



# Our Vision: More Than Housing

Staff Development

Financial Stability

Workforce Development

Homeownership

**Annual Report**  
January → December  
**2025**



# Executive Director's Message

The City of Rock Hill collectively saw significant economic development and a stabilizing but still shifting housing market in 2025. The Rock Hill Housing Authority continued providing safe, decent, and sanitary housing and so much more to its customers. In the midst of the City's success many of the Authority's residents were engaged in workforce development activities and preparing for homeownership opportunities.

In 2025, having completed a \$4.4 million substantial rehabilitation of its Keiger Place property, the Authority returned all eligible residents back to the property. The Authority continued to assess and enroll workable adults into a workforce development initiative, called the Jobs Plus Program (JPP). The JPP provides residents with services like job readiness training, financial literacy, and on-the-job training to help residents increase their earned income. Key components of the program include building community support for work, and incentivizing employment for residents to increase their earnings by exempting a portion of their new earned income from rent for up to forty-eight months. The Authority's Jobs Plus Program Career and Community Coaches have enrolled over 156 persons into the program with an employment rate of 77.2% for families enrolled.

In 2025, the Authority's Resident Opportunities and Self Sufficiency (ROSS) team continued to identify families with sufficient earned income and

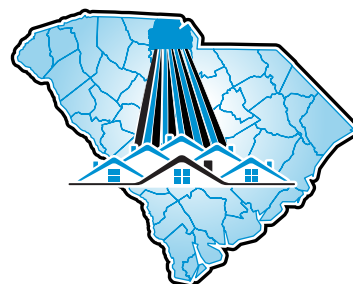
others who were interested in homeownership. The Resident Services staff coordinated two homebuyer educational workshops with several of the Authority's partners. These efforts aided three families in achieving their goal of homeownership.

The Authority continued with the substantial rehabilitation of 30 units of public housing in the Town of Great Falls. The Authority continued its pursuit of financing to support plans to develop and construct up to 96 units of affordable rental housing. Additionally, the Authority partnered with a non-profit developer to submit a 9% Low Income Housing Tax Credit (LIHTC) application to the South Carolina Housing and Finance Development Authority that, if funded, would result in the construction of 60 units of elderly housing.

And finally, the Authority celebrated its 60th anniversary as an agency serving the citizens of Rock Hill and the surrounding community. The Authority anticipates even greater success for its residents, its staff, the City, and the community at large to include the Town of Great Falls in 2026.



Dewayne Alford | Executive Director



Serving the Cities of **Rock Hill & Great Falls** and the Counties of **York & Chester, South Carolina**

## 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.

# Leadership

## Staff

<b>Dewayne Alford</b>	Executive Director	<b>Shayna Anthony</b>	Jobs Plus Community Coach
<b>Earl Phillips</b>	Operations Manager	<b>April Witherspoon</b>	Jobs Plus Career Coach
<b>Bonnie Patton</b>	Purchasing Specialist	<b>Latajah Lambright</b>	Jobs Plus Career Coach
<b>James Hutchens</b>	Maintenance Supervisor	<b>Krystina Bailey</b>	Accounting Clerk I
<b>Sharon Coleman</b>	Grants & Compliance Specialist	<b>Amirra Orr</b>	Accounting Clerk I
<b>Lori Lehnhardt</b>	Applications Coordinator	<b>Rebecca McDougal</b>	Customer Service Representative III
<b>Ebony Hopson</b>	Public Housing Asset Manager	<b>Larry Hill</b>	Maintenance Mechanic III
<b>Rhonda Johnson</b>	Public Housing Asset Manager	<b>Edward Stuver</b>	Maintenance Mechanic III
<b>Wendy Skinner</b>	HCV/Section 8 Case Manager - Portability & Special Programs (VASH, Foster Youth, Mainstream)	<b>Brandon Ewing</b>	Maintenance Mechanic
<b>Angie Adams</b>	HCV/Section 8 Case Manager	<b>Zachariah Applegate</b>	Maintenance Mechanic
<b>Karen Thornburg</b>	HCV/Section 8 Case Manager	<b>Zameon Crockett</b>	Maintenance Mechanic
<b>Owen Phillips</b>	Resident Services Manager/ ROSS Coordinator	<b>Charles Mitchell</b>	Maintenance Mechanic
<b>Barbara Anglin-Law</b>	Senior Jobs Plus Career Coach	<b>Willie Joseph</b>	Crew Worker III
<b>Aaliyah Douglas</b>	Jobs Plus Community Coach	<b>Mark Olney</b>	Crew Worker III
		<b>Reggie Jennings</b>	Crew Worker II

## 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, Ph.D**  
Resident Commissioner:  
**Helen McFadden**

## Administrative Innovation Wins National Award

RHHA has been recognized with a NAHRO Award of Merit for Administrative Innovation for our Radon Testing and Mitigation Program.

