



# REPORT OF ACHIEVEMENTS

Being Intentional. Remaining Engaged.

January 2022 → December 2022

[SpartanburgHousing.org](https://SpartanburgHousing.org)



# A Message from the CEO



After two years of uncertainty through the height of the pandemic, Spartanburg Housing focused on normalizing operations. This year was about Intentionality and Engagement – internally and externally. The team was intentional in efforts to maintain positive relationships and open communication with residents, partners, and staff. We were intentional in leasing our units to maximize the number of families. We have been intentional in strategizing ways to financially support our development pipeline.

We are strengthening our engagement with residents through more personal interaction. Strategic partnership engagement is guiding our decisions for future programs and services that will benefit the families we support.

We have engaged staff through training and professional development opportunities. In addition, we administered an engagement survey to determine strengths and areas of improvement based on employee feedback. Consideration and implementation of past suggestions provided will improve company culture and productivity.

## Being Intentional and Remaining Engaged resulted in several key accomplishments in 2022:

- Spartanburg Housing was designated a Moving to Work (MTW) agency by the U.S. Department of Housing and Urban Development (HUD).

- Recognized four Family Self-Sufficiency Program graduates who received over \$45,000 in escrow funding to support their personal and professional goals.

- *Developed a new resident services nonprofit, Housing360.*



- Continuous engagement in community education and learning through staff participation in Grassroots Leadership Development Institute, Spartanburg County Citizens Academy, Spartanburg Police and Fire Citizens Academy, and the City of Spartanburg Citizens Academy.

- Opened the Housing Choice Voucher Waiting List (HCV). Waiting list was closed since 2019.
- Converted 110 units utilizing the Rental Assistance Demonstration (RAD) program.
- Expanded afterschool programming in two communities.

This Report of Achievements provides a snapshot of our work and progress as we continue to support families and make a positive impact in this community.

Thank you to our amazing team and Board of Commissioners for your unwavering commitment to fulfilling the mission of Spartanburg Housing.

**SHAUNTÉ EVANS**  
Chief Executive Officer

## Board of Commissioners



**Matthew Myers**  
Chair



**John Fairey, Jr.**  
Vice-Chair



**Reggie Browning**



**Brooks Gaylord**



**Chunsta Miller**



**Michelle Jones**



**Ebony Gaffney**

## Senior Leadership Team



**Jessica M. Holcomb**  
Chief Operating Officer



**Joseph Jackson**  
Director of Development



**Teresa Moultrie**  
Director of Leased Housing



**Joe G. Calicdan**  
Controller



**Javez Henderson**  
Director of Resident Services  
and Community Engagement



**Beverly Villella**  
Manager of Human  
Resources & Procurement

## MISSION STATEMENT

The mission of Spartanburg Housing is to develop, manage, and provide diverse, quality housing and programs to promote self-sufficiency.

## VISION STATEMENT

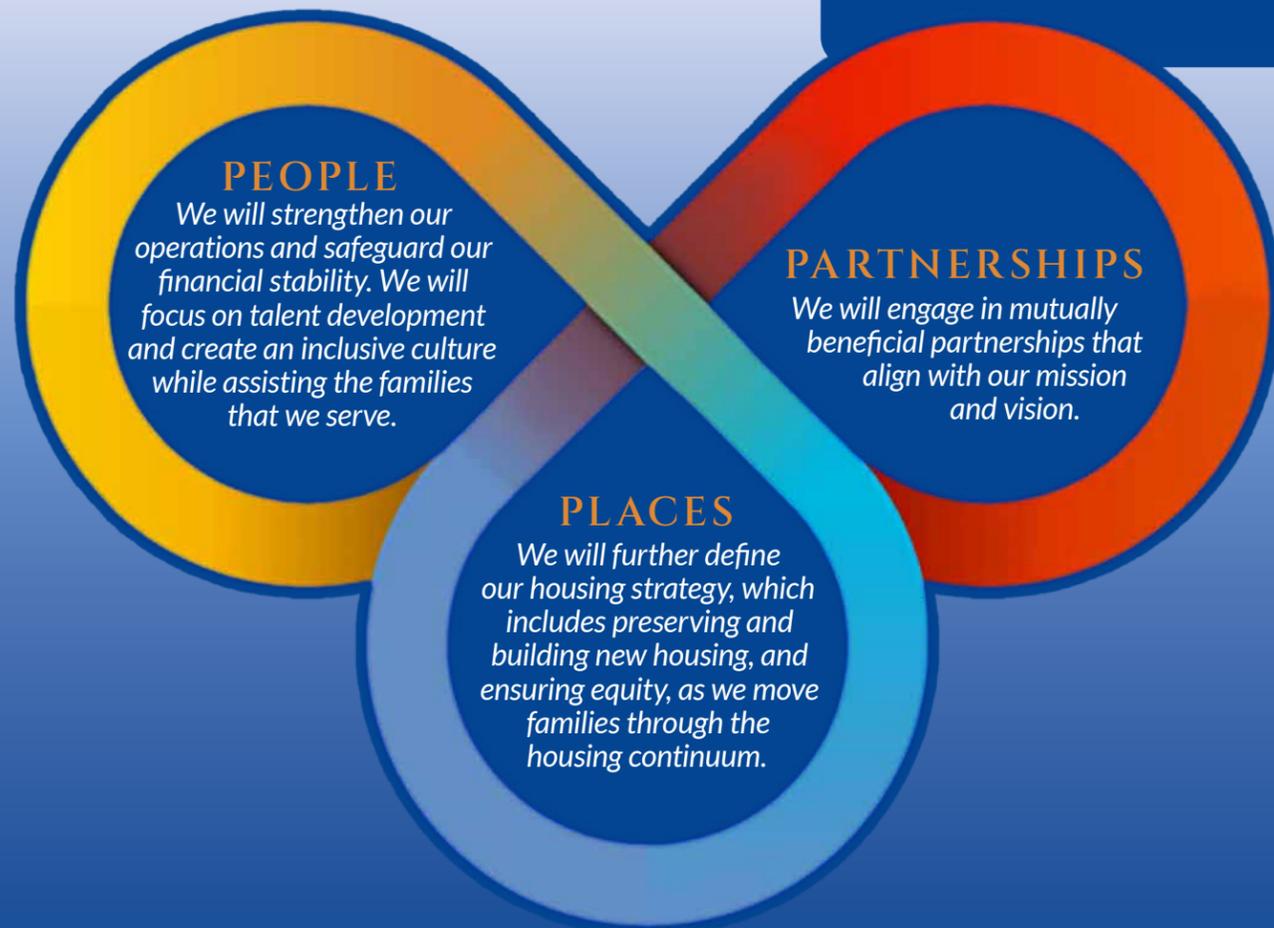
Impacting quality of life through housing by enhancing economic mobility for the families we serve, strengthening communities, and creating strategic partnerships.

