



TRAVERSE CITY HOUSING COMMISSION

150 Pine Street, Traverse City, Michigan,
49684 T: (231) 922-4915 | F: (231) 922-2893

NOTICE

THE TRAVERSE CITY HOUSING COMMISSION
will conduct its REGULAR MEETING on
Wednesday, October 29, 2025, AT 12:00 P.M.

SECOND FLOOR TRAINING ROOM – GOVERNMENTAL CENTER
400 Boardman Avenue, Traverse City, Michigan, 49684
(231) 995-5150

POSTED: October 27, 2025

The Traverse City Housing Commission does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. Please, contact the Traverse City Housing Commission Office, 150 Pine Street, Traverse City, Michigan, 49684, (231) 922-4915, to coordinate specific needs in compliance with the non-discrimination requirements continued in Section 35.087 of the Department of Justice Regulations. Information concerning the provisions of Americans with Disabilities Act (ADA), and the rights provided hereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting, please notify the Executive Director immediately. Please note that the Traverse City Housing Commission is committed to a dialog that is constructive, respectful, and civil. We ask that all individuals interacting verbally or in writing with the Commission honor these values.

AGENDA

- I CALL TO ORDER & ROLL CALL**
- II APPROVAL OF AGENDA**
- III PUBLIC COMMENT:**
- IV CONSENT AGENDA**

The purpose of the Consent Agenda is to expedite business by grouping non-controversial items together to be dealt with by one Commission motion without discussion. Any member of the Commission, staff, or the public may ask that any item on the Consent Agenda be removed from and placed elsewhere on the agenda for full discussion. Such requests will automatically be respected. If an item is not removed from the Consent Agenda the action noted on the Agenda is approved by a single Commission action adopting the Consent Agenda (*all items on the Consent Agenda are printed in italics*).

- A. *Consideration of Approval of September 29, 2025, Regular Meeting Minutes: Approval Recommended.*
- B. *Consideration of Approval of Schedule of Disbursements for FYE June 30, 2025 for Public Housing Program: Approval Recommended.*

- C. *Consideration of Approval of Schedule of Disbursements for FYE June 30, 2025 for TCHC Business Activities: Approval Recommended.*
- D. *Consideration of Approval of Schedule of Disbursements for FYE June 30, 2025 for HCV (Section 8) Program: Approval Recommended.*
- E. *Review & Acceptance of Financial Statements for FYE June 30, 2025: Approval Recommended.*

V COMMITTEE & COMMISSIONER REPORTS

- A. Executive & Finance Committee Meeting: No Executive Committee Meeting

VI STAFF & PROGRAM REPORTS

- A. Executive Director's Report: October 2025
- B. Family Self-Sufficiency (FSS) Program Report: October 2025

VII OLD BUSINESS

- A. Orchardview – March-May 2026 – Start Construction
 - 1. Budgeting Issues
 - 2. HUD Timeline – shut-down and potential delays
- B. Parkview Completion & Leasing Update: Move-ins 10/27/2025
- C. The Flats at Carriage Commons
 - 1. Phase I – Leasing Update
 - 2. Garfield – CDBG Application
 - 3. Phase II & III Funding
- D. Cityview Update
- E. HUD HCV Shortfall – Full Payment – Incremental – No HUD staff
- F. Strategic Planning Committee
- G. Discussion of TCHC By-Laws

VIII NEW BUSINESS

- A. RESOLUTION – Approval of Section 18 Disposition-Orchardview (Resolution)
- B. Executive Director Wages/Performance Review

POSSIBLE CLOSED SESSION: Discussion of potential Real Estate Purchase/Sale & Employee Contract Discussion

IX CORRESPONDENCE

X PUBLIC COMMENT

XI COMMISSIONER COMMENT

XII ADJOURNMENT

NEXT SCHEDULED MEETING: December 10, 2025 at NOON.