


TRAVERSE CITY HOUSING COMMISSION

150 PINE STREET | TRAVERSE CITY | MICHIGAN | 49684

MEMORANDUM

DATE: October 28, 2016
TO: All Commissioners of the Traverse City Housing Commission
FROM: Tony Lentych, Executive Director 
SUBJECT: Follow-up to the Special Meeting of October 14, 2016

MESSAGE:

After the presentation from our attorney, Ward Kuhn, at our Special Meeting of October 14, 2016, the Executive Committee met to discuss potential next steps. After careful consideration of all of the facts presented, it was decided that the Traverse City Housing Commission should take a position on City Proposal 3 which is on the ballot on November 8, 2016.

Therefore, TCHC Executive Committee recommends adoption of the following:

RESOLUTION OPPOSING THE PASSAGE OF CITY PROPOSAL THREE (3) ON NOVEMBER 8, 2016
October 28, 2016

WHEREAS, the Traverse City Housing Commission (TCHC) is a Michigan Municipal Corporation and Public Housing Authority, Chartered by the City of Traverse City Commission under Michigan Public Act 18 of 1933, as amended through City Ordinance 274.01 et seq.; and

WHEREAS, the TCHC owns and operates a Riverview Terrace at 150 Pine Street as a public housing facility including a 10-story building in excess of 60 feet in height; and

WHEREAS, the TCHC commissioned a feasibility study to construct another affordable housing structure building at 150 Pine Street that would be a building over 60 feet in height; and

WHEREAS, the TCHC supports the rights of all Riverview Terrace Residents to participate in the public referenda regarding City Proposal 3 and other ballot measures; and

WHEREAS, the TCHC encouraged and supported the development of the Riverview Terrace Resident Council (RTRC) and continues to facilitate its functions under 24 C.F.R. 964.135; and

WHEREAS, the TCHC has contacted RTRC Spokespersons to receive the Resident Council's official policy position on the City Proposal 3; and

WHEREAS, the TCHC has serious concerns as to the added costs to our proposed developments should City Proposal 3 be implemented; and

WHEREAS, the TCHC has discovered that the passage of Enrolled Senate Bill No. 571 amending the Michigan Campaign Finance Act may, in fact, complicate our ability to fully participate in any election required by City Proposal 3; and

WHEREAS, the TCHC finds that City Proposal 3 would add unnecessary uncertainty to our ability to perform our mission and strategic plan; and

WHEREAS, the TCHC finds that community participation and involvement processes currently exist in the administrative procedures set forth by the City Planning Commission and City Commission for approval of buildings greater than 60 feet in height; and

WHEREAS, the TCHC concurs in the recommendation of the Executive Committee.

NOW, THEREFORE, Be It Resolved by the Traverse City Housing Commission as follows:

The Traverse City Housing Commission opposes the passage of City Proposal 3.