

THE HOUSING AUTHORITY OF THE CITY OF CAYCE, S.C.
April 14th, 2015

The Board of Commissioners of The Housing Authority of the City of Cayce, S.C. convened at 5:10 P.M., Tuesday, April 14th, 2015 in Cayce City Hall.

The Chairman called the meeting to order and upon roll call, those present and absent were as follows:

PRESENT: Jack L. Sightler, Jr., Chairman
Bruce Smith, Chair-Elect
Janice Mixon, Commissioner
Silvia Sullivan, Commissioner
Gilbert Walker, Secretary

STAFF: Howard Thomas, Lee McRoberts, Arthur Robertson,
Nancy Stoudenmire

Mr. Smith opened with a prayer.

Upon motion of Ms. Sullivan, seconded by Mr. Smith the minutes of the regular and annual meetings held December 16th, 2014 were unanimously approved.

Mr. Robertson gave the Operations Report for March and April. He stated that no accounts were sent to the Magistrate, there were no accounts over thirty days old, 24 work orders were received in March, 11 received in April, 24 were completed in March and 7 completed to date in April. No emergency work orders were received and no work orders remain.

Mrs. Stoudenmire presented the 2015 – 2016 Agency Plan. Approximately 1,049 applications are currently on file for Cayce, which is down from 1,446 applications last year. Three bedroom units are the most requested and 98% of the applicants are making less than 30% of the area's median income.

Cayce received a good audit for 2015 and is operating on a budget of \$242,217 annually. Several changes were made to the admissions and continued occupancy plan; the receiving waiting list has been eliminated and flat rents were placed at 80% of Fair Market rates.

Several residents in Cayce have achieved homeownership and staff is currently working with other families who wish to purchase homes. All certifications required to be submitted with the plan have been completed.

No major renovation projects have been identified in Cayce. Sequestration is causing uncertainty regarding future funding for Capital Improvements. An application to convert Cayce to the RAD Program was submitted in December of 2013, HUD approved

all applications in December of 2014 but no specific transition details have been made available to date. While the program allows more flexibility with the Authority's funds, initial discussions about the program specifics are unclear and may not be exactly what was applied for in the initial submission.

Goals for 2015-2020 were included in this year's Annual Plan. Promoting self-sufficiency, ensuring fair housing and trying to add additional units to Cayce's inventory have been targeted.

Mrs. Stoudenmire opened the floor to comments or questions. There was a general discussion regarding how a resident can participate in the homeownership program. Mr. Sightler asked that staff work closely with all Cayce families to ensure they understand the escrow program and homeownership opportunities. Mr. Thomas said he would work with the Case Manager assigned to Cayce in order to verify that all residents are being informed of these programs during their annual exams.

Upon motion of Ms. Sullivan, seconded by Mr. Sightler, the Annual Plan was unanimously approved.

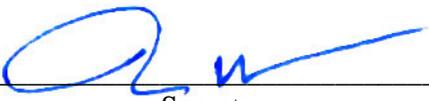
Mr. Thomas gave a briefing on security. There were 4 reports for the previous 2 months. All of the incidents were minor and were handled by the Cayce Police Department.

Mr. Thomas gave an update on repairs to the burned unit. Roof trusses have been delivered and installation is in progress. Asbestos was found in the floor tile and the contractor is working through the DHEC process to remove the hazardous material. Staff hopes to have the unit occupied by the meeting in June. The Cayce Fire Department has been contacted by City Council members and they in turn have reached out to staff regarding their response to the fire last fall. The resident has been contacted several times to ensure she has household items that were destroyed in the fire.

Mr. Walker said that staff is in the process of planning a charity golf tournament that will be held on June 5th, 2015 at Cobblestone. Funds raised will be used for scholarships for CHA youth.

There being no additional business, the meeting adjourned at 6:25 pm.

APPROVED:  _____

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Secretary