



# City of Ann Arbor

## Formal Minutes

### Renters Commission

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

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Thursday, December 19, 2024

7:30 PM

Electronic Meeting

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Broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at  
[a2gov.org/watchCTN](http://a2gov.org/watchCTN)  
Public comment can be made by calling 877-853-5247 Meeting ID: 935 8080 1941 or via  
Zoom by joining the meeting at: [a2gov.org/RentersCommissionMeeting](http://a2gov.org/RentersCommissionMeeting)

**1 CALL TO ORDER**

*Chair Rosanita Ratcliff called the meeting to order at 7:33 PM*

**2 ROLL CALL**

**Present:** 9 - Jordan Else, Robert Droppleman, Rosanita Ratcliff,  
Dandan Chen, Julia Goode, Kimberly Pitts, Michelle Liao,  
Barbara Wood, and Hanna Larchinese

**Absent:** 3 - Geoffrey Lowes, Travis Radina, and Cynthia Harrison

**3 APPROVAL OF AGENDA**

Moved by Chen, seconded by Larchinese, approved unanimously  
as presented.

**4 APPROVAL OF MINUTES**

**4-A [24-2132](#)** Minutes of the November 21, 2024 Renters Commission Meeting

**Attachments:** 11-21-2024 Renters Commission Minutes 2.pdf

Moved by Goode, seconded by Chen, approved unanimously as  
presented and forwarded to the City Council.

**5 FIRST GENERAL PUBLIC COMMENT - THREE MINUTES PER SPEAKER**

Public comment can be made by phone at: 877-853-5247 or 888-788-0099 Meeting ID: 935 8080 1941

*No callers.*

**6      UNFINISHED BUSINESS**

**6-A      24-2135      Annual Approval of Renters Commission Bylaws**

**Attachments:**      Renters Commission Bylaws - Proposed Changes  
11-19-2024.pdf

*The commission discussed the proposed changes to the bylaws, generally proposing to include the attorney with experience representing renters as one of the desired perspectives of the position, rather than as an isolated position. The commission discussed making this change in an effort to more easily fill the voting position. The commission also discussed amending the bylaws to include one city council member as part of the group of members of the Renters Commission who provide recommendations to the Mayor for Renter's Commission members.*

*In addition to the above, the group discussed the following:*

*Whether or not the perspective of mobile home or manufactured home renters should be one of the specific desired perspectives in Renters Commission membership.*

*Correcting any grammatical errors as a result of amendments.*

**Moved by Woods, seconded Chen, to approve the bylaws as presented and forward them to City Council for final approval**

**7      NEW BUSINESS**

**7-A      24-2134      Approval of Renters Commission 2025 Workplan**

**Attachments:**      Draft City of Ann Arbor Renters Commission 2025  
Workplan.pdf, 2025 Renters Commission Workplan  
Final.pdf

*The Commission discussed the workplan as attached.*

**Moved by Larchinese, seconded by Chen, to approve the workplan as amended. Amended workplan attached.**

**7-B      24-2133      Approval of 2025 Renters Commission Meeting Calendar**

**Attachments:** CTN Schedule 12.16.2024.pdf

Moved by Wood, seconded by Ratcliff, to hold Renters Commission meetings on the third Thursday of each month at 5:30 PM.  
Unanimously approved.

7-C      [24-2136](#)

**Attachments:** Proposed Pre-Tenancy Fee Resolution.pdf

Moved by, seconded by Chen, to pass Resolution in Support of Adding Section 8:532 to Chapter 105(Housing Code) of Title VIII (Building Regulations) of the Code of the City of Ann Arbor

Approved resolution reads as follows:

Resolution in Support of Adding Section 8:532 to Chapter 105 (Housing Code) of Title VIII (Building Regulations) of the Code of the City of Ann Arbor

Whereas, The City of Ann Arbor Renters Commission is committed to promoting equitable housing practices and protecting renters from unnecessary financial burdens;

Whereas, Pre-tenancy fees, beyond those directly related to the rental application process, create financial barriers for renters and disproportionately affect those with limited resources;

Whereas, The proposed addition of Section 8:532 to Chapter 105 of Title VIII of the City Code will limit pre-tenancy fees to only rental application fees, ensuring greater fairness in the rental process;

Whereas, The proposed amendment will also require landlords to refund rental application fees within 60 days if the applicant is not offered a lease, further safeguarding renters' rights and ensuring transparency in the rental process;

Whereas, The Renters Commission recognizes the significance of this amendment in reducing exploitative practices and fostering trust between tenants and landlords;

Resolved, That the Ann Arbor Renters Commission strongly supports the addition of Section 8:532 to Chapter 105 (Housing

Code) of Title VIII (Building Regulations) of the Code of the City of Ann Arbor, which addresses pre-tenancy fees and provides protections for renters;

Resolved, That the Renters Commission urges City Council to adopt this amendment promptly to ensure that renters in Ann Arbor are not subject to excessive or unfair fees during the rental application process;

Resolved, That the Renters Commission commits to educating the public about the importance and implications of this amendment and to collaborating with City Council and city staff to support its implementation;

Resolved, That the Renters Commission will forward this resolution to the Ann Arbor City Council and request that it be included in the Council's upcoming agenda for consideration.

**7-D Plan for Next Meeting**

*Plan for January 16th Renters Commission*

*Update about green rental housing ordinance  
update from tenant education commission  
Update on potential early leasing violation*

**8 REPORTS**

**8-A REPORT FROM CITY COUNCIL**

**8-B REPORT FROM HHSAB**

**8-C REPORTS FROM COMMISSIONERS**

**8-D REPORT FROM STAFF LIAISON**

**9 SECOND GENERAL PUBLIC COMMENT - THREE MINUTES PER SPEAKER**

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## **10**      **COMMUNICATION**

### **10-A**      **24-2140**      Various Communication to the Renters Commission

**Attachments:**      Umich Student\_Redacted.pdf, Renewal  
Request\_Redacted.pdf, Raised Rent\_Redacted.pdf

## **11**      **ADJOURNMENT**

**Adjourned unanimously at 9:06 PM**

Commission public meetings are held on the third Thursday of each month. These meetings provide opportunities for the public to address the Commission. All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org); or by written request addressed and mailed to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting.

Renters Commission meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx> ). These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 7:30 p.m. on the third Thursday of each month at 7:30 PM