## STRATEGIC PLAN

### People • Places • Partnerships

The Strategic Pillars serve as the foundation of our Strategic Plan.

## OUR STRATEGIC PILLARS



# 81 Years

Spartanburg Housing has been serving the Spartanburg community since 1939.

# 3,000 Families

We provide housing and/or housing subsidy for over 3,000 families across Spartanburg County.

## Being Intentional in Developing our Entity Engagements & Programs

Public Housing Authorities across the country continue to face funding reductions from the federal government. We must change the way we approach our work to continue to be relevant and sustain our operations. It is necessary for Spartanburg Housing to be entrepreneurial to diversify income streams.

Spartanburg Housing is in the midst of a transformation as we reposition our assets to preserve affordable housing by utilizing the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration program (RAD) and other repositioning strategies.



### Spartanburg Area Housing Corporation (SAHC)

Spartanburg Area Housing Corporation (SAHC) is a nonprofit development affiliate of Spartanburg Housing. SAHC was created in 2017 to facilitate the preservation and development of housing for families with diverse incomes in Spartanburg County. SAHC leads development efforts to increase the number of units that are affordable for families that earn 30%-80% of the area median income.



### Housing360

Housing360 is the nonprofit supportive services affiliate of Spartanburg Housing that was created in 2022. Through this entity, we will provide supportive services to residents (families, youth, and seniors). Staff will offer progressive housing programs that promote self-sufficiency and economic independence. Primarily, Housing360 will assist families through direct services, workshops, and trainings.



### Moving to Work (MTW)

Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provides the opportunity to design and test innovative, locally designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW allows designated PHAs exemptions from many existing public housing and voucher rules and provides funding flexibility with how they use their federal funds.

In January 2021, HUD published a notice to invite PHAs to submit applications for the landlord incentives cohort, which will evaluate landlord incentives and their effect on landlord participation in the Housing Choice Voucher (HCV) program. PHAs in this cohort of the MTW Expansion must implement at least two MTW landlord incentive activities from a provided list of MTW landlord incentive activities. Spartanburg Housing applied for Moving to Work status in October 2021. In January 2022, Spartanburg Housing was designated as a MTW agency.

We Have Established  
**5 Strategic Priorities**  
To Clarify The Focus Areas For The Organization.

- 1** Enhance Organizational and Operational Excellence
- 2** Ensure Sound Financial Management for Long Term Sustainability
- 3** Preserve and Develop the Housing Portfolio
- 4** Engage in Strategic Partnerships
- 5** Support and Develop Resident and Community Engagement

# Financial Highlights

### Assets

The assets of Spartanburg Housing (SH) exceeded its liabilities at the close of the most recent fiscal year by **\$46,146,143** (net position) as compared to **\$44,348,149** for the prior fiscal year, as restated.

### Cash Balance

SH's cash balance as of September 30, 2021 was **\$11,463,038**, representing an increase of **\$1,026,511** from the September 30, 2020 balance of **\$10,436,527**, as restated. The increase was primarily a result of higher grant revenues received during the year.

### Revenue & Expenses

SH had total revenue of **\$24,498,431** and total expenses of **\$22,700,437** for the year ended September 30, 2021.

