

Meeting Minutes of the Traverse City Housing Commission

January 28, 2026

A Regular Board Meeting of the Traverse City Housing Commission was called to order by President Wayne Workman in the 2nd floor committee room of the Governmental Center at 400 Boardman, Traverse City, Michigan at 12:12 P.M.

Deputy Director discussed that she read in the newspaper that there was a new board member for TCHC, but we were not aware of the details yet. She assumes that Amanda Scott, who moved to a different county, was no longer on the Board, though no information had been given to TCHC by the City. She will reach out for more information.

I ROLL CALL

The following were present:

<u>Commissioners</u> –	Wayne Workman, Deb Lake, Mitch Treadwell, Jim Friend
<u>Staff</u> –	Karl Fulmer, Executive Director, Alisa Korn, Deputy Director
<u>Residents</u> –	none
<u>Guests/Public</u> –	none

II APPROVAL OF AGENDA

Motion by Friend, support by Treadwell to approve the agenda as presented. It passed unanimously.

III PUBLIC COMMENT

No public was present.

IV CONSENT AGENDA

Motion by Lake, support by Treadwell to approve the Consent Agenda as presented.

Roll Call

Treadwell	Yes
Workman	Yes
Friend	Yes
Lake	Yes

V COMMITTEE & COMMISSIONER REPORTS

- A. Executive & Finance Committee- The Executive Committee did not meet this month.

VI STAFF & PROGRAM REPORTS

- A. Executive directors Report- provided in packet
B. Family Self Sufficiency (FSS) Program Report: Deputy Director Korn reported that we scored 100% on out SEMAP reporting.

VII OLD BUSINESS

A. **Discussion of TCHC Bylaws:**

The Board agreed to continue to table this item and have the Strategic Planning Committee take it on and look at recommending potential revisions and updates to the full board in the February or March 2026.

VIII NEW BUSINESS

A. **Amendment to the 2025-29 TCHC Five Year CFP Plan:**

Motion by Treadwell, support by Friend to approve an amendment to the current 2025-29 TCHC Five Year CFP plan allowing for a RAD/Section 18 blended conversion of Orchardview Apartments.

Roll Call

Treadwell Yes
Workman Yes
Friend Yes
Lake Yes

B. **Amendment to the 2025 Annual PHA Plan:**

Motion by Lake, support by Treadwell to approve an amendment to the 2025 Annual PHA plan allowing for a RAD/Section 18 blended conversion of Orchardview Apartments.

Roll Call

Treadwell Yes
Workman Yes
Friend Yes
Lake Yes

C. **Introduction of draft Internal Controls Policy**

Commissioners wanted some time to read through this, so they tabled it to Old Business for the February 25th agenda.

IX CORRESPONDENCE

None.

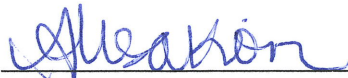
X PUBLIC COMMENT

None.

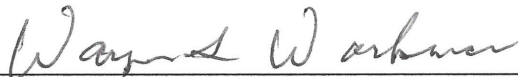
XI COMMISSIONER COMMENT

XII ADJOURNMENT – 1:14 P.M.

Respectfully submitted,



Alisa Korn, Deputy Director



Wayne Workman, President