



Building Community

PARTNERSHIP



2012
Annual Report



The background of the page features a soft-focus photograph of pink cherry blossoms in the foreground, with a blurred house visible in the background. The overall tone is bright and airy.

Our Mission

The Spartanburg Housing Authority is committed to providing quality affordable housing in healthy neighborhoods through partnerships with our residents and other groups, fostering neighborhood redevelopment and opportunities for those we serve to achieve self-sufficiency.

Promoting EXCELLENCE

A Message from the Executive Director



The Spartanburg Housing Authority's future depends upon our financial stability—a focus and cornerstone of our long-term strategic plan and the 2012 Annual Report. I hope that the impact of our work is not only recognized in our finances and “numbers”, but in the exemplary stories provided by our community members as we continue to develop innovative ways to exceed expectations.

Despite economic challenges, the Spartanburg Housing Authority has been called a model of financial stewardship and was the 2012 recipient of grants totaling 2.1 million dollars. These grants would not have been possible without community support coupled with a viable financial plan.

We cannot thank our board members, community partners and dedicated team enough for their continuous work resulting in a projected PHAS score above 90, which means HUD designates us as a high performer. This score serves as a recognized measurement tool that helps the Authority secure future grants. Without a positive score, we would be unable to obtain the much-needed funding for programs to alleviate poverty and propel progress for economic independence like the ROSS Service Coordinator Program, ROSS Housing Choice Vouchers, YouthBuild, and Family Self-Sufficiency Grants.

A year ago, our advantageous financial position created an opportunity for the SHA to undertake new projects and initiatives. These funds and the SHA's internal stability allowed it to create the ripples that have and will continue to impact the City of Spartanburg and our residents. Our decisions regarding sound financial choices have fortified our ability to provide services in these difficult economic times and shaped a base upon which to build in the decades to come.

We are entering 2013 with great momentum, yet we still have great needs in this community. I ask for your continued support as we seek to promote excellence, pioneering a sound financial model for our community and the next generation.

Sincerely,

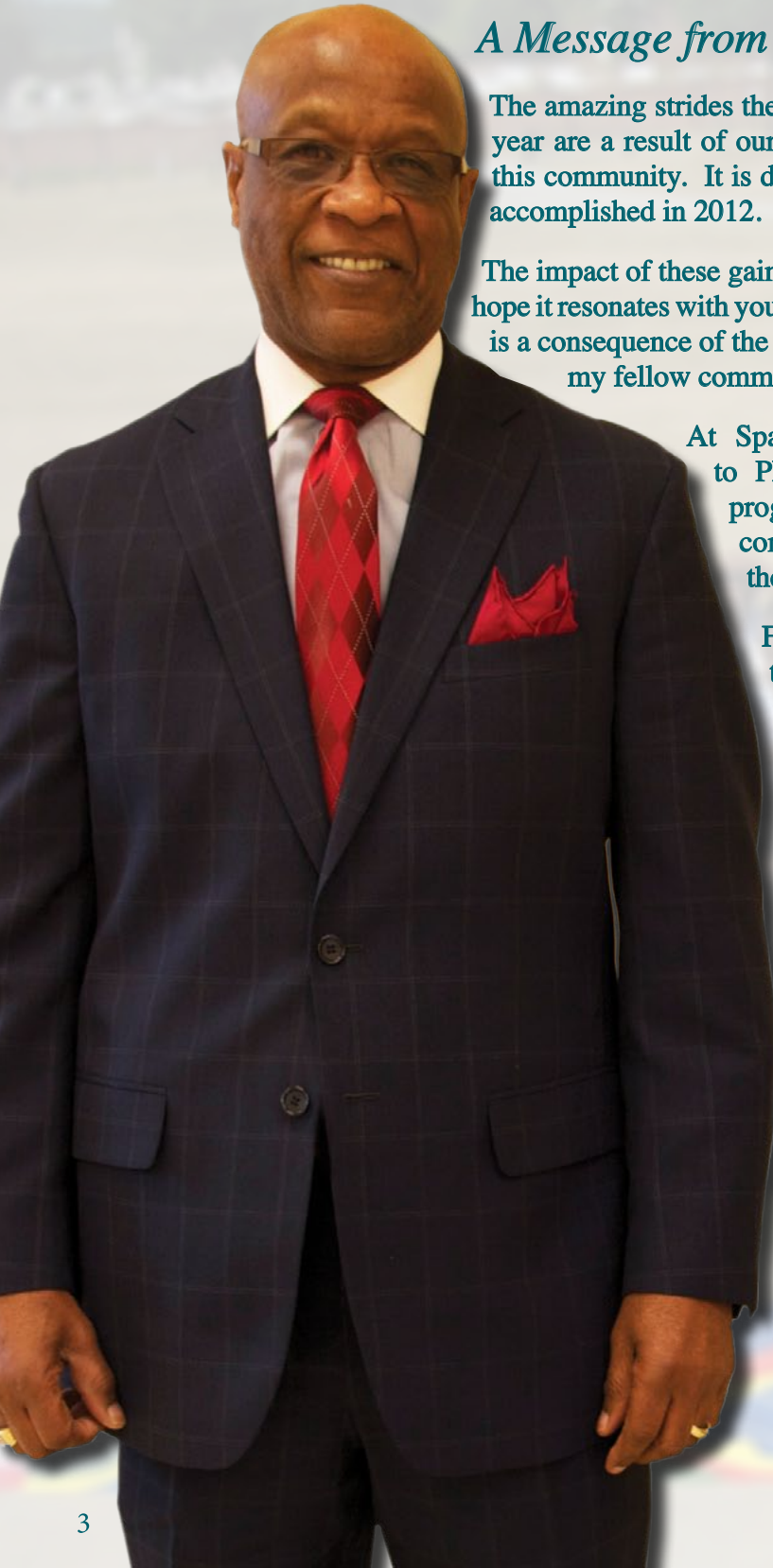
A handwritten signature in black ink that reads "Harry A. Byrd, Jr." The signature is written in a cursive style.

Harry A. Byrd, Jr.
Executive Director



Building Community

PROGRAMS, PEOPLE, PARTNERSHIPS



A Message from the Chairman

The amazing strides the Spartanburg Housing Authority has made over the past year are a result of our ability to both grow and effectively meet the needs of this community. It is difficult to convey the total magnitude of work that SHA accomplished in 2012.

The impact of these gains is tremendous both for families and this community. I hope it resonates with you, too. Our enthusiasm to continue impacting Spartanburg is a consequence of the organization's leadership, dedicated staff and insights of my fellow commissioners.

At Spartanburg Housing Authority, we have a conviction to **PROMOTE EXCELLENCE** and continue to advance programs that propel SHA beyond providing safe and comfortable housing. Our goal is to create independence for the families we serve.

From the expansion of our educational components to the further development of our programs with proven success rates, we have capitalized on our promising situation and further amplified the reach and impact of the SHA to advocate for and elevate even more of the citizens of Spartanburg. By capitalizing on our three natural pillars in our community: our programs, our people and our partnerships, through which we have been able to maximize opportunities at every chance, we are on the road to a ***Brand New Day at SHA.***

Our successes would not have been possible were it not for the devotion of SHA staff to continually promote excellence in all of their endeavors. I look forward to another awe-inspiring year of advancement and gains for this community.

Sincerely,

A handwritten signature in black ink that reads "Charles Love".

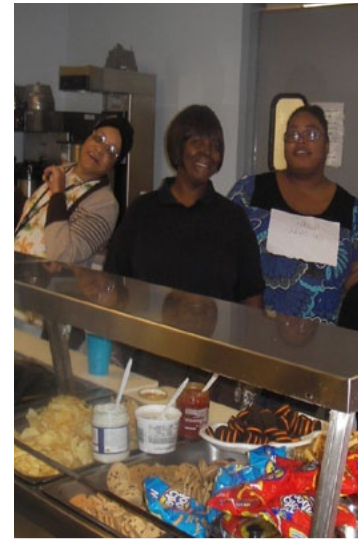
Dr. Charles Love
Chairman





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“ Safe, affordable housing is vital, but the SHA is so much more than bricks and mortar. The most rewarding part of serving on the Board is seeing how the agency positively impacts lives by providing opportunities for personal growth and success. ”

Mrs. Suzanne Cole-*SHA Commissioner*



Building Community:

GROWTH & DEVELOPMENT



Growth and development are the keys to success and the Spartanburg Housing Authority is no exception. 2012 has proven to be a banner year for the residents of Spartanburg Housing Authority and Spartanburg in general. With the assistance of our staff, our board of commissioners and our partners, we are always planting seeds for future growth and continued sustainability.

This past year the Spartanburg Housing Authority has been able to garner funding totaling \$2.1 million, which will be used to further our reach to the youth of Spartanburg, who will be provided the opportunity to complete their education; funds will be available to assist our many seniors who are the very foundation of our city; as well as our

many residents who are participating in our multi-faceted homeowner program so they will become forever residents of Spartanburg.

Programs dedicated to PROMOTING EXCELLENCE for the residents of our city are being fostered at the Spartanburg Housing Authority in order to create an environment of growth and development that each and every resident can be proud to be a part.

Highlight

\$300,000.00 Awarded through HUD
-Choice Neighborhoods Planning Grant

Building Community:

RESIDENT/ TENANT PROGRAMS



The United States Department of Housing and Urban Development awarded SHA \$480,000 in Resident Opportunities and Self-Sufficiency (ROSS) funds for the salary, benefits, administrative and training costs for two Service Coordinators for a period of three years. These funds will augment SHA's Resident Services Department which manages all of the Authority's Family Self-Sufficiency Programs. These Coordinators will manage services for Public Housing Residents in thirteen Public Housing Developments in two specific areas, which include Home Ownership and services for the Elderly and Disabled. The Home Ownership Service Coordinator will coordinate public and private services for Public Housing residents, enabling families to increase earned income and financial literacy, reducing or eliminating the need for welfare assistance and making progress toward achieving economic

\$480,000 secured through HUD for our Resident Opportunities and Self-Sufficiency Grant (ROSS)

independence and housing self-sufficiency to include homeownership. The Elderly and Disabled Service Coordinator will coordinate public and private services for Public Housing residents, assisting them to obtain social services for various economic, physical, psychological and social issues including but not limited to re-certification for welfare benefits, establishing bank accounts, securing food, clothing and furniture for those in need.



“What a blessing it is to raise my child in such a wonderful neighborhood filled with loving, caring, hard-working neighbors. The self-sufficiency program at SHA made this possible for us.”

Crystal Floyd and her daughter Abrea Lyles



Building Community: YOUNG ADULT



YouthBuild Grant Funds help out-of-school youth earn a high school or General Educational Development diploma while learning critical occupational skills in construction, health care, information technology and other related fields. Young people will be assisted to obtain certifications and skills necessary to achieve economic self-sufficiency. YouthBuild is a nonresidential, community-based alternative education program that provides classroom instruction and occupational skills training to at-risk individuals ages 18-24.

Many of the participants have dropped out of high school or are otherwise at-risk of failing to reach key educational milestones and opportunities that lead to career fulfillment.

The construction skills training programs funded through this program teach valuable skills to

participants who build housing for low-income individuals and families in their communities. The non-construction skills training programs funded include leadership development and community service elements to ensure that youth maintain a connection to their communities through service and volunteerism.

Spartanburg County Adult/Community Education, McGee Brothers Company, Inc., ReGenesis Health

US Department of Labor Awards
\$1,099,878.00 in Youthbuild Grant Funds

Care, USC Upstate Achieve, Upstate Fatherhood Coalition, Home Builders Association of Greater Spartanburg, Piedmont Community Actions, Inc., Urban League of the Upstate, Inc. and the Upstate Workforce Investment Board.

“ Receiving the scholarship let me know that there are people that believe in me and my success. ”

Tiffany McCree,
Marche Gault Scholarship Recipient



Building Community:

YOUTH/EDUCATION PROGRAMS



MARCHE GAULT SCHOLARSHIP

This scholarship opportunity is available annually to residents of Public Housing for continuing education in a college or technical program. The Marche Gault Scholarship has a maximum annual award cap of \$2,000 per recipient. In 2012, Spartanburg Housing Authority awarded twelve scholarships for College or Technical School expenses. Thirty-six scholarships have been awarded since 2001 totaling \$54,719 to twenty-four different recipients. These students attended eleven different schools, with Spartanburg Community College and Spartanburg Methodist College topping the list.

