

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
OCTOBER 15, 2015**

A regular meeting of the Lapeer Housing Commission was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, October 15, 2015 at 4:24 p.m.

Members Present: Vice Chairperson Jennell RaCosta, Commissioner Rachelle Creighton, Commissioner Kerri Roberts and Commissioner David VanWagnen.

Members Absent: Chairman Jim Mikus.

Also Present: Ms. Denise Soldenski, Executive Director; Ms. Shelley Lincoln, Grant Administrator; Ms. Jodi Wood, Housing Manager.

Vice Chairperson RaCosta called the meeting to order at 4:24 p.m.

MINUTES

It was moved by Commissioner VanWagnen and supported by Commissioner Roberts to approve the minutes of the regular meeting held on September 17, 2015 as presented.

Yeas: Commissioners RaCosta, Creighton, Roberts and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioner Mikus.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

It was moved by Commissioner Roberts and supported by Commissioner VanWagnen to approve the monthly financial report as presented.

Yeas: Commissioners RaCosta, Creighton, Roberts and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioner Mikus.

MOTION CARRIED.

RIVERVIEW TOWERS

Ms. Wood reviewed additional checks submitted for payment approval.

MONTHLY BILL APPROVAL

It was moved by Commissioner RaCosta and supported by Commissioner Roberts to approve the monthly bills as follows: 1) Public Housing Operating Fund; 2) Public Housing Capital Fund; 3) Housing Choice Voucher – Monthly Landlord Payments; and 4) Housing Choice Voucher as presented.

Yeas: Commissioners RaCosta, Creighton, Roberts and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioner Mikus.

MOTION CARRIED.

Ms. Wood reported Stone Soup Kitchen came to Riverview Towers and cooked the residents a great breakfast which all the tenants greatly appreciated.

COMMISSIONER COMMENTS

There were no Commissioner comments.

STAFF REPORTS

Executive Director

RAD

Ms. Soldenski reported the RAD conversion is moving forward without any issues. The survey of Riverview has been completed with issues of the legal description being questioned and the City is in the process of correcting the assessment and legal description in order for the deed to be quick claimed to LHC. The physical assessment has also been completed and staff is awaiting the results. Ms. Soldenski stated when the RAD conversion is completed, Riverview would remain a senior designation, however, with the six units that are currently federally regulated to be handicapped designated for any age, we would want to amend this to have these six units be for 55 years and older. Ms. Soldenski requested approval for the entire significant amendment regarding the RAD conversion including the change to the elderly/near elderly designation, Resolution #153-2015. The public hearing for the significant amendment will be held at the next board meeting.

It was moved by Commissioner Roberts and supported by Commissioner Creighton to approve Resolution #153-2015, Certification of Compliance with PHA Plans and Related Regulations, which includes a significant amendment to make all of Riverview Towers a Senior Designation facility after the RAD conversion is in place.

Yeas: Commissioners RaCosta, Creighton, Roberts and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioner Mikus.

MOTION CARRIED.

Commissioner RaCosta made a statement that she believes in the legal description it should include and aka (also known as) in the description so that any future title search would be easier. It was the consensus of the board to have this in the new description.

2016 Flat Rate Rents

Ms. Soldenski reported the Flat Rate Rent is currently at \$577. She has completed surveys of the surrounding facilities and has found this rent is below the average rents in the area. Ms. Soldenski requested approval to maintain the Flat Rate Rent at \$577 per month.

It was moved by Commissioner Roberts and supported by Commissioner VanWagnen to approve maintaining the Flat Rate Rent at \$577 per month.

Yeas: Commissioners RaCosta, Creighton, Roberts and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioner Mikus.

MOTION CARRIED.

ADJOURNMENT

There being no further business, it was the consensus of the board to adjourn the meeting at 4:55 p.m.

Ms. Denise Soldenski
Executive Director