

THE HOUSING AUTHORITY OF THE CITY OF CAYCE, S.C.

April 9, 2013

The Board of Commissioners of The Housing Authority of the City of Cayce, S.C. convened at 5:20 P.M., Tuesday, April 9, 2013 in Council Chambers at 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
Mr. Bruce Smith, Chair-Elect

STAFF: Howard Thomas, Lee McRoberts, Angel Cruz, Nancy Stoudenmire, Don Frierson, Gloria Warner

Mr. Smith opened with a prayer.

Mrs. Stoudenmire presented the 2013 – 2014 Agency Plan. Approximately 1,879 applications are currently on file for Cayce, which is up from 1,672 applications last year. Two bedroom units are the most requested and 98% of the applicants are making less than 30% of the area's median income. One hundred and six applications are for elderly housing and 217 for disabled.

Cayce received a good audit for 2012 and is operating on a budget of \$238,797 annually. Several changes were made to the admissions and continued occupancy plan; required postings, income verification, sex offender guidelines, foster care specifications.. There were no increases to the flat rents or minimum rents.

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, but all windows are going to be replaced beginning later this year. Sequestration is causing uncertainty regarding future funding for Capital Improvements. There were no new policies.

Mr. Sightler thanked Mrs. Stoudenmire for her presentation and work on the Annual Plan. The annual plan was unanimously approved by those in attendance.

Mr. Walker gave a briefing on sequestration and its affect on the budget. Staff is unclear at this point how it may impact Cayce but cost saving measures are being reviewed. Columbia is beginning to see direct results now Mr. Sightler asked if there was a way to generate funds through other means. Mrs. Stoudenmire said that market rate rentals would accomplish that.