



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, SEPTEMBER 23, 2026, AT 12:00 P.M.

SECOND FLOOR COMMITTEE ROOM – GOVERNMENTAL CENTER

400 Boardman Avenue, Traverse City, Michigan, 49684(231) 995-5150

POSTED: September 21, 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*).

Consideration of approval of the Minutes from August 26, 2026, Regular Meeting. Approval Recommended.

Consideration and Approval of Minutes from Executive and Finance Committee Meeting, August 25, 2026. Approval Recommended.

V COMMITTEE & COMMISSIONER REPORTS

- A. Executive & Finance Committee Meeting: September 21, 2026

VI STAFF & PROGRAM REPORTS

- A. Executive Director's Report: September 2026
B. Family Self-Sufficiency (FSS) Program Report: September 2026

VII OLD BUSINESS

- A. HUD HCV Shortfall – HUD Discussions - Update

VIII NEW BUSINESS

- A. Review of FYE 2026 Ledgers and Financials – Vernon Kreun (Motion)
B. HUD Income Limits 2026 (Resolution)
C. 2027 FMR's for TC Housing Commission (Resolution)
D. ED Compensation/Contract

*POSSIBLE CLOSED SESSION: Discussion of potential Real Estate Purchase/Sale and/or
Employee Contract Discussion*

IX CORRESPONDENCE

X PUBLIC COMMENT

XI COMMISSIONER COMMENT

XII ADJOURNMENT

NEXT SCHEDULED MEETING: October 28, 2026 at NOON.