### Post-Employment Liabilities

As a result of participation in the South Carolina Retirement System (SCRS), SH's unfunded post-

employment liabilities decreased **\$395,219** from **\$3,530,751** as of September 30, 2020, to **\$3,135,532** as of September 30, 2021.

### COVID-19 Relief

In response to the COVID-19 pandemic, SH utilized **\$138,618** of additional public housing and **\$971,501** of Housing Choice Voucher Coronavirus Aid relief, and Economic Security Act (CARES Act) funding which helped to offset the higher costs associated with adapting to telework and increased remote servicing of its clients.

### Restatement

Management identified certain misstatements in the previously issued financial statements for the year ended September 30, 2020, primarily related to improperly recording the sale of a major property. As a result, the prior year balances reflected in this MD&A have been restated.

### Financial Management Policy Updates

- Expanded Control Related to Wire Transfers
- Addition of the Capitalization Policy to the Fixed Assets

### FY 2022 - Financial Highlights

- Higher Grant Revenues Received
- Expenditures Were Efficiently Managed

### Submission To REAC/ HUD Reports on Time

- Voucher Management System Reporting
- PH Annual Operating Subsidy
- Federal Audit Clearing House

## Capital Fund Projects

**\$937,808**

Pumped Into Economy, Creating Opportunity for Local/Regional Businesses (2022)

### Archibald Rutledge

- Update Water Heater, Commodes, PTAC's and Refrigerators

### Archibald Village

- Repair Concrete & Roofs
- Pressure Washing
- Update Water Heater, Commodes, PTAC's and Refrigerators

### Prince Hall

- Additional Tsunami Cameras
- Update Bathroom Vanities

### Camp Croft

- HVAC replacements
- Tree Work
- Site Work
- Exterior Lighting

# Comparative Statements of Net Position

Table I	Sept. 30, 2021	Sept. 30, 2020 (Restated)	Total Change	% Change
<b>Current Assets</b>	\$12,059,217	\$11,279,380	\$779,837	6.91%
<b>Capital Assets</b>	\$19,786,495	\$20,644,855	(\$858,360)	-4.16%
<b>Other Noncurrent Assets</b>	\$23,931,163	\$22,752,648	\$1,178,515	5.18%
<b>Deferred Outflow of Resources</b>	\$562,402	\$681,176	(\$118,774)	-17.44%
<b>Total Assets &amp; Deferred Outflows</b>	<b>\$56,339,277</b>	<b>\$55,358,059</b>	<b>\$981,218</b>	<b>\$1.77%</b>
<b>Current Liabilities</b>	\$1,188,254	\$1,768,240	(\$579,986)	-32.80%
<b>Noncurrent Liabilities</b>	\$7,974,108	\$8,588,759	(\$614,651)	-7.16%
<b>Deferred Inflow of Resources</b>	\$1,030,772	\$652,911	\$377,861	57.87%
<b>Total Liabilities &amp; Deferred Inflows</b>	<b>\$10,193,134</b>	<b>\$11,009,910</b>	<b>(\$816,776)</b>	<b>-7.42%</b>
<b>Investment in Capital Assets</b>	\$14,740,320	\$15,853,489	(\$1,113,169)	-7.02%
<b>Restricted</b>	\$4,368,709	\$4,981,515	(\$612,806)	-12.30%
<b>Unrestricted</b>	\$27,037,114	\$23,513,145	\$3,523,969	14.99%
<b>Total Net Position</b>	<b>\$46,146,143</b>	<b>\$44,348,149</b>	<b>\$1,797,994</b>	<b>4.05%</b>
<b>Total Liabilities, Deferred Inflows &amp; Net Position</b>	<b>\$56,339,277</b>	<b>\$55,358,059</b>	<b>\$981,218</b>	<b>1.77%</b>

Table II	Sept. 30, 2021	Sept. 30, 2020 (Restated)	Total Change	% Change	
<b>Revenues</b>	Tenant Revenue	\$2,549,781	\$2,553,107	(\$3,326)	-0.13%
	Operating Subsidies	\$19,282,925	\$19,749,915	(\$466,990)	-2.36%
	Capital Grants	\$1,904,800	\$863,406	\$1,041,394	120.61%
	Interest Income	\$1,726	\$218	\$1,508	691.74%
	Other Income	\$1,110,341	\$442,938	\$667,403	150.68%
	Gain/(Loss) on Sale	(\$351,142)	\$2,594,910	(\$2,946,052)	-113.53%
	<b>Total Revenues</b>	<b>\$24,498,431</b>	<b>\$26,204,494</b>	<b>(\$1,706,063)</b>	<b>-6.51%</b>
<b>Expenses</b>	Administrative	\$3,473,674	\$3,653,286	(\$179,612)	-4.92%
	Tenant Services	\$140,328	\$101,862	\$38,466	37.76%
	Utilities	\$791,375	\$1,005,735	(\$214,360)	-21.31%
	Maintenance	\$1,682,973	\$2,161,299	(\$478,326)	-22.13%
	Protective Services	\$24,353	\$17,540	\$6,813	38.84%
	Insurance	\$308,446	\$282,165	\$26,281	9.31%
	General	\$1,240,244	\$1,655,139	(\$414,895)	-25.07%
	Housing Assistance Payments	\$13,661,053	\$13,204,642	\$456,411	3.46%
	Depreciation	\$1,177,991	\$1,154,777	\$23,214	2.01%
	Fraud Losses	\$200,000	-	\$200,000	100.00%
	<b>Total Expenses</b>	<b>\$22,700,437</b>	<b>\$23,236,445</b>	<b>(\$536,008)</b>	<b>-2.31%</b>
	<b>Change in Net Position</b>	<b>\$1,797,994</b>	<b>\$2,968,049</b>	<b>(\$1,170,055)</b>	<b>-39.42%</b>
<b>Net Position - Beginning</b>	<b>\$44,348,149</b>	<b>\$41,380,100</b>	<b>\$2,968,049</b>	<b>7.17%</b>	
<b>Net Position - Ending</b>	<b>\$46,146,143</b>	<b>\$44,348,149</b>	<b>\$1,797,994</b>	<b>4.05%</b>	

