

**CITY OF LAPEER
MINUTES OF A REGULAR
LAPEER HOUSING COMMISSION MEETING
LAPEER RIVERVIEW TOWERS, LLC
SEPTEMBER 15, 2022**

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, September 15, 2022 at 4:25 p.m.

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

Members Absent: Commissioner Lisa Lie.

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

Chairman Mikus called the meeting to order at 4:25 p.m.

MINUTES

It was moved by Commissioner Roberts and supported by Commissioner Chesnutt to approve the minutes of the meeting held on August 18, 2022 as presented.

Yeas: Commissioners Mikus, RaCosta, Chesnutt and Roberts.

Nays: None.

Absent: Commissioner Lie.

MOTION CARRIED.

PUBLIC COMMENTS

There were no public comments.

AGENDA AMENDMENTS

It was moved by Commissioner RaCosta and supported by Commissioner Roberts to:

- Amend the wording of Item H.1.b(1) to Approval of 2023 HUD Fair Market Rent Payment Standards Effective 1/1/2023;
- Amend the wording of Item H.1.b(2) to Approval of HCV Administrative Plan Policy Update – Use of Administrative Funds; and
- Add Item H.1.b(3) Landlord Incentive Bonus Program.

Yeas: Commissioners Mikus, RaCosta, Chesnutt and Roberts.

Nays: None.

Absent: Commissioner Lie.

MOTION CARRIED.

MONTHLY FINANCIAL REPORT APPROVAL

It was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to approve the Monthly Financial Report as presented.

Yeas: Commissioners Mikus, RaCosta, Chesnutt and Roberts.

Nays: None.

Absent: Commissioner Lie.

MOTION CARRIED.

MONTHLY BILL APPROVAL

Housing Manager Jackson reviewed additional checks submitted for payment approval.

It was moved by Commissioner Chesnutt 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, RaCosta, Chesnutt and Roberts.

Nays: None.

Absent: Commissioner Lie.

MOTION CARRIED.

RIVERVIEW TOWERS

Manager Jackson reported recently there has been several resident unit turnovers for various reasons.

COMMISSIONER COMMENTS

Commissioner RaCosta commented on funding available to non-profits from the MSHDA Missing Middle Housing Program for various types of housing projects.

STAFF REPORTS

Executive Director

Executive Director Soldenski reported the new maintenance employee Kam Lewis is off to a great start and doing a good job. Soldenski updated the commission on several activities at Riverview Towers including the parking lot resurfacing project which has been completed, the signage refurbishing to begin next week by Craig's Signs, the DTE reimbursement for bulb replacement which should be received any day, scheduling of the rental inspections for the Riverview units, placing the cabinet replacement project on hold until after the inspections and getting cost information to replace the lobby flooring.

2023 HUD Fair Market Rent Payment Standards

It was moved by Commissioner Roberts and supported by Commissioner Chesnutt to approve the 2023 Payment Standards based on 110% of the HUD 2023 Fair Market Rents effective January 1, 2023 for Lapeer and Genesee counties as presented.

Yeas: Commissioners Mikus, RaCosta, Chesnutt and Roberts.

Nays: None.

Absent: Commissioner Lie.

MOTION CARRIED.

HCV Administrative Plan Policy Update – Use of Administrative Funds

Director Soldenski reviewed changes approved by HUD for use of HCV administrative funds to assist with various lease up costs such as security deposits, rental application fees, utility deposits, renters insurance, retaining or gaining participating landlords and damages or repairs.

It was moved by Commissioner Chesnutt and supported by Commissioner Roberts to approve the update to the HCV Administrative Plan policy regarding use of administrative funds as proposed and approved by HUD.

Yeas: Commissioners Mikus, RaCosta, Chesnutt and Roberts.

Nays: None.

Absent: Commissioner Lie.

MOTION CARRIED.

Landlord Incentive Bonus Program

Director Soldenski reviewed the proposed guidelines for the HCV Landlord Incentive Bonus Program which would provide a one time \$750 bonus to existing or new landlords participating in the Lapeer Housing Commission HCV program within the City limits of Lapeer and leasing to new participants or existing participants who are moving for the period of 9/15/2022 to 6/30/2023 until \$10,500 has been spent, or until the program HAP has been utilized; whichever comes first.

It was moved by Commissioner RaCosta and supported by Commissioner Chesnutt to approve the HCV Landlord Incentive Bonus Program as proposed.

Yeas: Commissioners Mikus, RaCosta, Chesnutt and Roberts.

Nays: None.

Absent: Commissioner Lie.

MOTION CARRIED.

OTHER BUSINESS

Annual Meeting

It was the consensus of the commission to schedule the Annual Meeting for 4:00 p.m. on Thursday, October 20, 2022 at a location to be determined.

AJOURNMENT

There being no further business, it was the consensus of the commission to adjourn the meeting at 4:57 p.m.

MEETING ADJOURNED

Ms. Denise Soldenski, Executive Director

Mr. James Mikus, Chairman