

CHAPTER 276
HOUSING COMMISSION

- 276.01 Housing Commission
- 276.02 Members; term; appointment.
- 276.03 Meetings; rules; record; quorum; officers and employees purchases.
- 276.04 Powers and duties.
- 276.05 Interest of members, officers and employees in contracts
- 276.06 Report to Council
- 276.07 Deeds, contracts, leases

CROSS REFERENCES

Municipal housing commissions -see M.C.L.A. §§125.653 et seq.

Adoption, promulgation and publication of rules -see M.C.L.A. §125.694b

Acquisition and maintenance of housing projects -see M.C.L.A. §§125.731 et seq.

Conditions of dwelling units -see P. & Z. _____

International Property Maintenance Code -see

276.01 HOUSING COMMISSION CONTINUED.

The City Housing Commission, heretofore created pursuant to Act 18 of the Public Acts of 1933 (Ex. Sess.), as amended, is hereby continued.

276.02 MEMBERS; TERM; APPOINTMENT.

In accordance with Section 4 of said Act 18 of 1933 (Ex. Sess.), as amended, the Housing Commission shall consist of five members to be appointed by the Mayor with the approval of the City Council. Each of said members shall serve for a term of five years and until his or her successor shall be appointed and qualified. Members of the first Commission shall be appointed for staggered terms. Members shall serve without compensation, but shall be reimbursed for any actual and necessary expenses incurred in the performance of their duties.

276.03 MEETINGS; RULES; RECORD; QUORUM; OFFICERS AND EMPLOYEES.

The Housing 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 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 of its officers and employees and may, with the approval of the appointing authority, fix their compensation. The Commission may, from time to time as necessary, employ engineers, architects and consultants.

276.04 POWERS AND DUTIES.

The Housing Commission shall have the following enumerated powers and duties:

- (a) To determine in what areas of the City it is necessary to provide proper sanitary housing facilities for families of low income and for the elimination of housing conditions which are detrimental to the public peace, health, safety, morals, and/or welfare.
- (b) To purchase, lease, sell, exchange, transfer, assign and mortgage any property, real or personal, or any interest therein, or acquire the same by gift or bequest or under the power of eminent domain; to own, hold, clear and improve property; to engage in or to contract for the design and construction, reconstruction, alteration, improvement, extension, and/or repair of any housing project or projects or parts thereof; to lease and/or operate any housing project or projects.
- (c) To control and supervise all parks and playgrounds forming a part of such housing development but may contract with existing departments of the City for operation or maintenance of either or both.
- (d) To establish and revise rents of any housing project or projects, 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 and bonds, and for taxes.

(e) To rent only to such tenants as are unable to pay for more expensive housing accommodations.

(f) To call upon other City departments for assistance in the performance of its duties, but said departments shall be reimbursed for any added expense incurred therefore.

(g) Such other powers relating to said housing facilities project as may be prescribed by ordinance or resolution of the governing body of the City, as may be necessary to carry out the purposes of Act 18 of the Public Acts of 1933(Ex. Sess.), as amended.

276.05 INTEREST OF MEMBERS, OFFICERS AND EMPLOYEES IN CONTRACTS.

No member of the Housing 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 said Commission.

276.06 REPORT TO COUNCIL.

The Housing Commission shall make an annual report of its activities to the City Council and shall make such other reports as the City Manager may from time to time require.

276.07 DEEDS, CONTRACTS, LEASES AND PURCHASES.

All deeds, contracts, leases or purchases entered into by the Housing Commission shall be in the name of the City and shall be approved by Council, except contracts for the purchase of necessary materials costing less than the limitation contained in City Charter.