

# Resilience

Acceptance • Purpose • Flexibility

Annual Report • January 1, 2021 → December 31, 2021



 HUD High Performer

  
**ROCK HILL HOUSING**  
— AUTHORITY —

[RHHA.org](http://RHHA.org)



# 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 communities. 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 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 history of welfare involvement. The Authority has

partnered with the York County DSS, SC Works, WIOA, and Midlands Area Consortium for Homeless.

Our financial records were audited for the year ending 2020 and resulted in a clean opinion with no findings.

### ROSS Program

In 2021, our Resident Opportunity and Self-Sufficiency (ROSS) Coordinator along with our community partners celebrated the one year anniversary of the ROSS program. We celebrated ROSS participants that achieved some of their stated goals on their journey to self-sufficiency. Participants were celebrated for becoming homeowners, entrepreneurs, completing specialized workshops, obtaining certifications in phlebotomy and as Certified Nursing Assistants (CNAs), as well as completing degrees in high school and/or college.

### Jobs Plus Program Grant

In addition, our agency was awarded a Jobs Plus Program Grant by the Department of Housing and Urban Development (HUD). The Rock Hill Housing Authority was one of only 12 sites selected nationwide and the only site selected in South Carolina. The last six months of 2021 were spent ramping up the program for the January rollout. We created an office for the Jobs Plus Center: equipped with desks, chairs, computers, printers, phones, free WIFI, and fully ADA accessible. Our staff expanded with a Jobs Plus Service Coordinator / Program Manager, a Jobs Plus Career Coach, and two Jobs Plus Community Coaches. Together our Jobs Plus Team will implement the Jobs Plus program. Additional Job Plus Staff will be hired in early 2022 as the program evolves and grows.

### Capital Improvements

#### Keiger Place Rehabilitation

In line with our mission, in 2021, we began the rehabilitation of Keiger Place property. The rehabilitation of Keiger Place (60 units/30 buildings) will result in the replacement of the roof systems, including gutters and downspouts, installation of new fascia and soffit, replacement of exterior entrance doors and storm doors, installation of new shutters, and installation of energy efficient windows. All quality improvements to improve housing for our Residents.

We are proud of our accomplishments in 2021 and look forward to accomplishing even more in 2022.

Sincerely,  
**Dewayne Alford**  
Executive Director

# Leadership

### Board of Commissioners

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

**6** Members  
Appointed by  
City Council.

**Terry B. Millar,**  
Chairman

**David D. Casey,**  
Vice Chairman

**Daniel Ballou**  
**Tammy Gordon**  
**Helen McFadden**  
**Love Mills-Byrd**

### 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
- 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
- Sha'Mara Henderson,** ROSS Coordinator
- Shawanda Erby,** Jobs Plus Program Manager
- Shelby Douglas,** Jobs Plus Career Coach
- Ayanna Greene,** Jobs Plus Community Coach
- Nadia McClure,** Jobs Plus Community Coach
- Krystina Bailey,** Accounting Clerk I
- Amirra Orr,** Accounting Clerk I
- Rebecca McDougal,** Maintenance Clerk III

### Staff Training/Professional Development

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



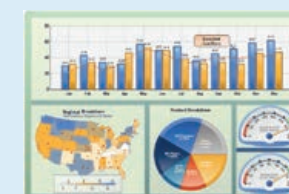
### COVID Update

**100%** of RHHHA staff are FULLY VACCINATED

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



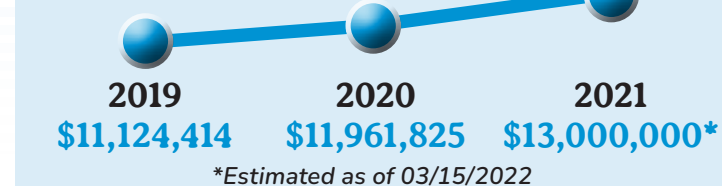
Family Metrics, the premier family social services management software, has an easy-to-navigate web-based design and a full suite of seamlessly integrated features that provide documentation, tracking, and reporting.



