

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
SEPTEMBER 18, 2014**

A regular meeting of the Lapeer Housing Commission was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, September 18, 2014 at 4:45 p.m.

Members Present: Chairman Jim Mikus, Commissioner David Weir, Commissioner Virginia Sloan and Commissioner David VanWagnen.

Members Absent: Vice Chairperson Jennell RaCosta.

Also Present: Ms. Denise Soldenski, Executive Director and Ms. Dorothy Dennis, Riverview Towers Building Manager.

Chairman Jim Mikus called the meeting to order at 4:45 p.m.

MINUTES

It was moved by Commissioner Sloan and supported by Commissioner VanWagnen to approve the minutes of the regular meeting held on August 21, 2014 as presented.

Yeas: Commissioners Mikus, Weir, VanWagnen and Sloan.

Nays: None.

Abstain: None.

Absent: Commissioner RaCosta

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 Chairman Mikus 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 as presented.

Yeas: Commissioners Mikus, Sloan, Weir and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioner RaCosta.

MOTION CARRIED.

Ms. Dennis informed the Commission that she had an interview with the County Press and there will be an article in the Sunday paper featuring Riverview Towers.

COMMISSIONER COMMENTS

There were no Commissioner comments.

STAFF REPORTS

Executive Director

Ms Soldenski informed the Commission there is a City ordinance requiring dogs to be kept on leashes throughout the City, however, they can be un-leashed if in a backyard.

Audit

Ms Soldenski informed the Commission the audit went well, that the auditors praised Dorothy and Jody stating they should be giving seminars on how to prepare for an audit. Ms. Soldenski stated there were small items that need attention such as amending a policy to include Commissioners for training and reviewing and distributing bylaws.

Plumbing Project

Ms. Soldenski informed the Commission the plumbing project is completed and they are waiting for the State inspection to be performed before making final payment to Goyette.

Accounting Proposals

Ms Soldenski informed the Commission the proposals for accounting services have been put on hold and she will keep working on it.

HUD Passbook Rate Effective September 1, 2014

Ms. Soldenski informed the Commission that she changed the HUD Passbook Rate effective September 1, 2014 in order to comply with HUD. The change in the rates is going from 2% to .06% and requested a motion to approve this change for both Riverview Towers and the Housing Choice Voucher/Section 8 Program.

It was moved by Chairman Weir and supported by Commissioner VanWagnen to approve changing the HUD Passbook Rate from 2% to .06% effective September 1, 2014 for both Riverview Towers and the Housing Choice Voucher/Section 8 Program.

Yeas: Commissioners Mikus, Sloan, Weir and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioner RaCosta.

MOTION CARRIED.

Elimination of Ceiling Rent based on the New Flat Rent Rule Effective June 1, 2014

Ms. Soldenski informed the Commission that HUD is requiring a New Flat Rent Rule which means flat rents have to be at least 80% of fair market rents effective June 1, 2014. Based on this new rule, LHC is eliminating the Ceiling Rent in favor of the Flat Rent. No tenants will be negatively affected with backdating this motion.

It was moved by Chairman Weir and supported by Commissioner Sloan to approve changing the Ceiling Rent to a New Flat Rent Rule of at least 80% of fair market rents effective June 1, 2014.

Yeas: Commissioners Mikus, Sloan, Weir and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioner RaCosta.

MOTION CARRIED.

Lapeer Housing Commission Payment Standards Pending HUD Release of Proposed Fair Market Rent on October 1, 2014

Ms. Soldenski informed the Commission that HUD releases Fair Market Rents on or about Oct. 1st each year. PHA's are required to set payment standards between 90% and 110% of Fair Market Rent. Based on cost saving discussions and approval earlier this year, the LHC board voted to set our payment standards for Lapeer County at 100% of the fair market rent. This new standard is effective Oct. 1st, 2014 for new and moves, and will be implemented for annual reviews effective January 1, 2015. Annuals that have begun being processed for Oct., Nov., & Dec. 2014 will stay with the current payment standards which are within 110% of the newly released fair market rent. Ms. Soldenski requested approval of the HUD Fair Market Rent Payment Standards, effective October 1, 2014 pending final release by HUD. LHC Genesee County payment standards will remain at 110% of Fair Market Rent and Lapeer will be at 100% of Fair Market Rent. A policy change will also go into effect that will allow LHC to make payment standards effective on Oct. 1st annually to match the release of HUD's Fair Market Rents.

It was moved by Chairman Mikus and supported by Commissioner Weir to approve the LHC Payment Standards for HUD's Fair Market Rents to 100% effective October 1, 2014 for Lapeer County, 110% of Fair Market Rent for Genesee County, pending HUD final release, and the policy change to have payment standards approved in a timely fashion for HUD release of Fair Market Rents on Oct. 1st annually.

Yeas: Commissioners Mikus, Sloan, Weir and VanWagnen.

Nays: None.

Abstain: None.

Absent: Commissioner RaCosta.

MOTION CARRIED.

ADJOURNMENT

There being no further business, it was the consensus of the board to adjourn the meeting at 5:05 p.m.

Ms. Denise Soldenski
Executive Director