Radon is a cancer-causing, radioactive gas that you cannot see, smell, or taste. The U.S. Environmental Protection Agency (EPA) states that radon is the second leading cause of lung cancer in the U.S. after smoking. Radon comes from the natural breakdown of uranium in soil, rock, and water and finds its way into homes through cracks and holes in the foundation, construction joints, and plumbing fixtures.



RHHA was awarded a \$600,000 grant from the HUD Office of Lead Hazard Control and Healthy Homes. Through the funding made possible by this grant, the agency has utilized its website and social media to inform residents and community members of the potential dangers of radon and provide them with resources and access to materials to test their homes.

Through innovative use of grant funding, RHHA has been able to effectively inform residents as well as share this information with the broader Rock Hill community.

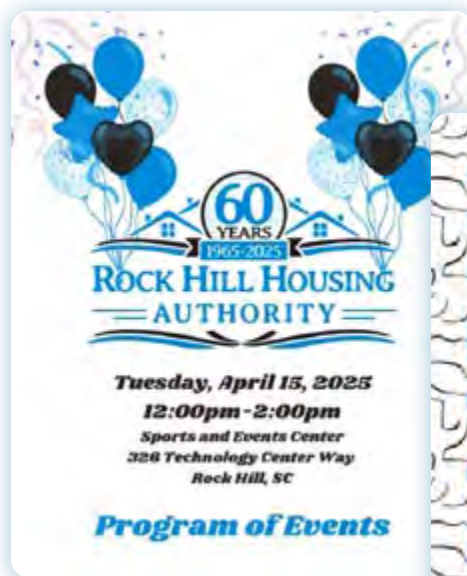
# 60th Anniversary Celebration Event

April 15th 2025

## Rock Hill Housing Authority Turned 60 on April 12th, 2025



On April 15th, 2025, Rock Hill Housing Authority honored six decades of achievements, memories, and community. The special event was commemorated with festivities including dinner, special guest speakers, recognitions, and a journey through the past, present, and future of RHHA.



# 60th Anniversary Celebration Event

April 15th 2025

## 60th Anniversary Event Speakers



**Dewayne Alford**  
Executive Director



**Joe Lanford**  
(Retired/Former) City Manager of Rock Hill



**John Gettys**  
Mayor, City of Rock Hill



**Bruce Gridley**  
Resident



**Nadia McClure**  
Program Participant



**Gerry Schapiro**  
(Retired/Former) Deputy City Manager of Rock Hill

**Dr. Stefanie Barnett**  
Chief Operations Officer, Habitat for Humanity



L-R: **Terry B. Millar**, RHHA Board Chairman; **David Casey**, RHHA Board Vice-Chairman; and **Dewayne Alford**, RHHA Executive Director



**Terry B. Millar**  
RHHA Board Chairman



**Anthony Smith**,  
Elder, Freedom Temple Ministries

## 60th Anniversary Event Partner Recognition



**Pictured from top left to bottom right:** Patricia Moore, City of Rock Hill; Candice Barber, York County DSS; Lisa Tolufashe, U.S. Department of Veterans Affairs; David Martin, Housing Development Corporation; Stephanie Ramere and Stacey Adams, Founders Federal Credit Union; Officer Whiteside, Officer Hutson, and Sergeant Andrews, City of Rock Hill Police Department; Tim Veeck and Dr. Stefanie Barnett, Habitat for Humanity; Jamie Bell, SC Legal Services; Miguel Ocasio, Rebecca Franco, and Stanley Jackson, Family Trust Federal Credit Union; Ryan Campbell, South State Bank; Nadia McClure and Nikita Jackson, North Central Family Medicine; Jerrienne and Stanley Jackson, Blu-J Agency; Stevie Micheli, SC Department of Public Health; Carol Hickman and Billie Laws, Superior Healthcare Training Center; Rebecca Melton, United Way of York County, SC

## ROSS Program Highlights

### It's Your Health... Take Charge in 2025

ROSS and the South Carolina Department of Public Health continued the **It's Your Health - Take Charge** series in 2025. Events included cooking demonstrations, food samples, information on cutting salt, identifying food labels & nutrition education, grocery shopping savings tips, food safety tips, and more! Each session was led by a licensed SNAP-Ed Dietitian at Eastside Homes from January through April.

