Street Community Park, featured Parks, Recreation, and Tourism's Rec-In-A-Box, games, music, prizes, face-painting, balloon animals and more.

April 11, 2024

Financial Capability Workshop

In partnership with Habitat for Humanity. Individuals who successfully completed the Workshops received a priority registration for the next Application Orientation for the Homebuyer Program and important information on preparing to apply.

May 7, 2024

Mobile Veteran Center Visits

To assist veterans who were affected by the recent hailstorm that damaged properties in the Rock Hill community and surrounding area.

May 10, 2024

Free Phones and Tablets for Eastside Residents

RHHA's ROSS Program provided new tablets and cell phones on the T-Mobile network to Residents.



Pictured: Owen Phillips (L) is shown accepting the award with Anthony Goodson, SERC President (R).

RHHA RECEIVES SERC-NAHRO RESIDENT SERVICES AWARD 2024

RHHA was awarded the SERC-NAHRO Resident Services Award at the 2024 Annual Conference in Greensboro, North Carolina.

Resident Events (ROSS & General)

November 15, 2024

Fall Festival

RHHA hosted a Fall Festival where Residents enjoyed festive food, crafts, activities, and more.

December 10 & 12, 2024

Holiday Crafting Party

The 2nd Annual RHHA Holiday Crafting Party, in partnership with Adult Enrichment Centers, helped spread cheer with hot cocoa & cookies, festive music, and holiday crafts.



Rehabilitation

RADON TESTING & MITIGATION PROGRAM SUCCESS

The **Radon Testing & Mitigation Program** met its objectives through a coordinated effort among RHHA staff, third-party partners, and Residents. The success of the program is quantified by the number of units tested and remediated, as well as by the Public Housing Residents served through this project (100% of the resident population).

RHHA performed testing on 464 units, of which, seven properties required some level of remediation efforts to reduce the level of radon gas present. Testing was performed in accordance with the ANSI-AARST Protocol for Conducting Radon & Radon Decay Product Measurements in Multifamily Buildings (ANSI-AARST MAMF-2017).

How Radon Can Enter Your Home:

- Cracks in Solid Floors
- Construction Joints
- Cracks in Walls
- Gaps in Suspended Floors
- Gaps Around Service Pipes
- Cavities Inside Walls
- Water Supply

Ongoing Radon Testing & Mitigation

The **Operation, Maintenance, and Monitoring Plan (OM&MP)** will be implemented at each site with the following requirements:

- **Periodic Inspections** of systems by maintenance staff
- **Retesting** all mitigated units/areas every 2 years
- **Fully Retesting** all mitigated properties every 5 years

While the initial Testing & Mitigation Program was funded through a HUD grant, future testing for the mitigated properties could be budgeted annually, as needed. In the event federal funding is reduced, alternative forms of funding may be arranged to support the efforts, long term.



HUD VISITS RHHA

On Monday, April 22nd, despite inclement weather events that occurred over the weekend, RHHA hosted visitors from the **Columbia HUD** field office and the **Southeast Regional HUD** office. During their visit, our guests were given a comprehensive tour of our **Jobs Plus Center** and an in-depth walkthrough of the ongoing renovations at **Keiger Village**.

Our HUD visitors had the opportunity to engage with residents, gaining firsthand knowledge of the vast efforts taken by RHHA to improve living conditions and enhance the overall quality of life for our Residents. It was evident to our guests that every staff member is dedicated to our residents' success, housing, and well-being.

We are proud of the progress we have made in our community, and we are grateful for the opportunity to share our efforts with our partners at HUD. We remain committed to improving our residents' lives and fostering a sense of pride in our community.



MAYORAL VISIT & TOUR OF KEIGER PLACE REHABILITATION PROJECT

On June 10, 2024, RHHA hosted **City of Rock Hill's Mayor, John Gettys**, and toured the Keiger Place rehabilitation project. Staff were introduced & a brief timeline of the project was reviewed.

Mayor Gettys was provided with a tour of several unit styles, including 1, 2, and 3-bedroom units, as well as a fully accessible unit for a person with a disability (hearing and visual impairment).



