

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
FEBRUARY 20, 2014**

A regular meeting of Lapeer Housing Commission was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, February 20, 2014 at 4:26 p.m.

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

Members Absent: None.

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

Chairman Jim Mikus called the meeting to order at 4:18 p.m.

MINUTES

It was moved by Commissioner Miller and supported by Commissioner Weir to approve the minutes of the regular meeting held on January 16, 2014 as presented.

Yeas: Commissioners Mikus, Miller, RacCosta, Sloan, and Weir.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

RIVERVIEW TOWERS

Ms. Dennis reviewed additional checks submitted for payment approval.

MONTHLY BILL APPROVAL

It was moved by Commissioner Miller and supported by Commissioner RaCosta 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 with the provision of holding the check for Summit Roofing, LLC in the amount of \$4,488.25 until the amount can be verified, if amount is correct, check is to be released.

Yeas: Commissioners Mikus, Miller, RacCosta, Sloan, and Weir.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

COMMISSIONER COMMENTS

There were no Commissioner comments.

STAFF REPORTS

Executive Director

Plumbing Project

Ms. Soldenski updated the commission on the upcoming plumbing project stating the project will require asbestos testing and rather than just test the plumbing project area, she would like to have all of Riverview tested. Ms. Soldenski reported she has received bids from two contractors and requested approval of Environmental Testing and Consulting's bid to complete the asbestos testing in the amount of \$2,800.00 for the entire Riverview property.

It was moved by Commissioner Miller and supported by Commissioner Weir to approve Environmental Testing and Consulting bid to complete asbestos testing for the Riverview property in the amount of \$2,800.00.

Yeas: Commissioners Mikus, Miller, RacCosta, Sloan, and Weir.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

Janitorial Bids

Ms. Soldenski reported the current janitorial contract is for three years and that the auditor requested that going forward to have only two year contracts. Ms. Soldenski stated bid packets have been sent out and contract figures will be brought to the next meeting for approval of a two year contract.

PHA Plan

Ms. Soldenski explained the annual PHA Plan is due by April 17, 2014, will require a public hearing and requested approval to schedule the hearing for April 17, 2014.

It was moved by Commissioner Miller and supported by Commissioner Weir to approve scheduling a public hearing on the PHA Plan on April 17, 2014 at 4:00 p.m.

Yeas: Commissioners Mikus, Miller, RacCosta, Sloan, and Weir.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

Riverview Operating Fund

Ms. Soldenski updated the commission on projects that will be completed with the operating funds which include 1) paint the inside trim on each floor; 2) paint the elevator doors on each floor; 3) add strobe lights as fire detectors instead of audible smoke detectors; and 4) replace some of the small shut off valves.

Occupancy Policy

Ms. Soldenski updated the commission on the wait lists stating there are three wait lists on the Admissions & Continued Occupancy Policy (ACOP) listing: 1) disabled; 2) 62 years and older; and 3) 55 years and older. Preference for obtaining an apartment is 62 years and older City resident, then the 55 years and older City resident would be next and the disabled would go last or whenever a disabled apartment was available. Ms. Soldenski stated sometimes those on the wait list of the 55 and older category are still on the wait list when they turn 62, that she would like to amend the ACOP so that when a person who was originally on the wait list at the 55 years old would not have to go to the bottom of the wait list when they turn 62 years old and categorize this list by their original date of application from the 55 and older wait list.

It was moved by Commissioner Miller and supported by Commissioner Sloan to approve amending the Admissions & Continued Occupancy Policy so that persons currently on the 55 list get moved automatically to the 62 list when turning 62 and will be placed according to their 55 age application date.

Yeas: Commissioners Mikus, Miller, RacCosta, Sloan, and Weir.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

Income Disallowance for Public Housing

Ms. Soldenski updated the commission on how the Earned Income Disallowance for Public Housing operates stating all tenants have a baseline of income if they are working when they move into public housing which is monitored and may change depending on a tenant's income decreasing or increasing. Ms. Soldenski stated she would like to change the policy to use the wording from the Housing Choice Voucher Manual, with the exception of disability being a requirement, for the public housing for Earned Income Disallowance.

It was moved by Commissioner Miller and supported by Commissioner Sloan to approve an Earned Income Disallowance Policy be added for public housing.

Yeas: Commissioners Mikus, Miller, RacCosta, Sloan, and Weir.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

Subsidy/Payment Standard Changes; Housing Assistance Payment (HAP) Funding

Ms. Soldenski updated the commission on the need to make changes either with the subsidy standards or payment standards or both. Various options were discussed and it was the consensus of the Commission that the best option would be to change the payment standards instead of the subsidy standards, allowing the possibility of more families to be helped in the long run. Ms. Soldenski requested approval to drop the payment standards effective January 1, 2015 to 100% of the fair market rent, amount to be determined by HUD in October of 2014, to be effective for the July 1, 2015 annual reviews which will give more than a year notice to program participants.

It was moved by Commissioner Miller and supported by Commissioner Weir to drop the payment standards effective January 1, 2015 to 100% of the fair market rent, amount to be determined by HUD in October of 2014, and make it effective at the July 1, 2015 annual reviews, giving a year plus notice to program participants.

Yeas: Commissioners Mikus, Miller, RacCosta, Sloan, and Weir.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

Section 8 Administrative Plan

Ms. Soldenski updated the commission on rent reasonableness which is a program that compares subsidized rental units with units that are not subsidized to make sure rents are fair for our area stating there is a point system in the computer for this comparison, however, the point system is not part of the Section 8 Administrative Plan policy even though we are currently using it. Ms. Soldenski requested approval to add the computerized point system for reasonableness to the Section 8 Administrative Plan.

It was moved by Commissioner Miller and supported by Commissioner RaCosta to add the computerized point system for reasonableness to the Section 8 Administrative Plan.

Yeas: Commissioners Mikus, Miller, RacCosta, Sloan, and Weir.

Nays: None.

Abstain: None.

Absent: None.

MOTION CARRIED.

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