

**CITY OF LAPEER  
MINUTES OF A REGULAR  
LAPEER HOUSING COMMISSION MEETING  
JANUARY 16, 2014**

A regular meeting of the Lapeer Housing Commission was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, January 16, 2014 at 4:24 p.m.

**Members Present:** Chairman Jim Mikus, Vice Chairman Don Miller, Commissioner Jennell RaCosta and Commissioner David Weir.

**Members Absent:** Commissioner Virginia Sloan.

**Also Present:** Ms. Denise Soldenski, Executive Director, Ms. Shelley Lincoln, Housing Grant Administrator, and Ms. Dorothy Dennis, Riverview Towers Building Manager.

Chairman Mikus called the meeting to order at 4:24 p.m.

**MINUTES**

It was moved by Commissioner Miller and supported by Commissioner RaCosta to approve the minutes of the regular meeting held on December 19, 2013 as presented.

**Yeas:** Commissioners Miller, RaCosta, Weir and Mikus.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner Sloan.

**MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments.

**RIVERVIEW TOWERS**

Ms. Dennis reviewed additional checks submitted for payment approval and one check to be voided and re-issued.

**MONTHLY BILL APPROVAL**

It was moved by Commissioner Miller and supported by Commissioner Weir 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 - Administrative.

**Yeas:** Commissioners Miller, Weir, RaCosta and Mikus.

**Nays:** None.

**Abstain:** None.

**Absent:** Commissioner Sloan.

**MOTION CARRIED.**

**COMMISSIONER COMMENTS**

There were no Commissioner comments.

## **STAFF REPORTS**

### **HCV Program Administrative Fees**

Ms. Soldenski updated the commission on the reduced administrative fees being received in the HCV Program due to the lower than allowed number of vouchers being administered stating 122 vouchers are approved and based on the current payment standards and client make up only 103 vouchers are administered. Ms. Soldenski reviewed potential ways to increase the number of vouchers administered including decreasing payment standards and enacting a “two heartbeats in every bedroom” policy. Ms. Soldenski stated clients are provided 1 year notice on payment standard changes and that staff will be conducting research on the current client make up to provide the board with information of the effects of the possible program changes which, if approved, will need to be included in the Annual PHA Plan.

### **Riverview Towers**

Ms. Soldenski reviewed the new HUD LOCS authorization form required which regulates local vendors providing services and informed the commission the carport roof is completed, that work is being done on the balcony attached to the carport roof and an inspection and final paperwork is needed from the contractor prior to payment.

Ms. Soldenski reported she will be scheduling a meeting with the plumbing project architects and that capital funds will also be expended to replace florescent kitchen lighting in the Riverview units with energy efficient lights possibly in the future based on the recent energy efficiency report.

Ms. Soldenski updated the board on the upcoming HUD REAC inspection stating staff is gathering cost information to possibly conduct a pre-inspection to prepare for the HUD inspection.

### **Insurance Claim**

Ms. Soldenski updated the commission on the insurance claim regarding the personnel issue stating the claim has been denied due to the City receiving restitution.

## **ADJOURNMENT**

There being no further business, it was the consensus of the board to adjourn the meeting at 4:45 p.m.

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Ms. Denise Soldenski  
Executive Director