

CAYCE HOUSING AUTHORITY

October 18, 2016

The Board of Commissioners of Columbia Housing Authority convened on Tuesday, October 18, 2016 at 5:08 PM in the Cayce Museum..

The Chairperson called the meeting to order and upon roll call, those present and absent for the Columbia Housing Authority were as follows:

PRESENT: Jack Sightler, Chairperson
Bruce Smith, Commissioner
Silvia Sullivan, Commissioner
Gilbert Walker, Executive Director

ABSENT: Janice Mixon, Commissioner

STAFF: Howard Thomas, Lee McRoberts, Latoya Nix, Angel Cruz

Mr. Sightler called the meeting to order at 5:10 PM. Mr. Smith opened with a prayer.

Mr. Walker introduced Ms. Latoya Nix as the acting property manager for Cayce.

Upon motion of Ms. Sullivan, seconded by Mr. Smith, the minutes of the August 16th, 2016 were unanimously approved.

Ms. Nix delivered the Operations Report and stated all is well. There were no accounts sent to the magistrate or over 30 days old in September or October. Thirty work orders were received and completed in September; thirteen have been received to date in October and 10 completed as of the meeting. No emergency work orders have been received.

Chief Cruz gave the Security Report. There were six reports since the last meeting. There were 2 reports from 1905 Poplar; the first was an attempted murder and involved the son of the resident, the second was a discharging a firearm charge. During the attempted murder the son and another visitor were sitting on the back porch of the mother's unit, the visitor was struck while walking between unit by a drive by shooter. Investigators believe the son was the intended target. The second incident was reported after shots were heard coming from near the unit, shells were found outside but the resident would not allow a search of the unit for a gun. Investigators have spoken to everyone involved but the son denies involvement. Staff is beginning the eviction process against this family, updates will be provided at the next meeting.

A bench warrant was served to a resident of Spencer Place. Three reports were filed at 2219 Lee St.; improper use of 911, harassment and CDV/assault. Staff believes the family may be moving to another City but has begun the eviction process. Chief Cruz is working closely with the Cayce Police Department on the case involving Poplar and will brief the Board in December. Ms. Sullivan inquired about the family discussed at the August meeting, Ms. Nix said that the children have been taken off the lease and no more problems have occurred.

Mr. Walker gave a briefing on the recent grant applications submitted for funds to construct six units on the empty lot at Spencer Place. An application was submitted for Project Based Vouchers (PBV) to house homeless veterans through the Veteran's Administration Supportive Housing (VASH) program and an application was submitted to Lexington County for Community Block Development Grant funds (CDBG) to assist with infrastructure costs. The project based vouchers could be used as collateral to borrow the funds to construct the unit. They are a guaranteed source of income that will provide revenue to service the construction debt. Mr. Thomas estimates that they will cost \$60,000 per unit to build and that the Authority will need to borrow approximately \$360,000. Staff already owns the plans to construct the buildings and has been successful administering the VASH program in Columbia.

There was a general discussion regarding selection of residents and case management. Mr. Thomas said the VA selects the tenants and provides extensive case management while the individual is in the program; there are currently 23 social workers for the roughly 400 people currently receiving services under VASH.

Mr. Smith asked about constructing market rate, affordable housing rather than using the PBV VASH program. Mr. Thomas said that a contract is signed for a specific amount of time making the units VASH PBV, once that time has expired the Authority can use the units as they see fit. The contract period is generally 10 years. Mr. Walker said that Cayce could build market units like were built at Rosewood Hills by the Columbia Housing Authority and service the mortgage debt with rents.

There being no further business and upon motion of Mr. Smith, seconded by Ms. Sullivan, it was unanimously decided to adjourn at the meeting 6:00 p.m.


Secretary

APPROVED: 