# Financials

### Financial Viability

#### Net Position



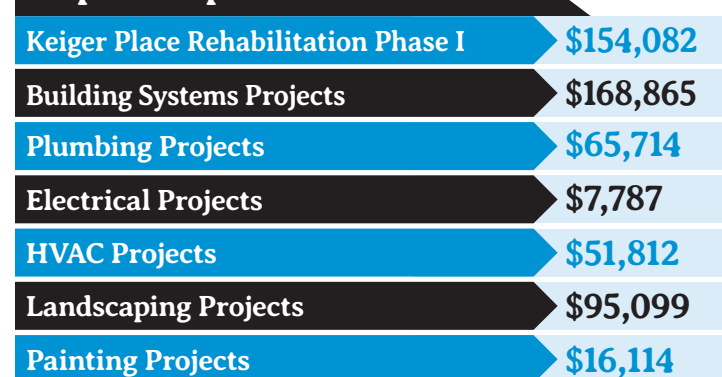
#### Asset Value



### Capital Fund Program



### Capital Improvements 2021



### Grants Awarded

Name of Grant	2019	2020	2021
Lead Based Paint Capital Fund Grant	\$0	\$0	\$3,030,000
Jobs Plus Program Grant	\$0	\$0	\$2,300,000
Resident Opportunities Self-Sufficiency Coordinator Grant	\$0	\$239,250	\$0
Capital Fund Program Grant FY 2019	\$957,825	\$0	\$0
Capital Fund Program Grant FY 2020	\$0	\$964,131	\$0
Capital Fund Program Grant FY 2021	\$0	\$0	\$1,019,682

# 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.



## April 2021

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

## June 2021

**Neighborhood Pop-Up Summer Events**, attended by residents were held at Boyd Hill Center, Workman Street Park and Keiger Street Green Space, included REC in a Box games, sports and activities. Neighborhood Dance Challenges were hosted by Vision Gymnastics & Dance.

## June 2021

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



## October 2021

**ROSS Program: Job Endurance Training (JET)** Sponsored by RHHHA'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.

## 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 RHHHA, in partnership with ParentSmart, 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.



## April 2021

**ROSS Program 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.



## 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** RHHHA 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.

## June 2021

**ROSS Program: City of Rock Hill Parks Recreation and Tourism 3-on-3 Basketball Tournament** RHHHA's ROSS Coordinator partnered with the City of Rock Hill's PRT for a basketball tournament at Sunset Park. A booth was set up providing information on the ROSS Program.

## September 2021

**"A Girl's Day Out" Mother and Daughter Life Skills Workshop** Held by Sisters United as One and ROSS Program at the Northside Recreation Center. Topics included: relationship building, conflict resolution, building self-esteem and more.



## September 2021

**ROSS Program: Self-Sufficiency Financial Workshops** hosted by RHHHA 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

RHHHA partnered with Healthy Blue and CVS to host a **Community Flu Clinic Day**. Flu shots and resources were provided.



## November 2020

**ROSS Program presents Planning Ahead for Your Future.** Featured guests were Phillips & McCrea, PLLC Attorneys at Law and Dawn Johnson, State Farm agent. Residents learned about their legal rights, the importance of having a living will and the different types of life insurance.

## 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.

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

## 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

**Increase Your Income, Not Your Rent**

Working, not working, in school or not - No matter where you are today - We'll support you and your goals. Enroll today in Jobs Plus.

**Job Placement and Assistance Helps You Earn More Income** - Earning more income can help you reach your financial goals.

**Your Rent Will Not Increase Because of Your Earned Income Increase** - Even though you earn more money, your rent will not go up based on your increased earned income.

**Access to Educational Resources and Opportunities** - With the Jobs Plus Program, you can earn a higher education or specialized training to help you start your career, not just another job.

**Financial Literacy** - Not only will you make more money, but you will better understand how to make your money work for you!

Call For More Info: Shawanda Erby  
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ROCK HILL HOUSING AUTHORITY

# Public Housing & HCV

## Resident Profile:

### Public Housing (Average)



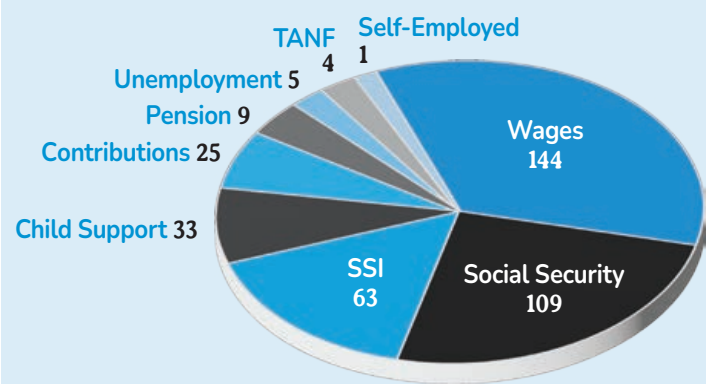
## Resident Profile:

