

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
FEBRUARY 16, 2017**

A regular meeting of the Lapeer Housing Commission was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, February 16, 2017 at 4:35 p.m.

Members Present: Commissioners Jim Mikus, Jennell RaCosta, Kerri Roberts, Cheyenne Brodt and Chuck Dixon.

Members Absent: None.

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

Chairman Jim Mikus called the meeting to order at 4:35 p.m.

MINUTES

It was moved by Commissioner RaCosta and supported by Commissioner Roberts to approve the minutes of the regular meeting held on January 19, 2017 as presented.

Yeas: Commissioners Mikus, Brodt, Dixon, RaCosta, and Roberts.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

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

Yeas: Commissioners Mikus, Brodt, Dixon, RaCosta, and Roberts.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Ms. Jackson reviewed additional checks submitted for payment approval.

It was moved by Commissioner RaCosta and supported by Commissioner Roberts to approve the monthly bills as follows: 1) Riverview Towers LLC Checking; 2) Riverview Towers LLC Reserve for Replacements; 3) Housing Choice Voucher – Monthly Landlord Payments; 4) Housing Choice Voucher; and 5) Contractor Payments as presented.

Yeas: Commissioners Mikus, Brodt, Dixon, RaCosta, and Roberts.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

RIVERVIEW TOWERS

Ms. Jackson reported the residents are talking about and in favor of the new smoke free policy and that she is filling vacancies off the wait list.

COMMISSIONER COMMENTS

There were no Commissioner comments.

STAFF REPORTS

Executive Director

New Board Member

Ms. Soldenski welcomed Mr. Chuck Dixon as the newest board member of LHC. Mr. Dixon was sworn in prior to the start of the meeting.

Housing Choice Voucher Program - LHC

Ms. Soldenski reviewed the Housing Choice Voucher Program which is funded by HUD for the benefit of Ms. Brodt and Mr. Dixon. Currently LHC has approximately 110 vouchers. The LHC waitlist has been exhausted and will be opening the wait list as of Monday, February 20, 2017. The wait list will remain open until March 2, 2017.

LHC/Riverview – Annual Plan to HUD

Ms. Soldenski reviewed the items that she may include in the annual plan for LHC and Riverview Towers as follows: Follow HUD Fair Market Rents practices to be effective January 1st of each year; will not make clients with HAP contracts change their payment standards; rent reasonableness will be taken from 5% to 10% for comparisons; changing the policy to match HUD's for the violence against women act rules for emergency transfers; affirmatively furthering fair housing when HUD policy becomes available; replace range hood extinguishers in all units at a total cost of approximately \$2,500; complete the electrical panels for the elevator and laundry rooms; incorporate a key fob system for main resident entryway; relocate intercom system for accessibility; obtain Wi-Fi for residents in the common area on the first floor; replace the roof on the maintenance building/shed; replace the flooring in the common area and vestibule on the 1st floor at an approximate cost of \$5,000; replace the furniture in the entryway at an approximate cost of \$1,000; and fresh painted parking lot stripes. Ms. Soldenski will be attending the resident meeting on March 3, 2017 to hear feedback on these ideas.

Smoke Free Plan

Ms. Soldenski indicated the Smoke Free Plan for Riverview Towers is going well. The lease addendums have been sent out and approximately 52 have been returned with 8 requesting grandfathering. The 25' rule on the outside of the building will be incorporated as we do not want people smoking by the benches. Signs are ready for posting throughout the building and for outside.

OTHER BUSINESS

Commissioner RaCosta requested further clarification on the Housing Choice Voucher program homelessness requirements. Ms. Soldenski explained that you have to be homeless for the MSHDA program, not LHC, that for MSHDA program, a candidate would have to go to Blue Water Independent Living to apply to the waitlist. Blue Water would verify their homelessness as to are they living in a shelter, are they doubled up with a family member, etc. When the LHC wait list opens to all the only requirement is income qualifications and City residents have preference, a press release is sent to all coordinating agencies such as Blue water, DHS, The Refuge and to all continuum of care facilities. With the Housing Commission vouchers, you can only live in the City of Lapeer City limits. One of the opportunities of this program is people can apply for LHC and take the voucher to another community – this depends on residency status upon wait list pull

ADJOURNMENT

There being no further business, it was the consensus of the board to adjourn the meeting at 5:10 p.m.

Ms. Denise Soldenski
Executive Director