

**MINUTES**  
**SPECIAL MEETING OF THE MIDLAND CITY HOUSING COMMISSION**  
**WEDNESDAY, APRIL 4, 2016 AT 2:00 P.M.**  
**333 W. ELLSWORTH STREET**  
**CITY COUNCIL CHAMBERS ROOM**  
**MIDLAND, MICHIGAN**

**1. Roll Call**

PRESENT: Burgess, Mortensen, Garchow, Loose, and Wright

ABSENT: None

OTHERS

PRESENT: Brad Kaye, Assistant City Manager for Development Services; Dave Keenan, Assistant City Manager; Debbie Marquardt, Technical Secretary and thirteen (13) others.

**2. Public Comments (unrelated to items on the agenda)**

None

**3. New Business**

None

**4. Old Business**

**a. Bracken Woods PILOT Proposal – City Council Questions**

Brad Kaye gave an overview in regards to the Bracken Woods request for a new pilot. City Council referred 18 questions to the Housing Commission for answers. At this point, the public hearing was held on March 2 and 15 of the 18 questions were answered. The Housing Commission did not make a referral at the last meeting so that is the purpose for this meeting. At the end of the presentation the Housing Commission will be in a position to make a recommendation to City Council.

Dave Keenan made a presentation and reviewed the 18 questions from City Council. On January 25 City Council members requested answers to 18 questions. On March 2 answers were given to 15 of the questions. Keenan went over all the questions and the answers since they now have answers to all the questions. The April 11 City Council meeting is for first reading of the ordinance and then the meeting on April 25 is for the second reading.

Mortensen asked about additional information to compare this Housing Commission to other housing agencies. Kaye stated that many of them are free standing agencies and our House Commission operates as an advisory body to City Council so it is hard to compare. Mortensen also asked how many vouchers are in the community. Kaye stated that as of March 29, there are 335 vouchers.

Chairman Loose asked if the public had any questions or new information.

Sid Hanson, has a rental at 219 Bayliss Street. He wanted to compliment the City Council for preparing the questions. He would also like to compliment the city staff for putting together the answers to the questions. His understanding of the questions and answers show they don't have an understanding of the program definitions. MSHDA does have the answers to all of those questions.

AnnaMarie Morgan, president of the Midland Area Real Estate Investors Association, 807 Fournie Street. She wanted to reiterate that there is a demand for low income housing. Their recommendation is to ask City Council to have the proposal increase the amount of low income rentals to 35% of the working poor. More rental units should be provided.

Garchow stated that this was useful. He doesn't see anything missing at this point.

Mortensen wanted to clarify what percentage income these units would be at. Do they go up to 50%? Keenan stated that new tenants would have to qualify for 50% or lower. There are 10 units for 30% or below. Every unit in this project would be very low or extremely low income. Mortensen suggested that annual reviews of the lease to be sure they still qualify should be a change to the policy.

A resolution was received for City Council action. A motion was made by Garchow to approve the resolution for City Council. The motion was seconded by Mortensen. The motion was approved unanimously.

**5. Communications**

None

**6. Future Meeting Date**

**a. June 6, 2016 – Next regular meeting (potentially located at Washington Woods)**

**6. Adjournment**

The meeting was adjourned by Chairman Loose at 3:49 p.m.

Respectfully submitted,



C. Bradley Kaye, AICP, CFM  
Assistant City Manager for Development Services

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