

2021/2022 Annual Report

Our Residents



EXECUTIVE DIRECTOR

Adrian E. Lowery

It is my absolute pleasure to present the 2021/2022 HACL Annual Report. We have seen many challenges, both globally and locally over the last year, however, the HACL has maintained a positive forward progression.

Yes, we have weathered Hurricanes Matthew and Florence, and then we faced the COVID-19 pandemic, all these events adversely affected our residents our staff and our operations. I am reminded of the following quote, "Challenge and adversity are meant to help you know who you are. Storms hit your weakness, but unlock your true strength." Roy T Bennett.

I have witnessed the many strengths of this Agency to include our staff, our Board of Commissioners and our residents. I feel very privileged to work side by side with each of you as we navigate this ever-changing world. This Annual Report is a record of the many accomplishments we have achieved and are still achieving every day.

We continue to seek new partnerships, as we fully understand the importance of working with other organizations who share our desire to help those folks who are less fortunate than us. I am reminded of another excellent quote, "Coming together is a beginning, staying together is progress, and working together is success." Henry Ford.

Much has changed since I was blessed to serve as the Executive Director of this great agency, so we must never lose sight of where we came from, as we focus on the future. Our residents come to us for housing, but it is our job to help them improve their overall quality of life. I am very proud of our Resident Services program; we have come along way in a very short period of time. I am very proud of our maintenance team, as they prepared for and completed HUD's Real Estate Assessment Center (REAC) physical

inspection. I am very proud of all our employees, they have seen it all...

Hurricanes.....a Pandemic, but they continue to work hard focusing on the future, but never forgetting the past.

So, I say this, THANK YOU to our Residents, our Board of Commissioners, our Staff, the City of Lumberton, our beautiful state of North Carolina, our HUD Field Office, and our Partners. May God continue to Bless Us ALL!!!



Board of Commissioners

Pam Hunt, Chairperson
Jay Britt, Vice-Chairperson
Louise Lassiter
Timothy Locklear
Brad Martin
Danny Martin
Barbara Richburg

HACL Executive Staff

Adrian E. Lowery
Executive Director

Steven W. Harrell, COO
Jenniffer Hunt, HR/Exec. Asst.
Bruce Mullis, Finance

Public Housing

Resident Profile

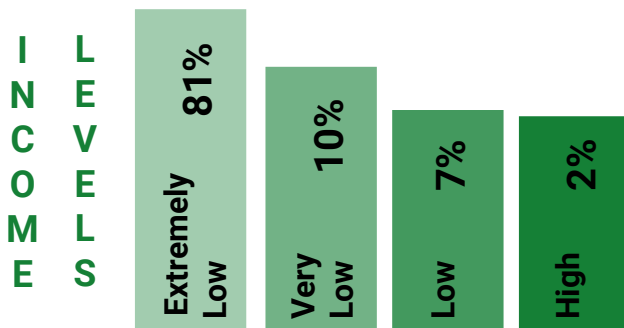
PUBLIC HOUSING (Average)

Head of Household
Age **43**

Annual Gross Income
\$7,054

Years as Resident
4.13

Household Size **2.5**



Communities

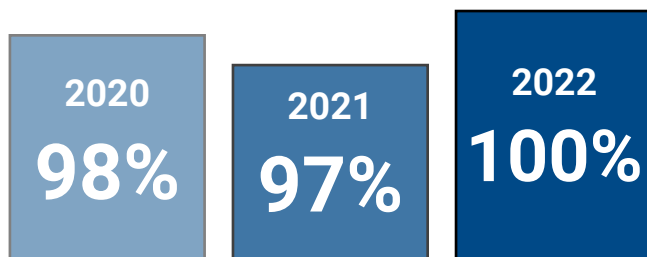
Davis Heights	60 units
Eastwood Terrace	50 units
Lumbee Homes	93 units
Meadows	40 units
Meadows Extension	24 units
Mohr Plaza	100 units
Rozier Homes	30 units
Tudor Court	60 units
Turner Terrace	100 units
Weaver Court	100 units
New Caton Road*	72 units

Waiting List Summary

Room Size	# of Applicants
0 Bedroom	4 (closed)
1 Bedroom	167 (closed)
2 Bedroom	231
3 Bedroom	171
4 Bedroom	53
5 Bedroom	26

Total Applicants: 652

Occupancy Rate



Public Housing staff completed over 270 hours of professional training!



