

# HOUSE BILL No. 4520

April 20, 1999, Introduced by Reps. Reeves, Lockwood, Birkholz, Tabor, Jamnick, Minore, Hager, Scott and Byl and referred to the Committee on Local Government and Urban Policy.

A bill to amend 1933 (Ex Sess) PA 18, entitled

"An act to authorize any city, village, township, or county to purchase, acquire, construct, maintain, operate, improve, extend, and repair housing facilities; to eliminate housing conditions which are detrimental to the public peace, health, safety, morals, or welfare; and for any such purposes to authorize any such city, village, township, or county to create a commission with power to effectuate said purposes, and to prescribe the powers and duties of such commission and of such city, village, township, or county; and for any such purposes to authorize any such commission, city, village, township, or county to issue notes and revenue bonds; to regulate the issuance, sale, retirement, and refunding of such notes and bonds; to regulate the rentals of such projects and the use of the revenues of the projects; to prescribe the manner of selecting tenants for such projects; to provide for condemnation of private property for such projects; to confer certain powers upon such commissions, cities, villages, townships, and counties in relation to such projects, including the power to receive aid and cooperation of the federal government; to provide for a referendum thereon; to provide for cooperative financing by 2 or more commissions, cities, villages, townships, or counties or any combination thereof; to provide for the issuance, sale, and retirement of revenue bonds and special obligation notes for such purposes; to provide for financing agreements between cooperating borrowers; to provide for other matters relative to the bonds and notes and methods of cooperative financing; and for other purposes,"

by amending section 44b (MCL 125.694b).

**THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

1       Sec. 44b. (1) To the extent not inconsistent with federal  
2 law or regulation, state law, or local ordinance, the housing  
3 commission shall adopt and promulgate reasonable rules ~~which~~  
4 THAT establish THE FOLLOWING:

5       (a) Eligibility requirements for admission to housing.

6       (b) Obligations of tenants, including regulations for the  
7 use and occupation of housing units and common areas.

8       (c) Just cause for the termination of the right of use and  
9 occupation, so that a tenant may be clearly apprised of the pre-  
10 cise reasons for a termination.

11       (d) Conditions for continued occupancy, taking INTO account  
12 ~~of such~~ factors ~~as~~ INCLUDING, BUT NOT LIMITED TO, family  
13 size, ~~and changes therein,~~ fluctuations in income, availability  
14 of standard accommodations elsewhere, and other relevant  
15 matters.

16       (E) OPERATION OF HOMESTEADING PROGRAMS UNDER ALL OF THE  
17 FOLLOWING:

18       (i) THE URBAN HOMESTEADING IN SINGLE-FAMILY PUBLIC HOUSING  
19 ACT.

20       (ii) THE URBAN HOMESTEADING IN MULTIFAMILY PUBLIC HOUSING  
21 ACT.

22       (2) The commission may adopt ~~such~~ other rules ~~which~~ THAT  
23 are necessary ~~to~~ FOR the just and effective administration of  
24 local housing projects constructed and operated as provided by  
25 this act.

1       (3) All rules to be valid shall be published in a  
2 conspicuous place in each housing project operated by the  
3 commission.