# Engaging Our Staff

When our Team is Engaged, our Mission & Vision Succeed.

## Employee Engagement

**I Employees Feel Valued, Appreciated & Heard**

- Employee Committee
- Awards & Recognition
- Staff Input & Policy Changes

**V Communication & Collaboration Between Departments**

- Cross Training Agency-wide Provides Improved Staff Support
- Newsletter Frequency Increased
- Customer Service Training for All
- Praise in Public/Share Areas of Improvement in Private

**II Accountability**

- Open & Effective Communication
- Follow Through on Concerns/Needs Shared

**VI Department-Specific Areas of Improvement**

**III Stress**

- Staffing to Appropriate Levels
- Improved Communication & Prioritization
- Phone Calls vs. Email Communication (Email Etiquette)
- Assistance with Resident Interactions

**VII Salary & Benefit Concerns Addressed**

- Educational Assistance as Needed
- Paid Time Off Implemented
- Cost of Living Increases: Responding to Economy & Pressures
- Compensation Improved
- Performance Incentives

**IV Empowerment & Inclusion**

- Standard Operating Procedures (SOPs) Updated

## 2022 HR Initiatives | Engaged Employee Assistance Program

Reduce stress, improve mental health, and make life easier by connecting to the right information, resources, and referrals.

All services are free, confidential, and available to employees and family members. This includes access to short-term counseling and a wide range of services.

### Services Include:

- Mental Health Sessions
- Life Coaching
- Financial Consultation
- Legal Consultation
- Work-Life Resources & Referrals

# Engaging Our Staff

Awards, Certifications & Recognitions

## Service Recognition

### 10 Years of Service



Jayne Floyd Jessica M. Holcomb

### 5 Years of Service



Jerried Littlejohn Latoya Lyles Jill O'Connell

## 2022 Recognitions

- Spartanburg County Citizens Academy Graduates:** Lanise Dillard, Deloris Washington
- Spartanburg Police and Fire Citizens Academy Graduates:** Lanise Dillard, Deloris Washington
- Grassroots Leadership Development Institute Graduate:** Tamidra Wilkins
- City of Spartanburg Citizens Academy Graduate:** Teresa Moultrie
- University of South Carolina - Upstate Graduate:** Inaya Thompson
- Riley Institute's Diversity Leaders Initiative Graduate:** Shaunté Evans



## 2022 Certifications

- Public Housing Rent Calculation Specialist:** Lisa Marshall
- Certified Apartment Maintenance Technician:** Richard Johnson, Mike Helm
- Multi-Family Housing Specialist:** Ida Thurmond
- Certified Specialist of HCV Homeownership:** Meridith Vachon
- Housing Choice Voucher Specialist:** Vernon Beatty
- Youth Mental Health First Aid:** Davice McBride

# Engaging Our Residents with Programs & Information

## Grant Programs

Multi-Family

Elderly & Disabled  
Service Coordinators

Family Self-Sufficiency

Youth & Young Adults

## Impacting Quality of Life Through:

Promoting  
Self-Sufficiency

Coordinating  
Supportive Services

Developing  
Innovative Programs

Creating  
Strategic Partnerships

Securing  
Resources

Building  
Capacity

Advocacy

Outreach

## Resident Council

The resident council meetings at Prince Hall, Camp Croft, and Archibald Rutledge provided resident outreach, advocacy, and information sharing. Resident Services assisted with coordinating council activities and training.



