

RE: AN ORDINANCE TO ESTABLISH A HOUSING COMMISSION - County of Ingham,
Michigan

Adopted July 26, 1977

Resolution Number 77-169

An ordinance to establish a housing commission, and specify its purpose, duties, authority and responsibilities, and specifically to provide for the establishment of low income housing for the elderly, pursuant to 1933 PA 18, as amended.

THE PEOPLE OF THE COUNTY OF INGHAM, MICHIGAN, DO ORDAIN:

ARTICLE I

PURPOSE

Deeming it advisable in the interest of protecting the public health, safety and welfare; and pursuant to Michigan Public Act. No. 18 of the Extra Session of 1933, as amended, being Sections MCLA 125.651, et seq.; MSA 5.3011, et seq., and to create pursuant thereto a housing commission, and to define its duties, authorities and responsibilities, the County of Ingham, Michigan, does hereby adopt the following ordinance:

ARTICLE II

POWERS AND DUTIES

(a) Pursuant to Michigan Public Act No. 18 of the Extra Session of 1933, as amended, there is hereby created a commission, to be known as the Ingham County Housing Commission, which shall hereinafter be referred to as the "Commission".

(b) The Commission is specifically authorized and directed to convert the old Medical Care Facility, located at 3882 Dobie Road, Okemos, Michigan 48864, (hereinafter referred to as "Facility"), into senior citizen housing for low income housing for senior citizens (persons over fifty-five (55) years of age), who are residents of the County, and to thereupon rent the Facility to senior citizen residents of the County who have insufficient income to otherwise afford adequate housing.

(c) The Commission shall have all of the powers, duties and limitations set out in Michigan Public Act No. 18 of the Extra Session of 1933, as heretofore or hereafter amended, and Michigan Public Act No. 293 of 1937, as heretofore or hereafter amended, and the supplemental powers and duties set out in this Ordinance to accomplish the goals herein. In the exercise of its powers and duties with respect to housing, the Commission shall at all times strictly limit itself to the needs of those families and individuals who are unable to pay for more expensive housing accommodations and for whom there is insufficient adequate housing in Ingham County within an affordable price range.

ARTICLE III

MEMBERSHIP; TERMS; NONCOMPENSATORY SERVICE; VACANCIES

The commission shall consist of five (5) members to be appointed by the Chairperson of the Board of Commissioners. The term of office of members of the commission shall be five (5) years. Members of the first commission existing hereunder shall be appointed for the terms of one (1) year, two (2) years, three (3) years, four (4) years and five (5) years, respectively, and annually thereafter one (1) member shall be appointed for the term of five (5) years. Members of the commission shall serve without compensation and may be removed from office by the Chairperson. Any vacancy in office shall be filled by the Chairperson for the remainder of the unexpired term.

ARTICLE IV

CONFLICT OF INTEREST

No member of the commission or any of its officers or employees shall have any interest directly or indirectly in any contract for property, materials or services to be acquired by the commission. Prior to entering into the duties of his/her office, each member of the commission shall certify in writing to the County Clerk that he/she has read this section and knows the contents thereof and that he/she has no such interest, which certificate shall be kept on file by the County Clerk.

ARTICLE V

REPORTS

The commission shall make an annual written report of its activities to the Board of Commissioners, and shall promptly make such other reports as the Board of Commissioners may from time to time require. Said annual report shall cover the period from July first (1st) to June thirtieth (30th), both inclusive, shall be filed with the County Clerk on or before July thirty-first (31st) of each year and shall include, but not by way of limitation, a statement of assets and liabilities and a statement of receipts and disbursements made in accordance with sound accounting principles. As promptly as possible and within thirty (30) days of the filing of each annual report the commission shall cause twenty-one (21) true copies thereof to be deposited with the County Clerk for distribution as the Chairperson shall direct.

ARTICLE VI

MEETINGS, RULES, MINUTES, QUORUM, OFFICERS, EMPLOYEES

The commission shall meet at regular intervals, said meetings to be public. It shall adopt its own rules of procedure.

and shall keep a record of the proceedings. Three (3) members shall constitute a quorum for the transaction of business. A president and vice-president shall be elected by the commission. The commission may appoint a director who may also serve as secretary, and such other employees or officers as shall be necessary. The commission shall prescribe the duties of all its officers and employees. The commission may from time to time as necessary employ engineers, architects and consultants. The president and vice-president shall be members of the commission and shall receive no compensation.

ARTICLE VII

COMPENSATION, DEEDS, CONTRACTS, LEASES, PURCHASES, EMPLOYEE SELECTION AND PAYMENT

(a) The commission may appoint a director who may also serve as secretary, and such other employees or officers as shall be necessary. The commission shall prescribe the duties of all of its officers and employees and may, with the approval of the Board of Commissioners, fix their compensation.

(b) All deeds, contracts, leases or purchases entered into by the commission shall be in the name of the County of Ingham and shall be approved by the Board of Commissioners before they shall be of any force or effect; provided, however, that contracts for the purchase of necessary materials, leases with tenants and options need not be so approved..

ARTICLE VIII

RECORDS

The commission shall keep and maintain complete records of its deeds, contracts, leases, purchases, receipts and disbursements, including (but not by way of limitation) records which permit a speedy and effective financial and performance audit and which will fully disclose the amount and the disposition by the commission of the proceeds of any loan, advance, grant or contribution, or any supplement thereto, and the capital cost of any construction project for which any loan, advance, grant or contribution is made.

ARTICLE IX

CONVERSION OF THE MEDICAL CARE FACILITY INTO SENIOR CITIZEN HOUSING

(a) By this ordinance, the Commission is herein granted all necessary authority and control over the old Medical Care

Facility for the purpose of converting same into senior citizen housing. The conversion of the Facility shall be accomplished in as reasonable a time as is possible.

(b) The commission is specifically herein granted all powers contained in 1933 PA 18, as amended, toward accomplishing the conversion of the Facility into rental units for senior citizens, and the renting of same. By way of example and not limitation, the commission is authorized and empowered to employ architects for the redesign, engineers for the reconstruction and management personnel for the establishment of the rental facility.

(c) The commission is specifically authorized to establish and revise rents, but shall rent all property for such sums as will make them self-supporting, including all charges for maintenance and operation, for principal and interest on loans, bonds, taxes or fees in lieu of taxes, and to rent to only such senior citizens who are otherwise unable to pay for adequate housing accommodations.

(d) The commission is authorized to enter into deeds, contracts, leases and purchasers in the name of the County as approved by the Board of Commissioners. Contracts for the purchase of necessary materials, leases for tenants and options need not be so approved.

(e) The commission shall have complete control over the senior citizen housing project, including construction, maintenance and operation of the same. Contracts for construction or purchase of materials shall not be required to be made through the County Purchasing Department.

ARTICLE X

OTHER LOW INCOME HOUSING

Upon appropriate resolution of the County Board of Commissioners, and as directed therein, the commission is granted the power and authority to undertake other low income housing projects for the elderly or otherwise, and is granted all the power and authority necessary to accomplish same as specified herein and pursuant to 1933 PA 18, as amended, said duties and obligations to be undertaken only upon appropriate board resolution.

ARTICLE XI

RULES AND REGULATIONS

1. To the extent not inconsistent with federal law, regulation, state law or local ordinance, the housing commission shall adopt and promulgate reasonable rules which establish:

ARTICLE XIV

CONSTRUCTION

(a) When not inconsistent with the context, words used in the present tense include the future. Words in the singular include the plural, and words in the plural include the singular. Masculine shall include the feminine and neuter; the word "shall" is always mandatory. Words or terms not defined shall be interpreted in the manner of the common meaning. Headings shall be deemed for convenience and shall not limit the scope of any article or section.

(b) Powers, duties and obligations of the commission contained herein are in addition to and not by way of limitation of the specific powers granted by statute, which powers, duties and obligations shall be used to effectuate the goals set out herein.

(c) If any part of this Ordinance shall be held void, such part shall be deemed severable and the invalidity thereof shall not affect the remaining part of the Ordinance.

ARTICLE XV

EFFECTIVE DATE

This Ordinance shall take effect sixty (60) days after the date of its adoption.

ADOPTED: July 26, 1977

- (a) eligibility requirements for admission to the housing;
- (b) tenants regulations for the use and occupation of housing units.
- (c) just cause for termination of the right or use or occupancy.
- (d) conditions for continued occupancy;

2. The commission may adopt such other rules which are necessary to the just and effective administration of the senior citizen housing project and any other projects constructed and/or operated pursuant to this Ordinance.

3. All rules shall be published in a conspicuous place in each housing project operated by the commission.

ARTICLE XII

FINANCE

Financing shall be as determined and authorized by the Commission pursuant to the powers, duties and requirements of 1933 PA 18, as amended.

ARTICLE XIII

BOARD OF TENANT AFFAIRS

A. There is hereby created a Board of Tenant Affairs consisting of eight (8) members. The Board members shall serve a term of one (1) year; one-half (1/2) of the board members shall be elected by the then residing tenants, and one-half (1/2) shall be appointed by the Commission. The size of the Board may be changed by the Chairperson of the Board of Commissioners upon majority vote of the County Board of Commissioners. No member shall serve more than two (2) consecutive terms. The Board members shall otherwise meet the requirements and qualifications as specified by 1933 PA 18, as amended.

B. The members of the Board selected by the Chairperson of the Board of Commissioners shall meet and shall determine procedures for the election of tenant members, which shall be completed and the first organizational meeting of the Board shall be held within ninety (90) days after the undertaking of residence in the Facility, upon completion of construction thereto.

C. The Board of Tenant Affairs shall have such powers, duties and obligations as specified by 1933 PA 18, as amended.