



City of Ann Arbor

Formal Minutes

Renters Commission

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

Thursday, November 16, 2023

7:30 PM

Electronic Meeting

Broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at 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

1 CALL TO ORDER

Chair Zackariah Farah called the meeting to order at 7:35 PM

2 ROLL CALL

All members attended the meeting from Ann Arbor, MI

Present: 8 - Zackariah Farah, Gayle Rosen, Jaymie Tibbits, Geoffrey Lowes, Robert Droppleman, Rosanita Ratcliff, Julia Goode, and Kimberly Pitts

Absent: 6 - Robert P Kelly, Dandan Chen, Travis Radina, Cynthia Harrison, Jordan Else, and Arthur Thomas

3 APPROVAL OF AGENDA

Moved by Lowes, seconded by Goode, seconded by approved unanimously as presented.

4 APPROVAL OF MINUTES

4-A [23-1916](#) Minutes of the October 19th, 2023 Renters Commission Meeting

Attachments: 10-19-2023 Renters Commission Minutes.pdf

Moved by Goode, seconded by Rosanita, 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

Jennifer Junehee Won explained that they are a student and offered to assist with different renter related research topics.

Jeff Hayner, expressed appreciation for the existence of the Renters Commission and expressed disappointment that the appointed Council Members were not present at the meeting.

6 **OLD BUSINESS**

6-A **23-1751** Discussion/Motion: Municipal Electricity

Attachments: Draft Motion From Julia Goode.pdf, Proposed Motion-Updated for 11.16.2023.pdf

Moved by Goode, seconded by Tibbits, to approve the Resolution to Requests that the Ann Arbor City Council Pursue a Phase 2 Study for the Municipalization of the Power Grid.

Whereas, the consumers in Ann Arbor have some of the most expensive and dirty electricity in the nation and also some of the worst reliability rates.

Whereas, extreme weather events often cause outages, extreme weather is worsened by DTE's contribution to greenhouse gases and Ann Arbor has a stated goal of becoming carbon neutral.

Whereas, electrical outages are more and more common in Ann Arbor and their impact is more dire for renters than homeowners due to:

- the fact that statistically renters are lower income than homeowners, therefore the loss of medicine, perishable food and the ability to eat healthily during an outage is a greater hardship on renters,**
- the inability of renters to install generators or solar panel systems to help endure outages as many homeowners have done,**
- fewer renters owning cars than homeowners making it more difficult to evacuate or temporarily move out during an outage than homeowners who can pack up the car with kids, medical supplies and food and head to friends, family or hotels in a neighboring community, and**
- homeowners continue to gain equity in their home during an outage while renters must pay rent on a partially usable or not at all usable units during an outage.**

Be it recognized that changing to a publicly held electric company would not solve all financial difficulties facing Ann Arbor renters it would ease the housing burden many face.

Resolved, the Ann Arbor Renters Commission requests that the Ann Arbor City Council pursue a Phase 2 study for the municipalization of the power grid and all other means available to ease the burden renters face due to unreliable electricity.

7 **NEW BUSINESS**

7-A [23-1925](#) Update from Rental Housing Services

Attachments: Summary from Rental Housing Services.pdf

Received and Filed

7-B [23-1922](#) Review Meeting Date/Time

The Renters Commission must approve their 2024 meeting calendar at their December 2023 regular meeting. If the Commission would like to change the meeting date but continue to be televised by CTN, CTN's availability to record and broadcast meetings is attached for consideration.

Attachments: CTN Meeting Schedule 11-16-2023.pdf

7-C [23-1921](#) 2024 Renters Commission Work Plan

The Renters Commission must create and submit to City Council a work plan outlining and prioritizing matters the Commission expects to consider in the upcoming year. Attached is the 2023 Work Plan for reference.

Attachments: Renters Commission Work Plan Approved
12-15-2022.pdf

7-D [23-1920](#) Review Bylaws

The Renters Commission must review their bylaws annually.

From the bylaws:

“11.1 Amendments to these bylaws may be approved at any regular meeting by a two-thirds vote of all voting members currently serving on the Commission. Proposed amendments must have been submitted in writing at the previous regular meeting to be considered. Proposed amendments must be submitted to the Office of the City Attorney for review prior to adoption by the Commission. After adoption by the Commission, the bylaws are not effective until approved by City Council.

11.2 These bylaws shall be reviewed annually by the Commission for possible amendment.”

Attached are the current bylaws for reference.

Attachments: Renters Commission bylaws APPROVED 9-6-22.pdf

7-E [23-1917](#) Discussion: Short-term Rentals in the City of Ann Arbor

7-F Plan for December Meeting

- Approval of Bylaws
- Approval of Work Plan
- Approval of Calendar

7-G HHSAB Eviction Discussion

8 **REPORTS**

8-A Report from City Council

8-B Report from HHSAB

8-C Report from Staff Liaison

[23-1924](#) Report from City Staff

Attachments: Report from Staff 11-16-2023.pdf

8-D Report from Commissioners

9 SECOND GENERAL PUBLIC COMMENT - THREE MINUTES PER SPEAKER

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or via Zoom by joining the meeting at: a2gov.org/RentersCommissionMeeting

10 COMMUNICATION**10-A 23-1926 Various Communication to the Renters Commission**

Attachments: Email 4 _Redacted.pdf, Email 3 _Redacted.pdf, Email 2 _Redacted.pdf, Email 1 _Redacted.pdf, Email from Courthouse Square_Redacted.pdf

Received and Filed

11 ADJOURNMENT

Moved by Ratcliff, seconded by Lowes

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; 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