# Engaging Our Residents with Events & Activities

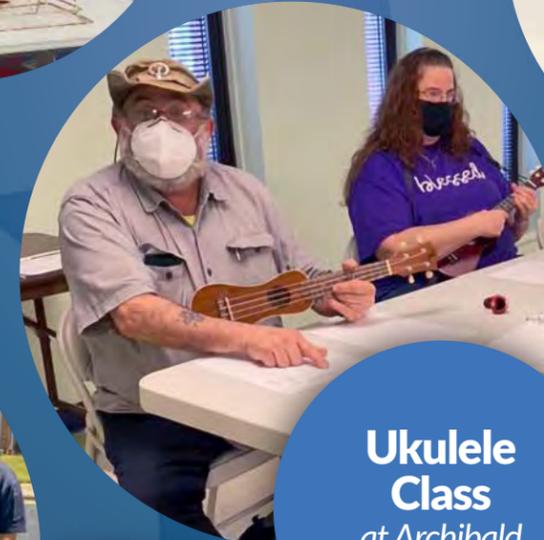
Monthly Bingo  
*provided by supportive  
service partners to boost  
social engagement &  
outreach*



Sewing Club  
Program  
*at Archibald  
Rutledge*



Sip & Paint  
*at Archibald  
Rutledge*



Ukulele  
Class  
*at Archibald  
Rutledge*

Two Health &  
Wellness Fairs  
*at Archibald  
Rutledge*



Three  
Community  
Resource Fairs  
*at JC Bull*



## Engaging Our Youth with Education, Activities, & Opportunity

### 2022 Marche Gault Scholarship Recipients

The Spartanburg Housing Scholarship Fund was established in 1997 and later renamed to honor former employee, Marche Gault in 2004. Ms. Gault was instrumental in developing youth programs for SH residents.

The scholarship may be utilized for tuition, books, room and board, and other college expenses at a two- or four-year college or technical school. Three Marche Gault Scholarships totaling \$4,000 dollars were awarded to deserving individuals to pursue their ambition of higher education.

The scholarship fund is administered through the Spartanburg County Foundation. Since 2001, Spartanburg Housing has awarded more than 76 scholarships totaling \$121,347.



**Aidan Moore**  
Awarded: \$1,000  
Major: Graphic Design  
University of South Carolina

**Adolya Moore**  
Awarded: \$2,000  
Major: Biochemistry  
Duke University

**Tamia Jeter**  
Awarded: \$1,000  
Major: Dental Assistant  
Spartanburg Community College

### Youth Day at SC State University

20 Youth served by Spartanburg Housing experienced Youth Day at South Carolina State University in Orangeburg, SC. The students received a guided tour of SCSU, and attended the

FAMU vs. SCSU Football Game. For many of the youth, it was their first time experiencing touring a college campus and experiencing an HBCU halftime show and football game.



### National Night Out 2022

On October 4, Spartanburg Housing hosted National Night Out events at Prince Hall Apartments (Stewart Park), Camp Croft Courts, Dr. John C. Bull Apartments, and Archibald Rutledge. Residents enjoyed a variety of activities

ranging from bingo, music, karaoke, line dancing and more! Safety information was shared with residents as well as visits from the Spartanburg Mayor, Police Department, Fire Department and Community Relations Office.



## Engaging Our Youth with Education, Activities, & Opportunity

### Black History Bowl at USC Upstate

Spartanburg Housing's "History Headliners" participated in the Black History Bowl at the University of South Carolina Upstate. The event was hosted by the Spartanburg Branch of the NAACP. The team studied for weeks leading up to the quiz style competition and are looking forward to competing and winning next year!



### Youth Attend NBA Game & Virtual Simulation

Dreaming Big was the 2022 Theme for our youth. Spartanburg Housing understands the transformation that can occur when youth are exposed to experiences outside the realm of their reality. The students enjoyed an outing to see the Charlotte Hornets play and were inspired to see their favorite players up close, the skyscrapers of downtown Charlotte, and overall cultural experience.



### USC Upstate Internship Program

Inaya Thompson successfully completed her internship with Spartanburg Housing in December 2022.

Inaya was instrumental in growing Spartanburg Housing's Determined Minds Afterschool Program from two days a week to four. In addition, she recruited student volunteers, coordinated programming, and forged a collaborative partnership between USC Upstate and Wofford College. Upon receiving her Bachelor of Science degree in Community Health from USC Upstate, Inaya plans to enroll in Nursing School.

### Determined Minds Afterschool Program

Spartanburg Housing received a generous donation of \$3,000 dollars from the Rotary Club of Spartanburg to operate the Determined Minds Afterschool Program at Prince Hall and Camp Croft Courts. The Determined Minds Afterschool Program staffed with student volunteers from Wofford College and USC Upstate provides homework assistance, tutoring, field trips, and arts & crafts.



*My students and I are so grateful to be partnering with Spartanburg Housing again this year. We have enjoyed forming part of designing and growing the after-school program at Prince Hall and Camp Croft. In addition to the mentorship my students receive from Spartanburg Housing staff, my students have also learned so much from the children they work with each week. This year, we have the opportunity to work closely with USC Upstate as well, and we are grateful that Javez and Spartanburg Housing are always looking for ways to build bridges and to promote partnerships for the good of the community. Thank you for letting us learn and work alongside you.*

**Dr. Alysa Handelsman**  
Wofford College

## Family Self-Sufficiency (FSS)

Family Self-Sufficiency (FSS) promotes the development of local strategies to coordinate public and private resources to enable Housing Choice Voucher program participants, multi-family project-based rental assistance households and Public Housing residents to find jobs, increase earned income, reduce or eliminate the need for rental and/or welfare assistance, and make progress toward achieving economic independence and housing self-sufficiency.

