



## 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, January 7, 2026, AT 12:00 P.M.**

**3<sup>rd</sup> Floor Meeting Room #300 – GOVERNMENTAL CENTER**  
400 Boardman Avenue, Traverse City, Michigan, 49684  
(231) 995-5150

**POSTED: January 5, 2026**

*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 Schedule of Disbursements for July 31, 2025, August 31, 2025, September 30, 2025 for Public Housing Program:* Approval Recommended.
- B. *Consideration of Approval of Schedule of Disbursements for July 31, 2025, August 31, 2025, September 30, 2025 for HCV (Section 8) Program:* Approval Recommended.

- C. *Consideration of Approval of Schedule of Disbursements for July 31, 2025, August 31, 2025, September 30, 2025 for TCHC Development Activities:* Approval Recommended.
- D. *Consideration of Approval of Schedule of Disbursements for July 31, 2025, August 31, 2025, September 30, 2025 for TCHC General Operating Activities:* Approval Recommended.
- E. *Review & Acceptance of Financial Statements for July 31, 2025, August 31, 2025, September 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: November/December 2025
- B. Family Self-Sufficiency (FSS) Program Report: November/December 2025

**VII OLD BUSINESS**

- A. Orchardview Timeline Changes
  - 1. RAD/Section 18 change of application
  - 2. Construction – Summer/Fall of 2026
- B. Parkview Completion & Leasing Update
- C. The Flats at Carriage Commons
  - 1. Garfield Township – CDBG Application
  - 2. PILOT/Brownfield TIF
  - 3. Phase II & III Funding
- D. Cityview Update
- E. HUD HCV Shortfall Reconciliation – February Meeting
- F. Strategic Planning Committee – Meeting January 7, 2026
- G. Discussion of TCHC By-Laws (tabled)

**VIII NEW BUSINESS**

- A. Maintenance E-phone Fee: Adjustment to Personnel Policy
- B. CY 2026 TCHC Board Schedule of Meetings
- C. RESOLUTION – Approval of RAD/Section 18 Blend - Orchardview (Resolution)

*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: January 28, 2026 at NOON.***