READING IS FUNDAMENTAL GRANT

The Spartanburg Housing Authority is the recipient of a gift from Reading Is Fundamental (RIF) and First Book, two of the nation's leading children's literacy nonprofits. Through this partnership, 1,500 recipients in local neighborhoods will receive books to keep as their very own just in time for the holidays. Primary funding for this initiative was provided by Macy's, a long-time RIF partner along with support from several major children's book publishers. Reading Is Fundamental delivers free books and literacy resources to children and families in underserved communities in the United States. By giving children the opportunity to own a book, RIF inspires them to become lifelong readers and achieve their full potential. As the nation's largest children's literacy nonprofit, RIF

Reading is Fundamental Grant:
Provided 7,000 Books to 1,500 Children

has placed 400 million books in the hands of more than 35 million children since it was established in 1966. To learn more and help provide books to kids who need them most, visit RIF.org.

Building Community:

VISION & SUSTAINABILITY



Choice Neighborhoods Initiative Brawley Model Block Project

Change is necessary. Change is certain. Over the next decade, will the population of Spartanburg decline or is it expected to grow – most certainly, it will change. Where will these people live and work? Can we find ways to retain the character of our communities and still have a thriving, sustainable region? What can we do now to create a better community for our children, our grandchildren, and for ourselves?

Along with population change, Spartanburg also faces economic changes and demographic changes that force the examination of our past ventures as well as our future endeavors. The escalating costs of infrastructure, energy and public services demand that we find more efficient ways to grow; environmental expectations require us to more fully appreciate our complicated natural systems; and an

older, more diverse population will demand new housing options and economical mobility choices. Working together, citizens and leaders throughout Spartanburg have broadened a common goal for a sustainable community — one that balances a thriving economy, social equity and a healthy

““ To improve is to change;
to be perfect is to change often. ””

Winston Churchill

environment. Together, we all share a vision of achieving sustainability and independence by creating more partnerships and programs through which we can all enjoy the future we envision.



“ It is a such a pleasure each and every day to see such change and excitement in Spartanburg. Every time a new program is launched or one of the residents is able to purchase their first home, I know without a doubt - change is a good thing. ”

Valerie Forsberg,
Community and Supportive Services Manager
Spartanburg Housing Authority

2012 BOARD OF COMMISSIONERS



From Left to Right:

Mrs. Suzanne Cole-*Commissioner*

Mr. Thomas Lounds-*Commissioner*

Dr. Charles Love-*Chairman*

Mr. J. Stephen Rush-*Commissioner*

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From Left to Right:
Mr. Christopher Steed-*Vice Chairman*
Ms. Irene Sims-*Commissioner*
Mrs. Kittie Collins Tullis-*Commissioner*
Mr. Harry Byrd, Jr.-*Executive Director*

2012 SENIOR STAFF



From Left to Right:

Mrs. Tiffany Askew-*HCV Program Manager*

Mr. Daniel Chin-*Director of Information Technology*

Mr. Daryl Dalton-*Director of Housing Operations*

Mrs. Valerie Forsberg-*Community and Supportive Services Manager*

Mr. John Kinsey-*Director of Planning and Development*

Ms. Eva MacDonald-*Area Property Asset Manager*

Mr. Robert Mainones-*Capital Fund Manager/ Civil Engineer*

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From Left to Right:
Ms. Lois Menken-Executive Office Assistant
Mrs. Melissa Posey-Accounting Management Officer
Ms. Charisse Ross-Human Resources Manager
Mr. Jack Steiner-Procurement Officer
Mr. James Whitcomb-Regional Property Manager
Mr. H. Louis Zammatt-Chief Financial Officer