### Community Knock & Nibbles

Activities included door-to-door delivery of healthy sealed snacks to Residents of Boyd Hill, Eastside, and Eastwood/Gordon Communities. Each event featured giveaways, social activities, and Oak Street Health info.

### Self-Care BINGO

Presented by ROSS and Adult Enrichment Center (AEC), this event for Residents was held at Eastside Elderly and featured BINGO, self-care activities, prizes, and more.

### Chair Yoga for Everyone

In partnership with AEC, classes were designed for all abilities, promoting relaxation, flexibility, and well-being.



## ROSS Comparison

Data Points	2021-22	2022-23	2023-24	2024-25
Total Participants	82	104	116	120
Resident Turnover	3	7	6	4
Average Annual Income	\$15,860	\$16,003	\$23,202	\$25,079
Total Number With Primary Care Physician	63	82	90	89
% Participants Served	100%	100%	100%	100%
Participant Gender	2(M) 80(F)	6(M) 98(F)	11(M) 105(F)	12(M) 108(F)

## Jobs Plus Program Highlights



### Homeownership Workshop

Public Housing Residents had the opportunity to attend the workshop to learn and have their questions addressed about becoming a homeowner.

### Beyond the Dream - Steps to Successful Entrepreneurship

This public adults-only event was held at Northside Recreation Center and featured speakers from several organizations.

### Clothing Drive

Held by RHHA's Jobs Plus team, Gently used clothing of all sizes was donated and regifted to community Residents.

# Jobs Plus Program

## Program Testimonial: Shaquitta Hall

**Shaquitta Hall knew she wanted better for herself & her children.**



She noted that many women who remain in Public Housing tend to be distracted by men and continue to have children, which can prevent their lives from improving.

Shaquitta believes that Public Housing is a service that should be utilized to the best of one's abilities as a stepping stone to a better future, and not to be counted on long-term.

**Using the skills she learned in the courses provided by RHHHA, some of the steps Shaquitta took to succeed included:**

- Paid all her bills on time
- Put more back than she spent
- Paid off all credit cards
- Did without in case there were future unexpected expenses

Most importantly, Shaquitta developed discipline with her finances and her life structure, and reached out to others who were focused on improving themselves, to have positive influences on her and her children.

In 2024, while employed full-time at US Veterans Insurance, processing medical claims for Veterans, she was inspired by the Entrepreneurship Course held by RHHHA to start a side business creating candles.

During the course, African-American business owners spoke to participants, sharing tips for how they had created their own businesses. Utilizing many of their tips, Shaquitta is gradually building her candle business while she continues to work her full-time job.

**Congratulations to Shaquitta on her new home and determination to succeed!**

Having been homeless with two children and no vehicle, in her late 20's, she moved into Rock Hill Housing Authority's Public Housing in 2015. A decade later, in December 2025, she and her children moved into their first home – as homeowners!

Her children – now 15 and 10 years old – were supportive of her goal for their family to become financially stable and self-sufficient. For years, the family ate out less, stayed home instead of spending on entertainment, and in general lived frugally to save for their home.

While a Resident at RHHHA, Shaquitta took advantage of the programs offered, specifically ROSS and Jobs Plus. **ROSS – Residents Opportunity for Self Sufficiency – and Jobs Plus Programs** provide classes and sessions to improve financial literacy, budgeting, credit, and more. RHHHA team member Shana Anthony was instrumental in notifying Shaquitta of sessions and courses being offered. Shaquitta welcomed and utilized many of the opportunities available.

Shaquitta also attended Resident Service events and meetings to learn more, and was always surprised that neither were well attended by other Residents, noting that Residents were missing opportunities.

After her second child was born, Shaquitta decided to focus on her children and on becoming self-sufficient, rather than being distracted by men.