### HCV (Average)



## Income Sources: Public Housing Residents

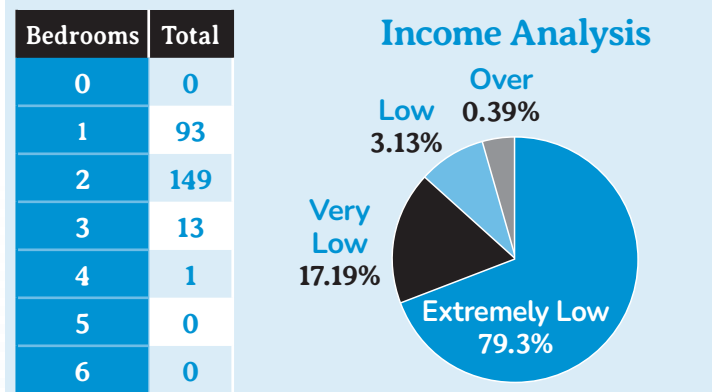
**814** Current total occupants residing in RHHA Public Housing



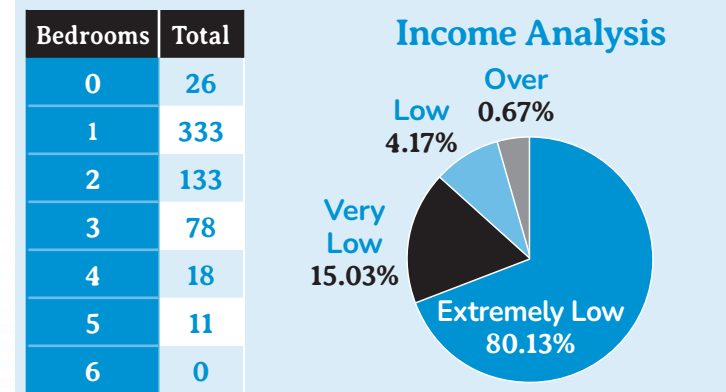
## HCV Program: At A Glance

Type of Housing Choice Voucher Program	Vouchers 2019	New Vouchers 2020	New Vouchers 2021
Regular Tenant-Based Vouchers	500	0	0
HUD VASH	0	24	0
Foster Youth to Independence	0	25	0
Mainstream	0	40	0

## Waiting List Summary: Public Housing



## Waiting List Summary: HCV



## New Admissions: Public Housing

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

Income Range	# of Families	Percentage
Extremely Low	9	64.29%
Very Low	5	35.71%
Low	0	0%

## New Admissions: HCV

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

Income Range	# of Families	Percentage
Extremely Low	32	72.73%
Very Low	12	27.27%

# 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.

The Mission of Carolina Housing & Community Development Corporation is to acquire, construct, rehabilitate, own, manage, and develop affordable housing for low to moderate income individuals and families and to promote comprehensive economic development.



Lige Street Apartments **9** UNITS      Great Falls Apartments **25** UNITS

## 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 Team	Units Proposed	Bond Financing Requested	Type of Project	Receipt of State Award of Volume Cap Approval Status
KCG Development LLC	136	\$25,000,000	New Construction	SFAA Award
Magnolia Terrace Apartments LLC	156	\$17,600,000	New Construction	SFAA Award
Johnston Farms Apartment Homes LP	120	\$18,000,000	New Construction	Pending
Pinewood Place Apartments LP	79	\$10,000,000	New Construction	Pending
ROERS Companies	196	\$40,000,000	New Construction	Pending
Market Place Housing Partners LP	68	\$16,150,000	Acquisition/Rehab	Pending

## Development Program Snapshot:

Total Units **755**      Total Bond Financing\* **\$126,750,000**      \* Awarded & Pending

# Rebranding & Marketing



New Logo Brands for HA and Nonprofit



Business Cards

RHHA.org



Digital Letterhead & #10 Envelope Templates



Email Signature



## 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



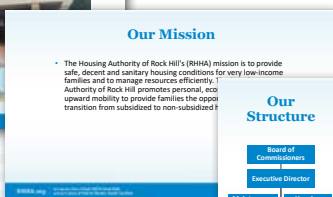
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Jobs Plus Program Flyer



## PowerPoint Presentation

Exhibit Materials & Presentation/Zoom Backdrop



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