FINANCIALS

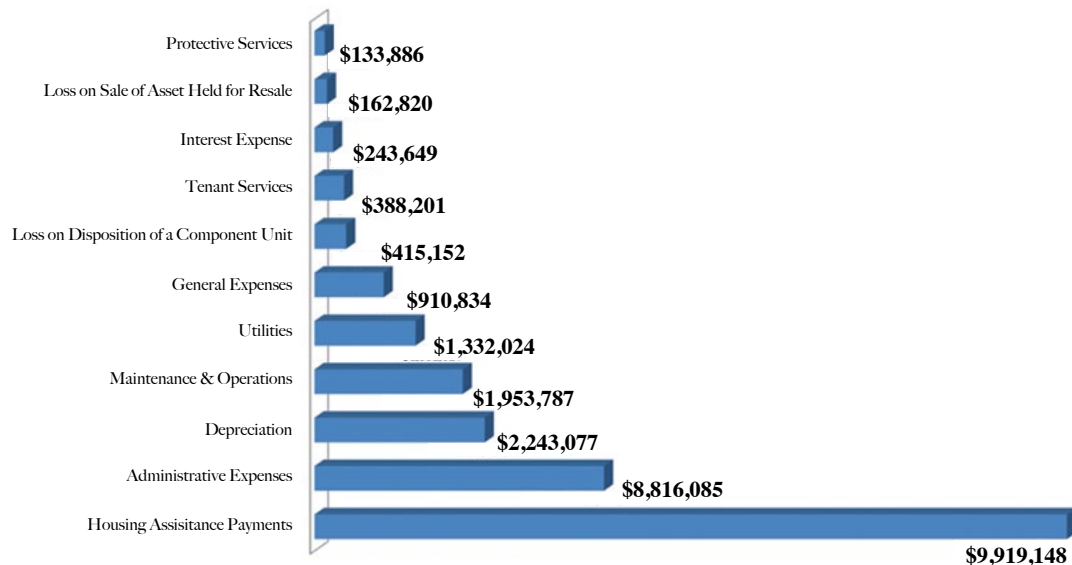


In 2012, the Spartanburg Housing Authority contributed over 19 million dollars to the local economy!

2012 STATEMENT OF REVENUE/EXPENSES

Revenue:	
Tenant Rental Revenue	\$2,300,622
Operating Grants	\$16,586,760
Capital Grants	\$606,523
Investment Income	\$453
Other Revenue	\$809,563
TOTAL REVENUE	\$20,303,921
Expenses:	
Administrative Expenses	\$3,816,085
Tenant Services	\$388,201
Utilities	\$1,332,024
Maintenance and Operations	\$1,953,787
Protective Services	\$133,886
General Expense	\$910,834
HAP Payments	\$9,919,148
Interest Expense	\$243,649
Loss on Sale of Assets Held for Resale	\$162,820
Non-Operating Bad Debts	\$132,803
TOTAL EXPENSES	\$19,408,389
TOTAL REVENUE (EXPENSES) BEFORE DEPRECIATION	\$895,532

Expense Breakdown (Millions of Dollars)

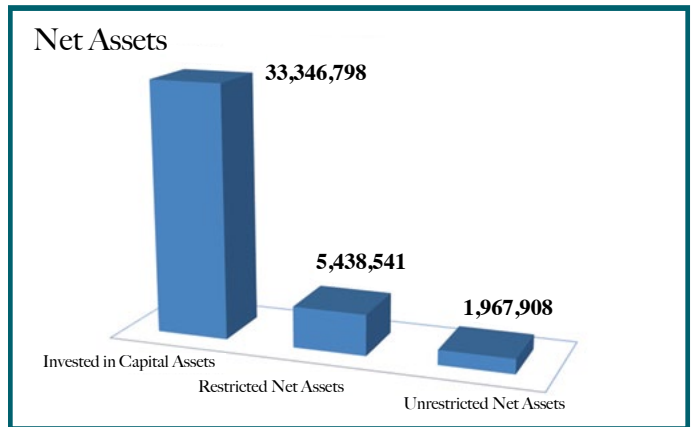
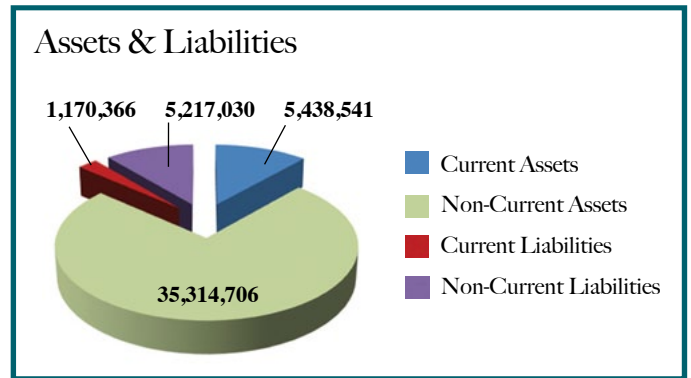
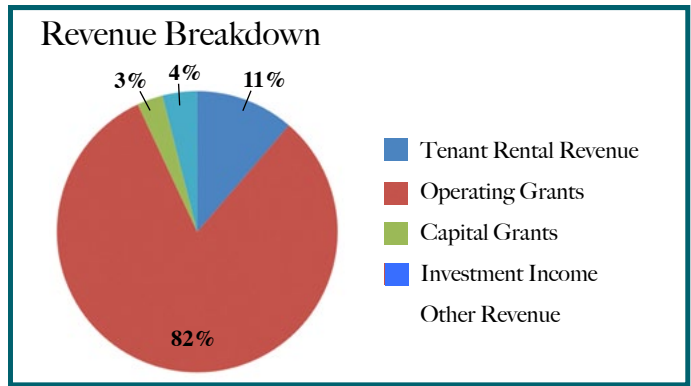


