

**CITY OF LAPEER  
MINUTES OF A REGULAR  
LAPEER HOUSING COMMISSION MEETING  
LAPEER RIVERVIEW TOWERS, LLC  
MAY 19, 2023**

A regular meeting of the Lapeer Housing Commission/Lapeer Riverview Towers, LLC was held at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan on Friday, May 19, 2023 at 10:14 a.m.

**Members Present:** Vice Chair Jennell RaCosta and Commissioners Kerri Roberts and Lisa Lie.

**Members Absent:** Chairman Jim Mikus and Commissioner Robin Chesnutt.

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

Vice Chair RaCosta called the meeting to order at 10:14 a.m.

**MINUTES**

It was moved by Commissioner Roberts and supported by Commissioner Lie to approve the minutes of the meeting held on April 20, 2023 as presented.

**Yeas:** Commissioners RaCosta, Roberts and Lie.

**Nays:** None.

**Absent:** Commissioners Mikus and Chesnutt.

**MOTION CARRIED.**

**PUBLIC COMMENTS**

There were no public comments.

**MONTHLY FINANCIAL REPORT APPROVAL**

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

**Yeas:** Commissioners RaCosta, Roberts and Lie.

**Nays:** None.

**Absent:** Commissioner Mikus and Chesnutt.

**MOTION CARRIED.**

**MONTHLY BILL APPROVAL**

Housing Manager Jackson reviewed additional checks submitted for payment approval.

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

**Nays:** None.

**Absent:** Commissioners Mikus and Chesnutt.

**MOTION CARRIED.**

### **RIVERVIEW TOWERS**

Housing Manager Jackson updated the commission on Riverview Towers tenant activities.

### **COMMISSIONER COMMENTS**

There were no comments from the commissioners.

### **STAFF REPORTS**

#### **Executive Director**

#### **HCV & PBV Programs – HUD 2023 Income Limits**

Executive Director Soldenski reviewed the HUD 2023 Income Limits for both the Housing Choice Voucher and Project Based Voucher Programs.

It was moved by Commissioner Roberts and supported by Commissioner Lie to approve the HUD 2023 Income Limits for both the Housing Choice Voucher and Project Based Vouchers programs effective May 19, 2023.

**Yeas:** Commissioners RaCosta, Roberts and Lie.

**Nays:** None.

**Absent:** Commissioners Mikus and Chesnutt.

**MOTION CARRIED.**

Director Soldenski updated the commission on the current HCV lease-up rate, new HUD HOTMA policy changes regarding income, assets, rent calculation, etc. to be effective January 1, 2024 and HQS inspection process changes.

### **TRAINING REPORT**

Director Soldenski briefly reviewed the AMA Consulting Group, LLC Beyond Housing 101 Guidebook submitted in the agenda packet.

### **AJOURNMENT**

There being no further business, it was moved by Commissioner Roberts to adjourn the meeting at 10:25 a.m.

**MEETING ADJOURNED**

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Ms. Denise Soldenski, Executive Director

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Mr. James Mikus, Chairman