To achieve this, a FSS Coordinator works with a family to identify their financial and employment goals, including education or training, and accessing supportive services such as credit repair and childcare. Participation is voluntary, up to five years, client-driven, and encourages pursuit of long-term higher earnings. There is also a financial incentive:

a family that makes increased earnings, and pays higher rent also receives higher payments into an escrow savings account established for them.

Participants in the program sign a five-year contract that requires the head of the household to obtain employment and that no member of the household will receive certain types of public assistance at the end of the five-year term. Families in the FSS program have an interest-bearing escrow account established for them. The amount credited to the family's escrow account is based on increases in the family's earned income during the term of the FSS contract. If the family successfully completes its FSS contract obligations, the family receives the escrow funds that it can use for any purpose, including debt reduction in order to improve credit scores, educational expenses, or a down payment on a home.

### Congratulations 2022 FSS Graduates!

Four Graduates received a total of \$45,926 in earned escrow funds, continuing the FSS Program's track record of success.

DANIELLE  
ANDERSON

NASYA  
GAMBLE

SHARMAINE  
GETER

JASMINE  
WILLIAMS

## Homeownership

### Public Housing Program

For Isaac and Diane Gory, owning the home they had rented for several decades was a dream come true. On June 30, 2022, the Gory's purchased their wonderful home under the Section 32 Program. The Quality Housing and Work Responsibility Act (QHWRA) permits PHAs, through Section 32 of the U.S. Housing Act of 1937, to make public housing dwelling units available for purchase by low-income families as their principal residence.



### Housing Choice Voucher (HCV) Program Testimonials

*I am a very proud participant of the Homeownership (FSS) program through Spartanburg Housing. In the program I set three goals and reached them in a short period of time. The three goals were to get a part-time job in which I've been blessed and able to work for over six years now, increase my credit score, pay down debt, all to prepare me for purchasing a home for me and my family.*

*I have always wanted to be a homeowner and to not always live in someone else's house, but a home of my own; to not rent all of my life, but to invest in something for myself and my children and grandchildren, and not to make others wealthy renting. I would pray and get so frustrated at times, but I trusted God and the process, along with my case manager at SH, and didn't give up. It meant so much to buy, to have our own yard, to know that my family would always have a place to call home,*

*to have family gatherings, to gain equity, and not have to worry about a landlord or property manager, rules and regulations for hanging pics on the walls or not being able to have a dog or whatever, to see my biggest investment and to be a part of the program. Wow! I'm truly grateful.*

*To anyone that dreams and hopes to own their own home, to those that think it's impossible, the FSS homeownership program is awesome, and you'll invest in something that will be yours, not paying all that money to rent and never own it! The program helped me prepare myself for the reality of homeownership, helps with educating you about the market, saving, down payment assistance if needed, and so much more. I'm grateful that Housing Choice Vouchers can now assist with mortgage payments, not just rental payments. Really, why rent when rent continues to rise, and you'll never own it?*

Natalie McKelvin

*Trying to get ahead in life and being able to live a comfortable lifestyle can be challenging. Thankfully with Spartanburg Housing, they help make things more realistically reachable.*

*They have a Homeownership Program that helps individuals that desire to reach this milestone get into their very own home. Providing ample resources, from credit consulting, lenders, real estate agents, down payment assistance and more. They connect you with well-known companies that are here to help you and teach you the*

*way while maintaining financial responsibility.*

*Now, they are not here to do the work for you. Just to simply sit you in the room with the right people that, with your hard work and dedication, can get you where you want to be. They helped me. My family and I can now enjoy our home, knowing that it is part of a legacy and that my kids will be raised here. We will make forever memories and cherish them. This could be you! They say it takes a village. Let Spartanburg Housing be a part of your village. Helping you get to where you need to be.*

Janella Blocker

# HCV Programs & Landlords

## 2022 in Review

**2** Participants Purchased Their Homes with a Housing Choice Voucher

**12** Additional Vouchers for Homeless Families

**28** Families Currently Enrolled in the HCV Homeownership Program

**2** Landlord Recruitment Events Held

**High Performer Status**  
Achieved on SEMAP for FY22

### Become an HCV Landlord

The process is simple for those interested in becoming a landlord for the Housing Choice Voucher Program. Landlords with an available unit in Spartanburg County are eligible to become program participants.

Visit [SpartanburgHousing.org/become\\_a\\_landlord](https://SpartanburgHousing.org/become_a_landlord) for more information or contact our HCV Administrative Office at **864-598-6048**.

**\$13,362,640** Housing Assistance Payments Paid to **387** Landlords

Total Number of Vouchers	
HCV	RAD-PBV
<b>1,727</b>	<b>768</b>
Mainstream	VASH
<b>150</b>	<b>5</b>

### The Homeownership Transition Process

- 1 Letter of Interest/Application
- 2 Orientation Session
- 3 One-on-One Action Plan
- 4 Homebuyer Education Course
- 5 Pre-Application
- 6 Home Search
- 7 Home Selection
- 8 Closing

Read more about the Homeownership Program at: [SpartanburgHousing.org/homeownership](https://SpartanburgHousing.org/homeownership)

# Engaging the Community

## with Programs & Partnerships

### VASH: Veterans Affairs Supportive Housing

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HUD's Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating Veterans at VA medical centers (VAMCs), community-based outreach clinics (CBOCs), through VA contractors, or through other VA designated entities.

