

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
APRIL 14, 2016**

A regular meeting of Lapeer Housing Commission was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, April 14, 2016 at 4:08 p.m.

Members Present: Commissioners Jim Mikus, Kerri Roberts, and David VanWagnen.

Members Absent: Commissioners Jennell RaCosta and Rachelle Creighton.

Also Present: Ms. Denise Soldenski, Executive Director, Ms. Shelley Lincoln, Grant Administrator, Ms. Janelle Jackson, Housing Manager.

Chairman Jim Mikus called the meeting to order at 4:08 a.m.

MINUTES

It was moved by Commissioner VanWagnen and supported by Commissioner Roberts to approve the minutes of the regular meeting held on March 17, 2016 as presented.

Yeas: Commissioners Mikus, Roberts and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioners RaCosta and Creighton.

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 Mikus, Roberts and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioners RaCosta and Creighton.

MOTION CARRIED.

RIVERVIEW TOWERS

Ms. Jackson reviewed additional checks submitted for payment approval.

MONTHLY BILL APPROVAL

It was moved by Commissioner Roberts and supported by Commissioner VanWagnen to approve the monthly bills as follows: 1) Public Housing Operating Fund; 2) Public Housing Capital Fund; 3) Housing Choice Voucher – Monthly Landlord Payments; 4) Housing Choice Voucher; and 5) Contractor Payments as presented.

Yeas: Commissioners Mikus, Roberts and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioners RaCosta and Creighton.

MOTION CARRIED.

Ms. Soldenski informed the Commission there was a tenant death at Riverview and City police arrived and remained on location until the funeral home personnel arrived and took over. It was a new learning experience as Dorothy Dennis handled this type of incident in the past, however, everything was handled professionally without pause. With this death, the unit would be available to pull from the wait list.

Ms. Jackson presented the Beauty Shop Contract for signature which was approved at the March 17, 2016 meeting.

2016 PHA PLAN AND 2016 CAPITAL FUND – RESOLUTION #156-2016 – PUBLIC HEARING

Chairman Mikus opened the public hearing at 4:15 p.m. No public comments heard, Chairman Mikus closed the public hearing at 4:15 p.m. Ms. Soldenski presented HUD's mandatory policy add-ons:

1. Verification of Social Security Numbers (SS#s): Now applicants (participants have had this allowance) have a 90 day extension period to provide SS#s for children under age 6. We allow participation versus denying. An additional 90 day extension can be provided if circumstances are out of the applicant's control. If we do not receive the SS# within the 90 days or the additional 90 days if granted, then we terminate. HUD Effective date: April 7, 2016.
2. Definition of extremely-low income families: Update definitions, no real actions except that HUD now uses the federal poverty level in conjunction with the 30% of AMI for the area in calculating income limits. HUD Effective date: July 1, 2014. **LHC already included in policy.**
3. Exclusion of mandatory education fees from income: This tuition definition change is already included in this round of changes. Fees that are tied to tuition can be excluded from income (if the person is allowed to have tuition excluded from income) – HCV. Public Housing has all tuition and fees excluded. HUD Effective date: April 7, 2016.
4. Earned Income Disregard: This rule eliminates the requirement for PHAs to track family member changes in employment over a 4 year period. This change will only allow for a 24 month period total lifetime versus a 48 month total lifetime. Eligibility period is 24 months now versus 48 months. All other rules still apply. HUD Effective date: April 7, 2016.
5. Public Housing rents for mixed families: (won't apply to Riverview if we complete the RAD conversion): A mixed family is a family whose members include those with citizenship or eligible immigration status and those without citizenship or eligible immigration status. The new rule requires PHAs to use the established flat rent as the family max rent. The calculation prorates the subsidy for the number of family members with eligible citizenship (this is very similar to the proration used for HCV). HUD Effective date: April 7, 2016.

6. Utility Payment Schedules: Must use the utility allowance for the lesser of the size of the unit or the size of the voucher. HUD Effective date: July 1, 2014.
LHC already included in policy.

It was moved by Commissioner Roberts and supported by Commissioner VanWagnen to approve Resolution #156-2016 PHA Certifications of Compliance with the PHA Plans and Related Regulations including Civil Rights and PHA Plan Elements that Have Changed including the HUD mandatory add-ons to the policies as presented.

Yeas: Commissioners Mikus, Roberts and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioners RaCosta and Creighton.

MOTION CARRIED.

COMMISSIONER COMMENTS

There were no Commissioner comments.

STAFF REPORTS

Executive Director

Riverview Towers - HUD 2016 Income Limits, Effective 4/1/2016.

Housing Choice Voucher/Section 8 Program - HUD 2016 Income Limits, Effective 4/1/2016.

Ms. Soldenski explained the HUD 2016 income limits as extremely low income, very low income and low income. LHC requires the applicants to be at 50% AMI or lower which is very low or low income levels when entering the program. The Housing Choice Voucher program has to have 75% of the participants below 30% AMI; for public housing we have to be at 40% below the extremely low level. Income levels are only used upon entry into the program, once in the program, income levels are not re-verified. Ms. Soldenski requested approval on the Riverview Towers - HUD 2016 Income Limits, effective 4/1/2016 and the Housing Choice Voucher/Section 8 Program - HUD 2016 Income Limits, effective 4/1/2016.

It was moved by Commissioner Roberts and supported by Commissioner VanWagnen to approve Riverview Towers - HUD 2016 Income Limits, effective 4/1/2016 and the Housing Choice Voucher/Section 8 Program - HUD 2016 Income Limits, effective 4/1/2016.

Yeas: Commissioners Mikus, Roberts and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioners RaCosta and Creighton.

MOTION CARRIED.

RAD Conversion

Ms. Soldenski reported the RAD Conversion is not going as well as planned. The electrical panel replacements are going to cost more than originally anticipated, between \$130,000 to \$175,000. There was discussion on the possibility of completing the panel replacements as a phasing-in project. With the funds for the panels, along with HUD's requirement of \$110,000 for longevity funds, this puts an uncomfortable level of availability of funds moving forward. Ms. Soldenski stated she has discussed all angles with the HUD representative, the consultants and the LHC fee accountant, all of whom agree, this is a good deal. Ms. Soldenski is also feeling pressured by HUD to move forward with the conversion. The next step of moving forward is the RAD Conversion Commitment (RCC). Our HUD Transition Manager would like to present to the HUD Committee by April 26, 2106 to prepare a closing date and closing documents. The fluctuation of funding levels over the next 18 months were discussed and whether or not the RAD conversion moves forward. Future projects, repairs, reserves and subsidies were also discussed. Ms. Soldenski informed the Commission that an LLC has been created and will have a sole member for the board, which will be the LHC.

ADJOURNMENT

There being no further business, it was the consensus of the board to adjourn the meeting at 4:50 p.m.

Ms. Denise Soldenski
Executive Director