

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
DECEMBER 21, 2015**

A rescheduled regular meeting of the Lapeer Housing Commission was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Monday, December 21, 2015 at 8:00 a.m.

Members Present: Chairman Jim Mikus, Vice Chairperson Jennell RaCosta, Commissioner Rachelle Creighton and Commissioner Kerri Roberts.

Members Absent: Commissioner David VanWagnen.

Also Present: Ms. Denise Soldenski, Executive Director, and Ms. Shelley Lincoln, Grant Administrator.

Chairman Jim Mikus called the meeting to order at 8:03 a.m.

MINUTES

It was moved by Commissioner RaCosta and supported by Commissioner Roberts to approve the minutes of the regular meeting held on November 19, 2015 as presented.

Yeas: Commissioners Mikus, RaCosta, Creighton and Roberts.

Nays: None.

Abstain: None.

Absent: VanWagnen.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

It was moved by Commissioner RaCosta and supported by Commissioner Creighton to approve the Monthly Financial Report as presented.

Yeas: Commissioners Mikus, RaCosta, Creighton and Roberts.

Nays: None.

Abstain: None.

Absent: VanWagnen.

MOTION CARRIED.

FINANCIAL REPORT – FYE 6/30/2015

It was moved by Commissioner RaCosta and supported by Commissioner Creighton to approve the Financial Report for Fiscal Year Ended June 30, 2015.

Yeas: Commissioners Mikus, RaCosta, Creighton and Roberts.

Nays: None.

Abstain: None.

Absent: VanWagnen.

MOTION CARRIED.

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 Mikus, RaCosta, Creighton and Roberts.

Nays: None.

Abstain: None.

Absent: VanWagnen.

MOTION CARRIED.

RIVERVIEW TOWERS

Ms. Soldenski reviewed additional checks submitted for payment approval.

COMMISSIONER COMMENTS

There were no Commissioner comments.

STAFF REPORTS

Executive Director

Riverview Towers Update

Ms. Soldenski informed the Commission that Jodi Wood resigned with a last day of January 15, 2016. Ms. Soldenski requested approval for a new contract not to exceed \$35,000 for a full time contractor and would like to add a new job classification for a part-time position working approximately 15 hours a week to assist throughout the office.

It was moved by Commissioner RaCosta and supported by Commissioner Mikus to approve a new contract for a full time contractor position and to add a new job classification for a part-time clerical position working approximately 15 hours a week to assist throughout the office. The rate of pay for staff will be left to the discretion of the Executive Director as long as the amount will be within the current budget.

Yeas: Commissioners Mikus, RaCosta, Creighton and Roberts.

Nays: None.

Abstain: None.

Absent: VanWagnen.

MOTION CARRIED.

Housing Choice Voucher / Section 8 Program

Ms. Soldenski stated the 2016 Final Fair Market Rents (FMR) were released on 12/11/15 and recommended the board approve payment standards for both Lapeer and Genesee Counties to be at 110% 2016 FMR effective 12/11/15. Rates presented below:

AREA	EFFECTIVE DATE	0 BED	1 BED	2 BED	3 BED	4 BED	5 BED
LAPEER	12/11/2015 Based on HUD Final 2016	\$585	\$723	\$949	\$1,262	\$1,357	\$1,560
GENESEE	12/11/2015 Based on HUD Final 2016	\$500	\$606				

It was moved by Commissioner RaCosta and supported by Commissioner Roberts to approve Payment Standards at 110% of Fair Market Rents effective 12/11/15 based on the HUD Final 2016 Fair Market Rents for both Lapeer and Genesee Counties.

Yeas: Commissioners Mikus, RaCosta, Creighton and Roberts.

Nays: None.

Abstain: None.

Absent: VanWagnen.

MOTION CARRIED.

Correction Action for 12/1/2015 Fair Market Rent

Ms. Soldenski updated the board that since our 12/1/15 payment standards were based on proposed 2016 FMR for Lapeer County only; HUD did not release the final rates back to October 1, 2015; the 12/1/15 previously approved payment standards are outside of approved HUD rates of 90% - 110% FMR. Ms. Soldenski spoke with HUD in this regard and has submitted a waiver request. The waiver request is required to be outside of 110% and needs to go to HUD Headquarters for approval; it most likely will not be approved. Ms. Soldenski presented a corrective action proposal to the HUD Detroit Field Office in hopes that this solution would be accepted. Part of the action plan would include retro-actively reducing the incorrect 12/1/15 Payment Standards from 110% of the proposed 2016 FMR to 110% of the 2015 final FMR, making all rates within compliance. This would still cause a minimal rent increase for approximately 5 families, they would not have to pay the higher rent until February 1, 2016, after a 30 day notice. This solution would result in a minimal negative effect on clients, as well as LHC, and would expedite a reasonable solution. LHC would have to pay back HUD for the overpaid HAP for December 2015 and January 2016 which results in approximately \$60. If this corrective action is not accepted, and a waiver not accepted, the worst case payback to HUD will be approximately \$1,500. Ms. Soldenski is expecting a positive response from the Field Office and would like the board to approve a retro-active change in the Payment Standards effective 12/1/15 to 110% of the 2015 Final FMR – pending HUDs potential approval. Corrections can be made as soon as possible to allow for the 30-day notice to clients. The Payment Standard rates for 12/1/15 – 12/10/15 would be the following:

AREA	EFFECTIVE DATE	0 BED	1 BED	2 BED	3 BED	4 BED	5 BED
LAPEER	12/1/2015 Based on 110% HUD Final 2015	\$561	\$712	\$930	\$1,240	\$1,356	\$1,558

It was moved by Commissioner RaCosta and supported by Commissioner Roberts to approve the approved Payment Standards corrected action plan at 110% of Fair Market Rents effective 12/1/15 based on the HUD Final 2015 Fair Market Rents for both Lapeer County only (Genesee County was not affected by this).

Yeas: Commissioners Mikus, RaCosta, Creighton and Roberts.

Nays: None.

Abstain: None.

Absent: VanWagnen.

MOTION CARRIED.

ADJOURNMENT

There being no further business, it was the consensus of the board to adjourn the meeting at 8:26 a.m.

Ms. Denise Soldenski
Executive Director