Spartanburg Housing recently leased all of the Veterans Affairs Supportive Housing (VASH) allocated by the Department of Housing and Urban Development (HUD).



Spartanburg Housing has the distinction of being the only housing agency in South Carolina utilizing all of their HUD vouchers.

### New Partnerships & Programs

- First Responders Healthcare**  
*Assists with basic needs and resources*
- Brown Girls Read**  
*Pen pal services and social engagement organization for youth and seniors*
- AETNA**  
*Health education and benefits*
- Velocity Education Group**  
*College and Career Readiness services*
- SC Works**  
*Virtual Simulation program to explore careers*
- Birth Matters**  
*Sexual Health and Adolescent Risk Prevention*

### Coats For Kids Program

Spartanburg Housing partnered with Opportunity Hub and Lions Club to give away 140 coats at Prince Hall.



# Strong Families Initiative

2022

HUD Strong Families events are designed to bring together partners from HUD, other federal agencies, and partners in support of the event.

In 2022, Spartanburg Housing collaborated with local partners for a fun-filled event for over 60 families, featuring over 20 vendors.

Strong Families Initiative provides a fun and festive atmosphere for parents to bond with their children, receive impactful resources, and enjoy great food and games. In addition, this annual event promotes collaborations with supportive service organizations that provide families with valuable information and support.

The 2022 Strong Families Initiative was a smashing success. The outdoor resource fair style event was held at JC Bull Apartments.

HUD Strong Families Consists of These 3 Pillars:

## Health

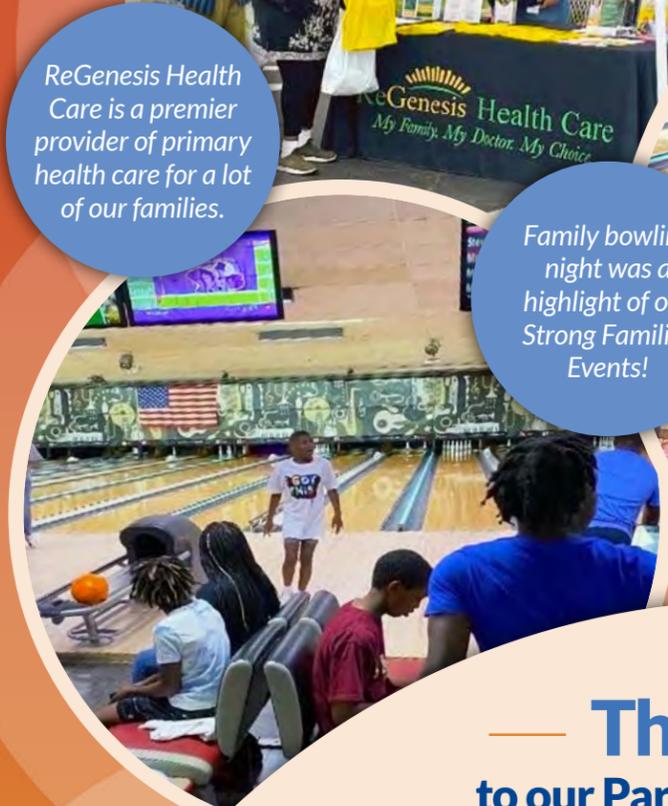
Nutrition, Fitness & Prevention; Mental Health & Addiction; Social Determinants of Health (Environment, Violence, etc.)

## Education

FAFSA & Post-Secondary Enrollment; STEAM & Digital Inclusion; Reading & Book Distribution

## Economic Empowerment

Job Training; Financial Literacy; Supportive Services



ReGenesis Health Care is a premier provider of primary health care for a lot of our families.

Family bowling night was a highlight of our Strong Families Events!



The Spartanburg Police Department shared information with our families related to safety.



Vendors provided valuable resources to the family related to Health, Education, and Economic Empowerment.



Jessica Holcomb, COO kicked off the event welcoming our families, vendors and staff.

## Thank You to our Partners & Vendors for helping us make this event a success!

- City of Spartanburg Police Department
- SafeLink
- ReGenesis Health Care
- Help for Our Elderly
- Hub City Pharmacy
- Oak Street Health
- South Carolina Department of Mental Health
- SC House Calls
- Spartanburg County Parks and Recreation
- Humana
- Spartanburg Humane Society
- Spartanburg County Public Library
- Brown Girls Read
- League of Women's Voters
- Align Life
- Northside Development Group
- Community Long Term Care
- Spartanburg Housing Resident Councils
- Greater Spartanburg Divine 9
- Hub City Farmer's Market

# Development with Intention in 2022



### Occupied Scattered Sites

- REAC Repairs
- Driveway Replacement
- Tree Work
- Window Repairs



### Landscaping

- Mulching and annual plants installed at all sites.

