

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
AUGUST 20, 2020**

A regular meeting of the Lapeer Housing Commission/Lapeer Riverview Towers, LLC was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Thursday, August 20, 2020 at 4:16 p.m.

Members Present: Chairman Jim Mikus, Vice Chairperson Jennell RaCosta and Commissioners Kerri Roberts and Chuck Dixon.

Members Absent: Commissioner Robin Chesnutt.

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

Chairman Mikus called the meeting to order at 4:16 p.m.

MINUTES

It was moved by Commissioner RaCosta and supported by Commissioner Dixon to approve the minutes of the regular meeting held on July 16, 2020 as presented.

Yeas: Commissioners Mikus, RaCosta, Roberts and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioner Chesnutt.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

MONTHLY FINANCIAL REPORT APPROVAL

Approval of the Monthly Financial Report was postponed until agenda item H.1.a.1.

MONTHLY BILL APPROVAL

Ms. Jackson reviewed additional checks submitted for payment approval.

It was moved by Commissioner Dixon and supported by Commissioner RaCosta 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, RaCosta, Roberts and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioner Chesnutt.

MOTION CARRIED.

RIVERVIEW TOWERS

Ms. Jackson reported things at Riverview Towers are going smoothly, that is has been fairly quiet and staff is working on filling the current vacancies.

COMMISSIONER COMMENTS

There were no comments from the commissioners.

STAFF REPORTS

Executive Director

LHC/LRT FYE 6/30/2020 Financial Statement Approval

Ms. Soldenski reviewed the Lapeer Housing Commission and Lapeer Riverview Towers Financial Statements for Fiscal Year Ended June 30, 2020 including operating income and reserves and HUD Housing Assistance Payments and reserve amounts. It was moved by Commissioner Roberts and supported by Commissioner Dixon to approve the Lapeer Housing Commission and Lapeer Riverview Towers Financial Statements for Fiscal Year Ended June 30, 2020.

Yeas: Commissioners Mikus, RaCosta, Roberts and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioner Chesnutt.

MOTION CARRIED.

HUD Covid-19 Supplemental HAP Funds

Ms. Soldenski reviewed the availability of additional HUD HAP funds available through the Cares Act for Covid-19 administrative funds and payments to landlords to be expended by June 30, 2021. It was moved by Commissioner Dixon and supported by Commissioner RaCosta to approve applying for HUD Covid-19 Supplemental HAP funds.

Yeas: Commissioners Mikus, RaCosta, Roberts and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioner Chesnutt.

MOTION CARRIED.

HCV/Section 8 Administrative Plan Updates

Ms. Soldenski reviewed proposed updates to the HCV/Section 8 Administrative Plan. It was moved by Commissioner Dixon and supported by Commissioner RaCosta to approve the updates to the Housing Choice Voucher Administrative Plan Repayment Agreement effective immediately.

Yeas: Commissioners Mikus, RaCosta, Roberts and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioner Chesnutt.

MOTION CARRIED.

It was moved by Commissioner RaCosta and supported by Commissioner Dixon to approve the updates to the Housing Choice Voucher Administrative Plan Waitlist and Voucher Briefing policies effective immediately.

Yeas: Commissioners Mikus, RaCosta, Roberts and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioner Chesnutt.

MOTION CARRIED.

Section 8 MAP

Ms. Soldenski reported the HUD Management Assessment Program requirement was waived this year and that staff has completed the process internally as a quality control exercise.

Air Conditioner Utility Charge

After discussion and review of MSHDA utility rates charged it was moved by Commissioner RaCosta and supported by Commissioner Roberts to approve a reduction for the Riverview Towers air conditioner monthly utility charge from \$4.75 per month to \$4.00 per month effective January 1, 2021.

Yeas: Commissioners Mikus, RaCosta, Roberts and Dixon.

Nays: None.

Abstain: None.

Absent: Commissioner Chesnutt.

MOTION CARRIED.

TRAINING REPORT

Ms. Soldenski stated she would email members the links to the 2020 National Low Income Housing Coalition report "Out of Reach, the High Cost of Housing" and briefly reviewed the data included in the report for Lapeer County.

AJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:36 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman