

AN ORDINANCE CREATING A HOUSING COMMISSION
FOR THE COUNTY OF OCEANA

PREAMBLE

It is hereby determined by the Board of Commissioners of the County of Oceana that unsanitary and unsafe inhabited dwelling accommodations exist in Oceana County;

It is further determined that there is a shortage of safe and sanitary dwelling accommodations in Oceana County available to persons who lack the amount of income which is necessary to enable them, without financial assistance, to live in decent, safe and sanitary dwellings without over-crowding; and

It is further determined that it is for the public interest that a housing commission be created in the County of Oceana.

NOW, THEREFORE, THE OCEANA COUNTY BOARD OF COMMISSIONERS ORDAINS:

Section 1. This Ordinance shall be known and cited as Ordinance No. 6, An Ordinance Creating a Housing Commission for the County of Oceana.

Section 2. Nothing in this Ordinance shall be construed to abrogate, affect, or supersede any applicable state law; city, township or village ordinance, regulations or authority.

Section 3. There is hereby established and created for the County of Oceana a Commission to be known as the Oceana County Housing Commission, which Commission is hereby established pursuant to the provisions of Public Act No. 18 of the Extra Session of 1933, of the State of Michigan, as amended.

Section 4. Said Housing Commission shall consist of five (5) members. Unless otherwise exempted by law, one member of the commission shall be a tenant of public or subsidized housing appointed in a manner consistent with the Act cited in Section 3 above as amended. Except as may be required by the foregoing, all members of the Commission shall be freeholders and residents of the County of Oceana for a period of at least two (2) years immediately preceding the date of their appointment. Members of the Housing Commission shall be appointed by the Chair of the Board of Commissioners with the consent of the County Commission within 90 days of the effective date of this ordinance. The term of office for Housing Commission members shall be five (5) years, provided however, that members of the first Housing Commission created hereunder shall be appointed for terms of one year, two years, three years, four years and five years respectively, and annually thereafter one member of said Commission shall be appointed for the term of five (5) years.

Section 5. The members of said Commission may be removed by the Chair of the Board of Commissioners with the consent of the County Commission, and the Chair of the Board of Commissioners with the consent of the County Commission is authorized to fill any vacancy that may occur on said Commission. Provided that a tenant representative is required pursuant to Section 4 above and no such representative is currently serving at the time any vacancy is to be filled, said representative shall be appointed to the first vacancy to be filled in the manner outlined by Section 4 above. No commissioner shall receive compensation for serving as a commissioner. No commissioner shall be interested, either directly or indirectly, in the purchase or sale of services, supplies or as an employee except to the extent permitted under the statutes of the State of Michigan and/or the various funding sources utilized by the Commission.

Section 6. Said Oceana County Housing Commission shall be a public body corporate with all the powers and duties vested or permitted to be vested in Housing Commissions pursuant to said Public Act No. 18 of the Extra Session of 1933, as heretofore or hereafter amended, and any laws heretofore or hereafter enacted pertaining to Housing Commissions including but not limited to the ability to buy, sell, mortgage and hold real property in the name of the corporation; sue and be sued in any court of this state; form, incorporate or serve as a shareholder or member of one or more for-profit or nonprofit corporations, partnerships or companies organized under the laws of this state; authorize, approve, establish, execute and/or administer any documents, agreements, contracts, instruments and/or

regulations as may be appropriate and/or required to accomplish such activities provided that such powers, duties or activities are not otherwise inconsistent with the purposes for which the commission was formed.

Section 7. The control and management of any and all housing units constructed, acquired and/or managed pursuant to the provisions of this ordinance shall be vested in the Housing Commission.

Section 8. The said Oceana County Housing Commission shall select and appoint such employees as it shall deem necessary for the proper exercise of its powers, functions and duties, and shall pay them such compensation as it shall fix and determine.

Section 9. In addition to such powers as outlined above, the Oceana County Housing Commission shall:

- a) Guide the implementation of the Oceana County Strategic Housing Plan adopted by the Oceana County Board of Commissioners concurrent with the adoption of this ordinance,
- b) Report at least annually to the Oceana County Board of Commissioners regarding progress made toward achieving the goals, objectives and action steps outlined by the Oceana County Strategic Housing Plan approved by the Oceana County Board of Commissioners, and
- c) Review and update the Oceana County Strategic Housing Plan at least annually and recommend to the Oceana County Board of Commissioners any needed additions or modifications to that plan.

Section 10. The Commission shall meet at least six (6) times per year. The Commission members shall set the time and place for meetings. Minutes shall be recorded for all meetings and filed with the County Clerk. The Housing Commission shall elect a chairperson and such other officers as it may determine necessary at their first regular meeting of each year. Each Commission member shall have one vote and all votes shall be decided by a majority of a quorum. A quorum shall consist of three or more members. The Commission shall otherwise adopt a set of bylaws governing their operations.

Section 11. The County Clerk is hereby directed to cause this ordinance to be published, as provided by law, and to be posted in three public places in the County of Oceana as provided by law.

Section 12. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 13. This ordinance shall take effect fifteen (15) days after its publication in the Oceana's Herald-Journal.

This Ordinance was approved and adopted by the Oceana County Board of Commissioners on August 23, 2007.

Larry Van Sickle, Chairman
Oceana County Board of Commissioners

I, Rebecca J. Griffin, Oceana County Clerk, certify that this Ordinance was adopted by the Oceana County Board of Commissioners. Said Ordinance was published on September 6, 2007.

Rebecca J. Griffin
Oceana County Clerk