Resident Services

The Goal

Building a brighter future through programming that enhances quality of life while building life changing skills for all ages through local partnerships with a vested interest in the community around them.

Nutrition Support

<u>Provider</u>	<u>Meals</u>
PSRC	21,000
Local Agencies	120,000
Mountaire	4,000

Financial Impact to Residents
\$902,360

Christmas for Thousands

Mountaire Farms Donations

Total Boxes Distributed	Retail Cost Per Box
2,939	\$49.34

Community Organizations
Supported by HACL Logistics
37

Housing Authorities 1,575

Churches 1,055

Municipalities 309

Friendly Dental Van

Children Assisted	Dollars Saved by Tenants
80	\$15,000

Growing Potential

<u>Program</u>	<u>Impact</u>
RCC GED Enrolled	18
RCC GED Graduates	5
Children Events	529
UNCP Youth Mentors	400
Community Referrals	68
Arrested Potential	1,080

Programming Impacting Lives
Youth Violence Center
PSRC Social Worker Meetings
Family Violence Center

Maintenance

Work Orders by Site

<u>Community</u>	<u>Completed</u>
Davis Heights	936
Eastwood Terrace	711
Lumbee Homes	431
Meadows	581
Meadows Ext.	324
Mohr Plaza	1146
Rozier Homes	550
Tudor Court	827
Turner Terrace	910
Weaver Court	1215

Top Numbers by Type

<u>Type</u>	<u>Total</u>
Preventative	2,003
Plumbing	1,114
HVAC	728
Carpentry	630
Locksmith	431
Exterior/Grounds	424
Inspection	394
Meter Reading	364
Appliance	264
Pest Control	260
Other Types	467

Inspections

HACL Inspections	321
Contracted Inspections	548

Maintenance staff
completed over 270 hours of
professional training!
A 92% increase from 2021!

Warehouse Operations

In Stock (Items)	2,003
Stored Value	\$408,533
Transactions	20,563
Transaction Total	\$309,991
Cost Per Issuance	\$15.08



Housing Choice

Resident Profile

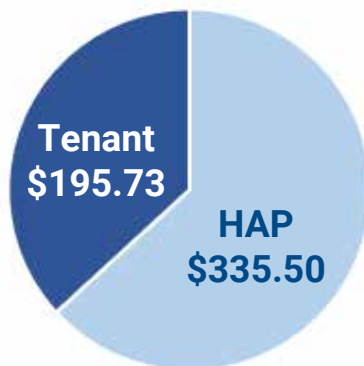
Housing Choice Voucher(Average)

Head of
Household
Age **51.8**

Monthly Rent
\$531.25

Years as
Resident
4.48

Household
Size **1.85**



Robeson Communities

<u>Town</u>	<u>Voucher Residents</u>
Faimont	21
Lumberton	281
Maxton	12
Pembroke	88
Red Springs	39
Rowland	14
St. Pauls	12
Other	7

Waiting List Summary

<u>Room Size</u>	<u># of Applicants</u>
0 Bedroom	21
1 Bedroom	130
2 Bedroom	90
3 Bedroom	84
4 Bedroom	32
5 Bedroom	17
6 Bedroom	13

Total Applicants: 387

Landlord Stats

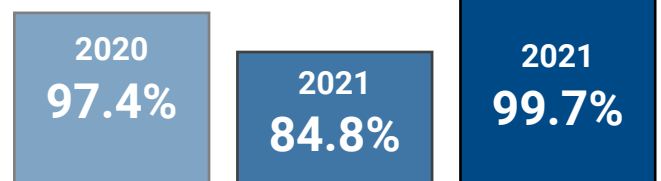
Annual
HAP Issued
\$2,027,509

Monthly Average
HAP Issued
\$168,959

<u>Landlord</u>	<u># of Vouchers</u>
T D Pate Inv.	58
Griffin Park	35
Carriage Hills	24
Northeast Pointe	22
Meadow Branch	20
Others	323

Total Vouchers: 482 (June 2022)

HAP Budget Utilization



Finance

Public Housing

REVENUE

Operating Grants.....	\$6,743,942
Tenant Rent Revenue.....	\$1,273,413
Tenant Revenue - Other..	\$283,643
Other Income (CARES)...	\$345,834
Interest Earned.....	\$21,194
Total Revenue.....	\$8,668,026