Executive Director Alford also took the opportunity to share with Mayor Gettys and attendees the Agency's success in securing extremely competitive grants. In several cases, RHHA was the only Housing Authority in South Carolina to secure these specific grant awards:

- Radon Testing & Mitigation: \$600,000
- Lead-Based Paint Testing & Mitigation: \$3,000,000
- ROSS Service Coordinator Program: \$233,010
- Jobs Plus Program: \$2,300,000

Total Grants: \$6,133,010

In addition to providing housing, the availability of supportive services for residents shows RHHA's commitment to assist all Residents in moving forward in their journey toward self-sufficiency.



Parks-Player Architecture & Planning, LLC

SWEETBAY TERRACE APARTMENTS (previously Magnolia Terrace Apartments) MULTIFAMILY TAX EXEMPT BOND FINANCING

New Construction Units:
156

Bond Financing Requested:
\$19,100,000

Developer:
Greenway Residential Development, LLC

Resident Demographic:
Families at or below 60% of Area
Median Income (AMI)

Amenities:

- 1, 2 & 3 Bedroom Units
- Community Room & Kitchen
- Fitness Facility
- Laundry Room
- 24-Hour Business Center for Residents
- Pool & Playground



THE PARK AT WILKERSON MULTIFAMILY TAX EXEMPT BOND FINANCING

New Construction Units:
136

Bond Financing Requested:
\$25,000,000

Developer:
KCG Development, LLC

Resident Demographic:
Seniors 55+

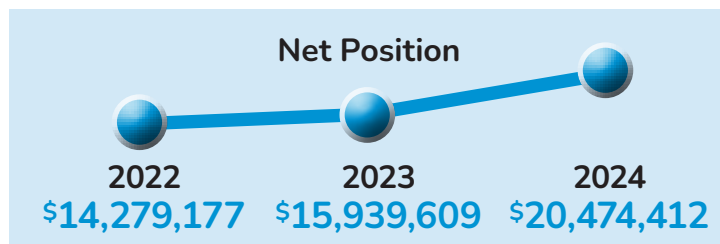
Amenities:

- Movie/Theater Room
- Library/Reading Room
- Meeting Rooms
- Laundry Facility
- Dining Room
- Wellness Center
- Arts & Crafts
- Resident Gardening Area



Financials

FINANCIAL VIABILITY



Net Capital Assets

\$14,259,634
Increase From
Previous Year

Restricted Net Assets

\$17,802
Decrease From
Previous Year

Total Liabilities

\$5,713,413
Decrease From
Previous Year

FINANCIAL HIGHLIGHTS

**Unaudited and subject to year-end adjustments.*

Program	End of FY2024 Surplus	Comments
The Public Housing (Conventional) Program	\$562,931*	Exceeds Projected Amount of \$119,325
Section 8 New Construction (Eastside Elderly)	\$100,777*	Exceeds Projected Amount of \$456,200
Carolina Housing & Community Development Corporation (CHCDC)	(\$4,080*)	Less Than Projected Amount of \$39,600
The Authority Account (Chestnut and Crosby)	\$118,470*	Exceeds Projected Amount of \$1,500
The Housing Choice Voucher (Section 8) Program	\$94,666	Due to highly efficient administrative operations

Received audit report for fiscal year end (FYE) 2023 with **NO FINDINGS**.

INVESTMENT ACCOUNTS

U.S Treasury Bond Opening Deposit \$1,000,000	Money Market Opening Balance \$205,000	Certificate of Deposit \$200,000
Income Generated During Performance Period (net of fees)		
\$22,125	\$10,121	\$7,382

MASC SETOFF DEBT COLLECTION PROGRAM

RHHA collected \$5,340.52 from its debtors during this performance period.

RHHA submits a list of delinquent debtors/claims to the Municipal Association of South Carolina (MASC) who then forwards the list to the South Carolina Department of Revenue (DOR). DOR then matches the claims list with the refunds due to taxpayers.

Our Mission

The Housing Authority of Rock Hill's (RHHA) mission is to provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently. RHHA promotes personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.



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