## RAD Update

### Refinance

of Cottage Grove, Collins Park, Independence Place, and The Ridge at Southport

### RAD Conversion

of 110 units at Cottage Grove, Collins Park, and The Ridge at Southport

### Conversion

of construction loan to permanent loan for Victoria Gardens Apartments, LLC

## Public Housing

### Portfolio

SHL	# of Units	Year Built
Archibald Village	50	1970
Archibald Hi-rise	150	1971
Scattered Sites	14	Various
Prince Hall	100	1970
Camp Croft	96	1952
Cambridge Place	6	2015

### Update

### Increased REAC Scores

Across All Sites

### Completed Closing

of Section 32 Home

# Development with Intention in 2022

## Unoccupied Scattered Sites - Substantial Rehabilitation

Before

After



124 Chelsea Street



4134 East Croft Circle



712 Old Farm Road



108 Rodney Street



## 2022 Updates & Achievements

### REAC:

#### We're Engaged for Intentional Improvement

HUD's Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. All sites have been working to maintain that our housing is decent, safe, sanitary, and in good repair year-round. Inspections were suspended as a result of the pandemic and have recently resumed. There are 100 points possible, and the score is set by 100 minus deficiency points.

The staff worked tremendously hard to achieve some of the best scores the agency has seen in a very long time! Hats off to the property management, maintenance, and landscape departments for all of your hard work!

### Smoke Detector Award

Spartanburg Housing was the recipient of the HUD FY21 Emergency Safety and Security Grant in the amount of \$190,330 to purchase carbon monoxide detectors for Prince Hall Apartments and Camp Crow Courts. The funds are awarded through HUD's Capital Fund Emergency Safety and Security Program, which supports public housing authorities as they address the safety of public housing residents. These grants may be used to install, repair, or replace capital equipment or systems that contribute to a safer living environment for residents, including security systems/surveillance cameras, fencing, lighting systems, emergency alarm systems, window bars, deadbolt locks, doors, and carbon monoxide detectors.



### Security Lighting Upgrade

Spartanburg Housing installed 5000-kilowatt LED lighting at the front and back porches of all 96 units at Camp Crow Courts. The installation of these lights brightens the entire site at night, making our residents feel safe and secure while they move around the property.

## Our Future: What's Next?

### Convert

Public Housing Scattered Site Homes to Project Based Voucher Program

### Sell

Unoccupied Scattered Site Homes to HCV Homeownership Participants

### Create

Homeownership for Occupied Tenants in Scattered Site Homes

### Apply

for 9% LIHTC for 27 Vacant Lots at Collins Park

### Construct

24 Units at Caulder Avenue Property Through Small Rental Development Program

### Construct

New Homes on Vacant Lots for Rental or Purchase

### Achieve

2023 Capital Improvement Goals for All Public Housing Sites

### Obtain

Plans and Start Construction of Laundry and Maintenance Facility at JC Bull Apartments

### Future Development Plans

SH	# of Units Per PIC	Anticipated Year to be Repositioned	Type of Repositioning (i.e. RAD, Sect 18, other)	Type of Construction and Cost
Single Family Units	14	2023	Section 18 Disposition Project Base Voucher	Substantial Rehabilitation Estimated Rehabilitation: \$375,000
Archibald Rutledge	150	2024/2025	RAD 4% or 9% Low Income Housing Tax Credit	Substantial Rehabilitation or Demolition/New Construction - Estimated Rehabilitation: \$19 million / Estimated New Construction: \$37 million
Archibald Village	50	2024/2025	RAD 4% or 9% Low Income Housing Tax Credit	Substantial Rehabilitation or Demolition/New Construction - Estimated Rehabilitation: \$6.5 million / Estimated New Construction: \$13 million
Cammie Claggett Cat 2	60	2024	RAD Transfer of Assistance (TOA)	Substantial Rehabilitation or New Construction: \$10 Million
Cambridge Place	6	2024	RAD	Minor Repairs: \$100,000
Camp Croft Courts	96	2025	RAD 9% Low Income Housing Tax Credit	Potential Demolition/New Construction Estimated New Construction: \$24 Million
Prince Hall	100	2026	Section 18 Disposition	Potential Demolition/New Construction Estimated New Construction: \$25 Million

After conversion, these units would no longer be owned by HUD or the federal government but would be owned by Spartanburg Area Housing Corporation (in part or whole, depending upon the tax credit status) or a new ownership entity which would be created with the single purpose of owning and operating these units.

### Following HUD approval, Spartanburg Housing plans to implement the following initiatives during fiscal year 2023:

- Landlord Incentives: Vacancy Loss Payments, Damage Claims, and Sign-On and Referral Bonuses.
- Perform Housing Quality Standard Inspections on Project Based Voucher (PBV) units that Spartanburg Housing owns, manages, and control.



**SPARTANBURG  
HOUSING**



**864.598.6000 • [SpartanburgHousing.org](https://SpartanburgHousing.org) •   **

**Mailing:** P.O. Box 2828, Spartanburg, SC 29304 • **Physical:** 170 Arch Street, Spartanburg, SC 29303