EXPENSES

Administrative.....	\$344,998
Maintenance.....	\$2,051,278
Utilities.....	\$1,121,441
Insurance.....	\$506,600
Other Expense.....	\$1,792,770
Casualty Loss.....	\$23,655
Depreciation Expense.....	\$1,193,591
Total Expenses.....	\$7,034,333

Excess Revenue over Expenses:

\$1,633,693

Valuing Local Business

Lumberton Businesses	Robeson County Businesses
\$1,972,866	\$595,629

HCV Operations

REVENUE

Admin Fee Grants.....	\$328,498
Fraud Recovery Income....	\$10,204
Other Income.....	\$22,524
Total Revenue.....	\$361,226

EXPENSES

Admin Expenses.....	\$123,587
Operating Expenses.....	\$194,187
Total Expenses.....	\$317,774

Excess Revenue over Expenses:

\$43,452

HCV Housing Payments

HAP Grants.....	\$2,091,429
HAP Payments.....	\$2,207,509

Unexpended Assistance

\$63,920

Scale of Business

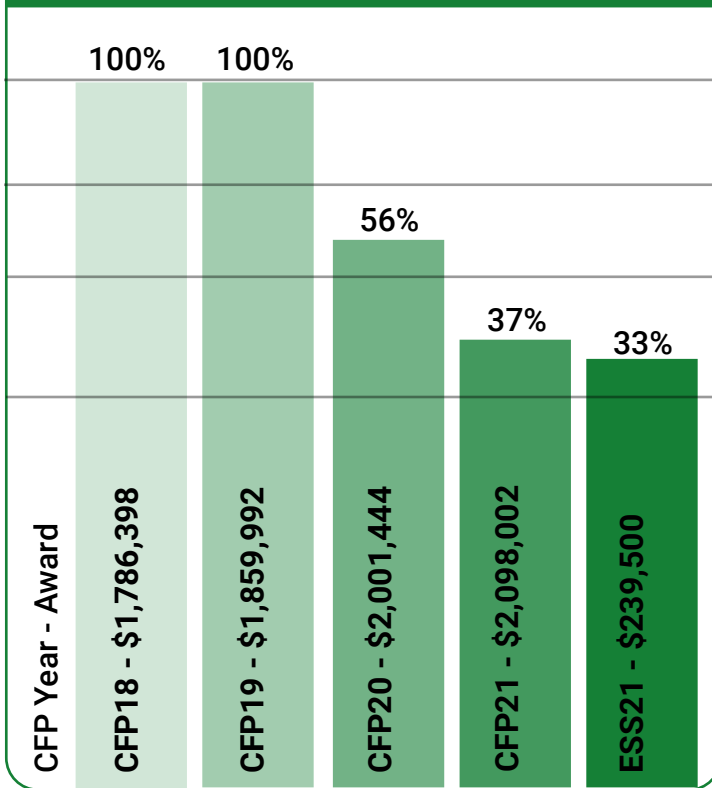
4,556	Vendors/Payees
Checks Processed	530

Capital Projects

Property Capital Projects

Admin Building.....	\$1,963,413
Weaver/Rozier/Eastwood Roof Replacement (AMP 1/3).....	\$1,561,168
Security Cameras - All Sites.....	\$614,404
Lumbee Homes Roof Replacement (AMP 3).....	\$220,000
Unit Rehabilitation 216 Holly Street (AMP 2).....	\$63,865
Concrete Repair (AMP 2/3).....	\$49,900
Lumbee Homes Electrical Rewire (AMP 3).....	\$42,800
Eastwood Terrace Fence Installation (AMP 1).....	\$28,850
Concrete Replacement (AMP 2).....	\$25,000

CapFund Expense Rate



What's Next!

Admin Building Infrastructure
 Canton Road (72 Units) Construction
 Eastwood Terrace Unit Renovation
 Mohr Plaza Entrance Upgrades
 Window Replacement
 Interior Electrical/Plumbing Rehab
 Landscaping/Signage
 Parking/Right-of-Way Improvements
 All Sites - Sewer/Water Renovation

FY22 CapFund Award

\$2,606,260

★ *The Magic Makers* ★



Ricky Nance has been employed by the HACL since 2007. He began his career as a Maintenance Mechanic in April 2007 and was promoted to his current position of Maintenance Foreman in December 2021. Ricky is a hard-worker and can always be found working, even in his spare time he works! But, when he's not working, he does enjoy fishing and spending time with his family.