THE SPARTANBURG HOUSING AUTHORITY...

is dedicated to fiscal responsibility and transparency. Our detailed, accurate financial records are readily available to our stakeholders, our residents and our community; everyone is able to see first-hand the impact the Spartanburg Housing Authority has on our community.

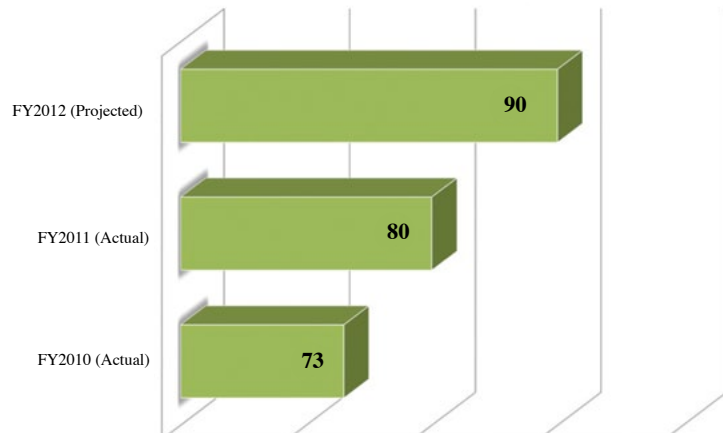
Our commitment to Spartanburg County and the success of the Spartanburg Housing Authority is exemplified in our financial strength, our ability to adjust in an ever-changing economic environment, and our dedication to successful long-term sustainability.

The Spartanburg Housing Authority continues to be on the leading edge as we develop mixed finance housing opportunities, transform neighborhoods and build vibrant communities that sustain our economic viability serving the residents and citizens of the City and County of Spartanburg.



Projected/Actual PHAS Score Comparison

The PHAS standards are a way in which HUD grades the Housing Authority to determine how well they are performing based on measurements put in place to monitor the financial and operational stability of the Agency.



Building Community:

SHAPING LIVES

“ I have been living in housing for seven years. A year ago, my granddaughter came to live with me. Since then we have moved to the Village, where Tanya and Valerie have helped us so much. Sabriyah and I are very happy and grateful for all their help. our life is much better because they look over Sabriyah and me. They are our guardian angels. ”

Evelyn Vega, *Archibald Rutledge Village*



A STORY OF SUCCESS

This past year, 2012 was full of change for Archibald Rutledge senior Evelyn Vega. After three years of working with the courts, she was able to adopt her beloved, eleven year old granddaughter, Sabriyah. Sabriyah moved to Spartanburg in 2012 from Philadelphia, although the family roots come through Puerto Rico, where Evelyn's mother grew up. Evelyn's mother moved to the US in the 1930's, immigrating to New York City, where Evelyn was born.

Evelyn moved to Spartanburg in 2006 and has lived at the Archibald Rutledge Hi-Rise Apartments for senior and disabled residents ever since. She underwent another change this year in addition to Sabriyah moving in with her. Evelyn moved from the Hi-Rise to the Village behind the Hi-Rise, into a two bedroom home in order to have more space for both Sabriyah and herself. The Spartanburg Housing Authority resident services staff has been integral in assisting both ladies in adjusting to their new living arrangements.

In the summer, Sabriyah was a breath of fresh air when the seniors went on outings and she tagged along with her grandmother. She was always so eager to help everyone and is looked upon as the entire neighborhood's child, since she is the sole child at Archibald. Because of this, the SHA staff members who assist the senior and disabled residents made a special effort to make Sabriyah feel welcome. Since Evelyn is bi-lingual she has been such a help in

translating between Spanish and English for our non-English speaking residents

In addition, raising a child certainly stretches the budget, especially when a person is on a fixed income such as Social

Security. Therefore, Resident Services assisted in obtaining school supplies for Sabriyah, through the United Ways Gifts In Kind program, of which the Spartanburg Housing Authority is a member. At Christmas, the staff connected AARP with Evelyn and Sabriyah. AARP members adopted this family and showered them with Christmas gifts. Through the love and support of these generous donors, their first Christmas together was a very special one.