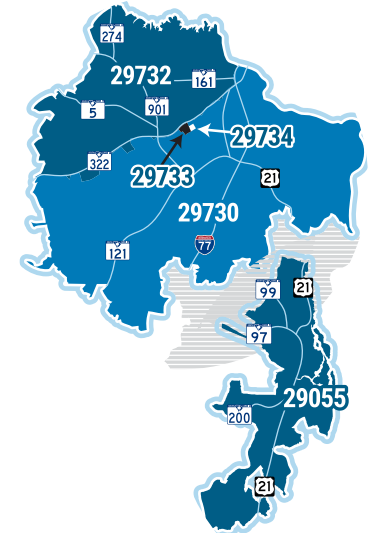
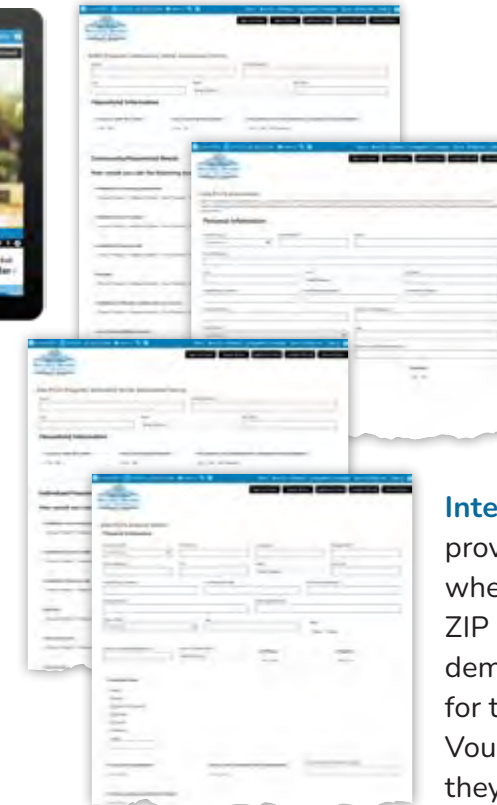
# Marketing & Communications & Grants

## RHHHA.org New Features in 2025:

### RHHHA.org New Features in 2025:



**Online Interactive Forms for Both ROSS & Jobs Plus Programs** enables staff to complete surveys/documentation required by program grant guidelines. Each form is fillable and submits online encrypted, so that Resident information is securely provided.



**Interactive Payment Standards Map** provides visuals for each ZIP code where a voucher may be utilized. Each ZIP code reflected links to detailed demographic and school information for that area. Visually, this helps a Voucher holder determine which area they would like to find a home in.

## HUD Awards RHHHA \$441,223 to Increase Affordable Housing & Supportive Services for Seniors & Disabled Persons



**Funding supports the creation and repair of rental homes, provides rental assistance, and connects tenants with vital resources.**

In February 2025, The HUD Office of Multifamily Housing Programs awarded a \$441,223 grant to RHHHA to increase the availability of service coordinators who connect seniors and disabled persons with critical resources.

Through the Service Coordinator in Multifamily Housing (SCMF) program, the grant will be allocated to pay salaries and associated benefits for service coordinator professionals at RHHHA.

Service coordinators connect residents aged 62 years and older and persons with disabilities with resources to help them age in place and live independently. These resources include financial management assistance, opportunities for social connections, and health & well-being programs. Tenants have the option to choose services according to their preferences. Service coordinators also help property management better understand the needs of their resident population.

*“These funds help enhance the quality of life for these residents by bringing appropriate community-based services within reach, enabling residents to live independently with dignity,”*

- Executive Director Dewayne Alford

# Public Housing

## Resident Profile (Avg)

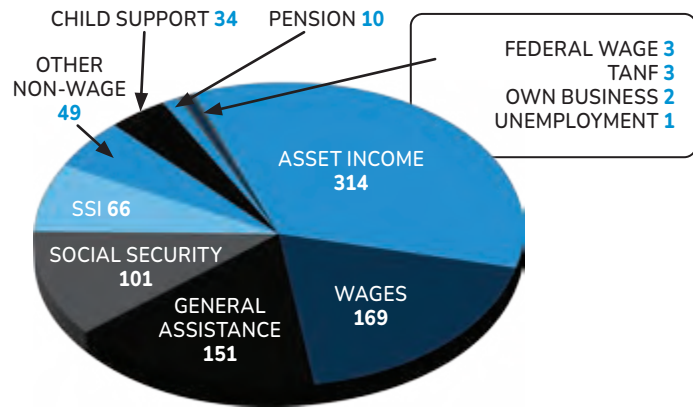
Head of Household Age **46.85**  
Annual Gross Income **\$21,036**

## Household Size

**2.57**  
Years as Resident **8.93**

## Income Sources

**820** Current total occupants residing in RHHHA Public Housing



## Waiting List Summary

Bedrooms	Total	Income Analysis
1	291	<p>Very Low 18.63% Extremely Low 79.14% Low 2.09% Over .15%</p>
2	191	
3	165	
4	24	
5	0	
6	0	

## New Admissions from 1/1/2025 - 12/31/2025

**76 Families** were admitted to the Public Housing Program

Income Range	# of Families	Percentage
Extremely Low	42	55.26%
Very Low	27	35.53%
Low	7	9.21%