Samantha Emanuel has been employed with the HACL since 2012, where she was hired as Receptionist/Clerk Typist. In 2014, her job title was changed to Administrative Assistant. Since July 2015 she has been in the Accounting Technician role. Samantha has the unique ability to be able to quote to the penny the amount HACL paid for something over six-months ago! When Samantha isn't working, she enjoys spending time with her kids.



Jean Stewart has been employed with the HACL since 2012. Jean was initially hired in June 2012 as Property Manager. After working a few years, she was promoted in May 2016 to Safety/Security Coordinator. In May 2017, she was transferred to the Occupancy Specialist/Asset Manager position. Finally, in September 2018, she was transferred back to the Safety/Security Coordinator position. Jean has worked in various capacities within the agency. She is a tremendous asset to the agency. When Jean isn't at work is at the beach!



Monica Troy has been employed with the HACL since 2016. She was hired in October 2016 as Asset Manager. Monica's first day of employment was right after we returned to work from Hurricane Matthew. Talk about hectic! Monica came onboard in the midst of the storm and she has been with us ever since. Monica is currently the Asset Manager for AMP-2. Monica enjoys spending time with her family & especially her grandbabies!!



Christopher Blue began working with the HACL in June 2017 as HVAC/Maintenance Mechanic. Chris is a licensed HVAC mechanic and is not shy from pitching in to complete any task for the Maintenance Department. We are fortunate to have someone with his experience and expertise on our team. When Chris isn't at work, he enjoys spending time with his family.



Adrian Lowery has been employed with the HACL since 2017. Adrian began his career in April 2017 as Deputy Executive Director. In May 2018 he was promoted to Executive Director. Adrian is a great leader and he cares about where the agency is headed. Although he spends a great deal of time working, to him it isn't work because he truly enjoys what he does. When he isn't in the office, he can be found on the Golf course. He also enjoys spending time with his family and friends.

Making Impacts...

...For Our Housing Community

Southern Carolina Housing, the non-profit of the Lumberton Housing Authority, held its inaugural golf tournament in May 2022. The goal of this tournament was raise funding to help create an endowed scholarship at Robeson County Community College that would support the educational and job skill development for current and future residents. As the team of Hannah Luckett, Donnie Douglas, John Haskins, and Jeff Slabe carried home the inaugural tournament championship, Southern Carolina Housing grossed over \$12,000 towards its' goal of a brighter tomorrow for residents of the Lumberton Housing Authority.



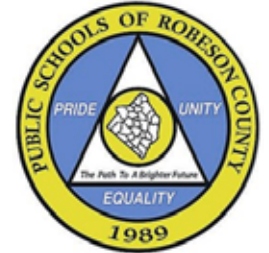
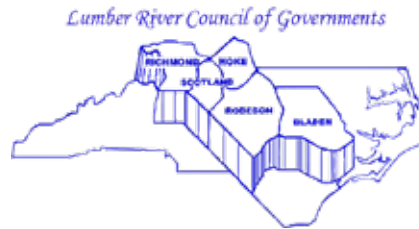
...For Our Own Communities

There is no doubt that the staff at the Lumberton Housing Authority does amazing things while building a brighter future for our residents; however, did you know they are equally amazing outside the office? Here are just a few of the volunteer opportunities and boards that our staff participate in as members:

Southern Carolina Housing
Empty Stocking Fund
Kiwanis of Pembroke
Friends of Recreation and Parks
Southern Officials Association
Robeson Regional Agricultural Fair
Lumbee Tribe
Lumberton Youth Baseball Association
And praised church involvement!

Lumberton Recreation Commission
Kiwanis of Robeson County
Robeson Community College Foundation
Southeastern Officials Association
Pembroke Parks and Recreation
Multiple Volunteer Fire Departments
American Red Cross
PSRC Schools PTA/PTSA/Boosters

Community Partners



First Baptist Church (2nd Street)

First Baptist Church (Walnut Street)

First Presbyterian Church (Chestnut Street)

Chestnut Street Methodist Church

Bethany Presbyterian Church

Hyde Park Baptist Church

Greater Hope International Church



*Southeastern Family
Violence Center*

And Many, Many More!