Finally, through The Benefit Bank, a non-profit web based program of the SC Office of Rural Health that offers a "bank" of benefit applications all in one place, the SHA staff was able to assist Evelyn in applying for all the services she will need now that she has added a child to her home. Evelyn is always grateful for the assistance by the Resident Services staff and remarks, "I don't know what I would do without you girls!" We, at the Spartanburg Housing Authority are thankful for residents like Evelyn and Sabriyah and look forward to helping them live life to the fullest!



Building Community:

SHAPING LIVES

“Spartanburg Housing Authority, along with Carla Fowler and the Family Self Sufficiency Program, helped me to achieve many goals, one being to own my own home. I wish that more people knew about the wonderful things that these programs can do.”

Allison Jordan, *Collins Park Resident*



A STORY OF SUCCESS

Allison Jordan is a true success story and represents what the Spartanburg Housing Authority's Family Self Sufficiency program promotes and encourages. The Family Self Sufficiency Program fosters financial independence and assists residents with becoming self-sufficient in a five year time frame.

In Allison's case, as in almost everyone's, her path to self-sufficiency first began with education. Because she is a self-motivated individual, Allison was already enrolled at the University of South Carolina Upstate when she entered the Housing Choice Voucher FSS program in 2007. Allison obtained her Bachelors of Arts Degree in English from the University of South Carolina Upstate in 2008. After graduation, she continued her education and earned a Master's Degree in Education from Converse College in December 2010. She became certified to teach in the State of South Carolina in May of 2011. Ms. Jordan felt complete at that moment.

Ms. Jordan was very busy while she was an active participant in the FSS program because she was going to school, working, and raising a family of three children, ages 10, 6 and 1 on her own. Since her goal was to be a homeowner, during that time, she also attended all the required budgeting, homeownership and educational workshops offered by the FSS department. She understood that building her credit and becoming creditworthy were the first steps toward homeownership.

The second step that Allison took was to build her assets through establishing a savings account for the closing costs needed to purchase a home. Ms. Jordan's dream became a reality when she utilized her Housing

Choice Voucher and purchased her first home from the Spartanburg Housing Authority in April of 2010 in the Collins Park neighborhood.

At that time, Ms. Jordan chose to remain in the FSS program to continue to work toward some other personal goals because she felt that she needed the extra support of her FSS Case Manager

to assist with these goals and with referrals to resources that lead to employment and childcare. In keeping with her financial goal, she paid off her car with her Federal Tax refund in 2012. When she graduated from the FSS program in April of 2012, she took with her over \$1400 in escrow funds.

Ms. Jordan is currently employed as an English instructor at Virginia College in Spartanburg SC. She continues to demonstrate her determination and self motivation. However, Allison believes that she was only able to meet her goals and become a successful graduate of the Family Self Sufficiency Program with assistance and encouragement from SHA's supportive services.



Building Community

PARTNERSHIP

A Message from Mayor Junie White

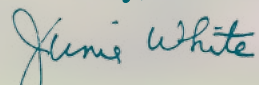
As mayor of the City of Spartanburg, I am proud to recognize the many accomplishments we have experienced this past year. Spartanburg Housing Authority exemplifies the value of partnerships to advance and implement initiatives, and I congratulate them for their success.

I anticipate the opportunity to witness changes in our city right before our eyes. In the past year, SHA has collaborated and partnered with the City and the private sector to secure grants amounting to nearly \$2.1 million cumulatively to be invested in the Spartanburg community, in the families that call this City home.