# HCV

## Resident Profile (Avg)

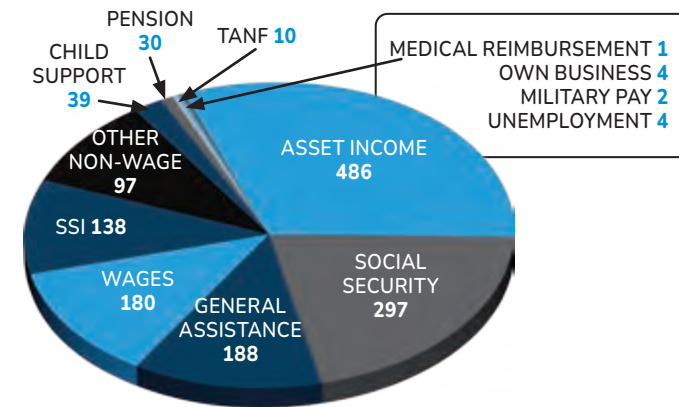
Head of Household Age **55.82**  
Annual Gross Income **\$19,085**

## Household Size

**2.26**  
Years as Resident **9.98**

## Income Sources

**1,195** Current total occupants residing in RHHHA HCV Housing



## Waiting List Summary

Bedrooms	Total	Income Analysis
0	16	<p>Extremely Low 88.44% Very Low 11.56% Low 0% Over 0%</p>
1	124	
2	41	
3	32	
4	8	
5	4	

## New Admissions from 1/1/2025 - 12/31/2025

**41 Families** were admitted to the HCV Program

Income Range	# of Families	Percentage
Extremely Low	32	78.05%
Very Low	9	21.95%
Low	N/A	N/A

# Development

## Sweetbay Terrace Apartments

805 Heckle Blvd, Rock Hill, SC

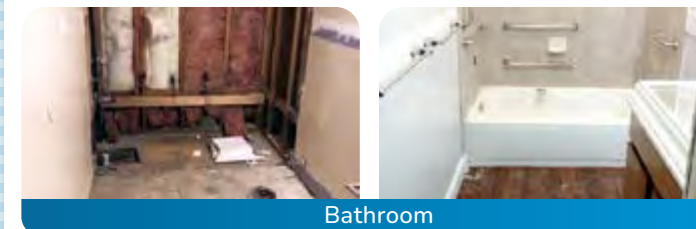
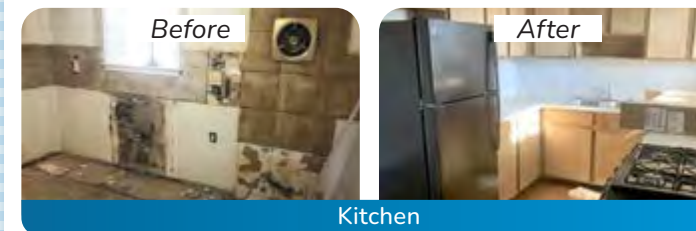
Greenway Residential Development, LLC, closed its deal in August 2024 and started construction shortly thereafter. The 156-unit project will feature 18 one-bedroom units, 96 two-bedroom units, and 42 three-bedroom units.

Property amenities include a community room and kitchen, fitness facility, laundry room, and business center with 24-hour access for residents. A pool and playground will encourage an active lifestyle and play. Project completion and full occupancy are anticipated for Summer 2027.



## Keiger Street Apartments

Renovation



## The Park at Wilkerson

830 Wilkerson Road, Rock Hill, SC

An independent living facility for seniors 55 and older, the single four-story building features 136 units, with 74 one-bedroom/one-bathroom units and 62 two-bedroom/two-bathroom units.

Property amenities include a movie/theater room, library/reading room, meeting rooms, laundry facility, dining room, wellness center, arts & crafts. Site amenities include a garden walkway and a raised garden area for resident gardening. The project is fully occupied.



## Villas at Fincher Place

Estimated Completion: February 2029



Floor Plan of Amenity Center

# Financials

\*Unaudited and subject to year-end adjustments.

## Financial Highlights

Program	End of FY2025 Surplus	Comments
The Public Housing (Conventional) Program	\$541,961	Exceeds Projected Amount of \$140,411
Section 8 New Construction (Eastside Elderly)	\$262,502	Exceeds Projected Amount of \$42,700
Carolina Housing & Community Development Corporation (CHCDC)	\$11,308	Less Than Projected Amount of \$35,070
The Authority Account (Chestnut and Crosby)	\$21,358	Exceeds Projected Amount of \$2,000
The Housing Choice Voucher (Section 8) Program	\$77,565	Due to highly efficient administrative operations

Received audit report for fiscal year end (FYE) 2024 with **NO FINDINGS**.

## Financial Viability



## MASC Setoff Debt Collection Program

RHHA collected \$11,595 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.

## Investment Accounts



### Income Generated During Performance Period (net of fees)



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**Great Falls Office**  
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