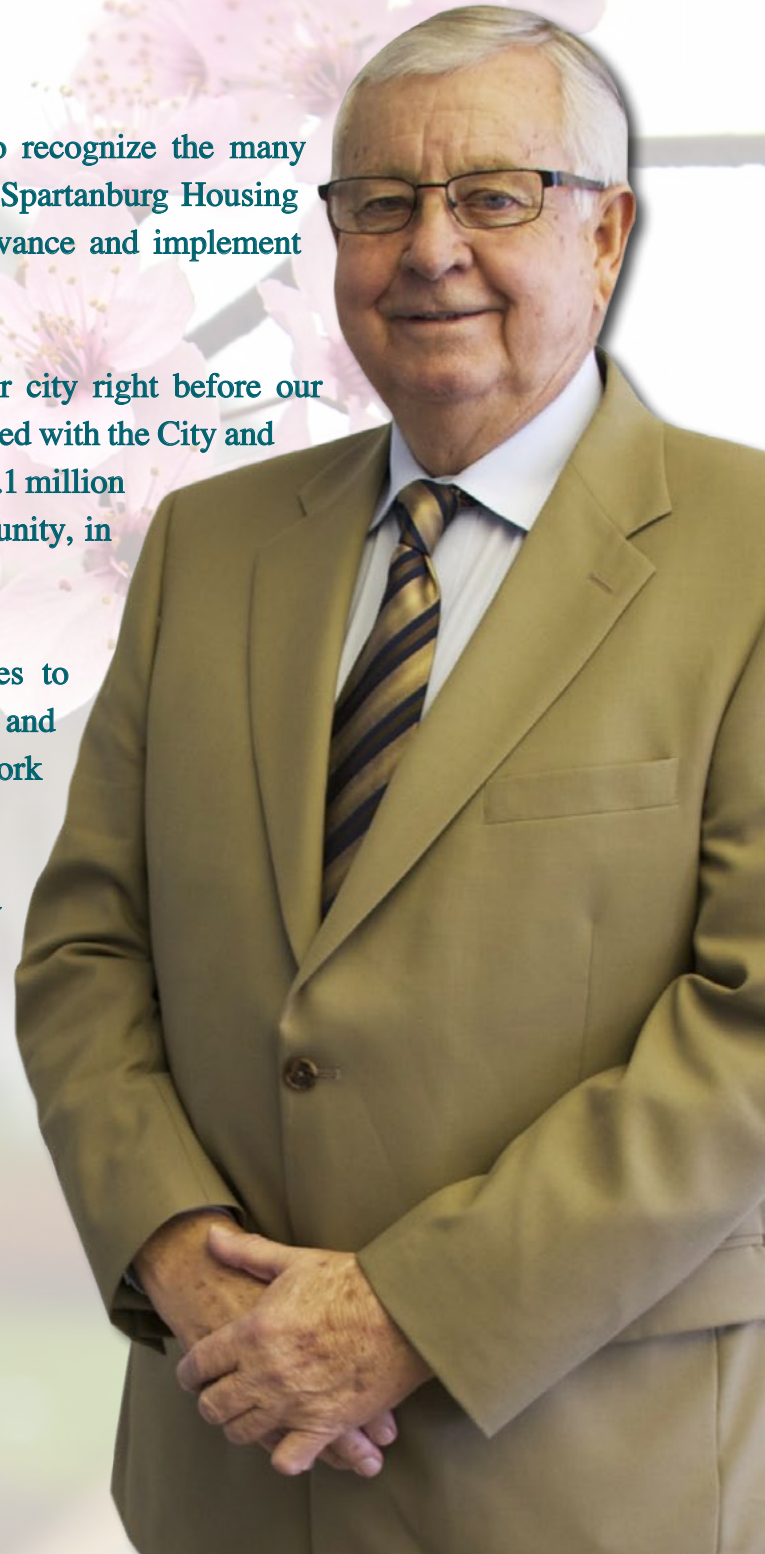
As this vital component of our community continues to provide support in the form of programs, assistance, and housing, I encourage you to learn more about their work and their mission.

With the support of the community, and that of the City of Spartanburg, each of us can help the Spartanburg Housing Authority continue to play a major role in promoting and securing a bright future for all of our citizens.

Sincerely,

A handwritten signature in cursive script that reads "Junie White".

Mayor Junie White



We are not taught “love thy neighbor unless their skin is a different color from yours “ or “love thy neighbor unless they don’t make money as you do” or “love thy neighbor unless they don’t share your beliefs”. We are taught “love thy neighbor”. No exceptions.

We are all in this together - every single one of us. And the only way we are going to survive as a society is through compassion. A Great Community does not mean we all think the same things or do the same things. It simply means we are willing to work together and are willing to love despite our differences.

-David Levithan

Building Community

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