

## ARTICLE 2-40 Housing Authority

### Sec. 2-40-10. Organization of Housing Authority.

There has heretofore been organized in the City a Housing Authority pursuant to state statutes, and this Article is adopted for the purpose of codifying the organization of the Housing Authority.

### Sec. 2-40-20. Board membership and term of office.

- (a) The affairs of the Housing Authority shall be under the supervision and control of Commissioners, also known as Board Members, consisting of seven (7) members and two (2) alternates appointed by the Mayor after approval by a majority of and ratified by the City Council.
- (b) Subsequent to the initial appointment by the Mayor or the Commissioners, the Commissioners thereafter shall elect a Chairman and Vice Chairman.
- (c) When possible, Not less than one (1) Commissioner shall be an individual who is directly assisted by the Authority and the Authority shall report to the Commission annually on efforts made to invite those directly assisted to apply.
- (d) Not more than one (1) of such Commissioners may be a City official, defined as an elected City Council member. and, in the event that a City Council member-official is appointed as Commissioner, acceptance or retention of such appointment shall not be deemed a forfeiture of office and such term shall run consecutive with the City Council term. Any such appointment by the Mayor shall be for two years, and the persons are eligible for re-appointment as long as they remain an elected City Council member. as a City official or incompatible therewith or affect the tenure or compensation in any way. Furthermore, the term of office of a Commission who is a City official shall not be affected or curtailed by the expiration of the term of the City office.
- (e) The City Manager or designee shall be a voting member of the Commission.
- (ef) The Commissioners first appointed shall serve for terms of one (1), two (2), three (3), four (4) and five (5) years, respectively, determined by lot from the date of their appointment; and thereafter tThe term of office of each Commissioner shall be for five (5) years, except the City Manager and City official. A Commissioner shall hold office until his or her successor has been appointed and has qualified. ~~(f)~~ Vacancies other than by reason of expiration of terms of office shall be filled for the unexpired term.
- (g) Commissioners and alternates shall be residents of the City for a period of at least thirty (30) days preceding the date of appointment, and residency in the City shall be a prerequisite to continuing to serve as a Housing Authority Commissioner; provided that qualified residents shall be given priority for appointment, and that no more than two (2) Commissioners and no more than one (1) Alternate need not be a resident of the City if the City Council, after a good faith effort to appoint residents, is unable to find qualified residents for appointment, and the nonresident applicant is employed within the City or has significant ties to the City demonstrated by where the individual works, worships, shops, recreates, or spends the majority of their time, at the time of appointment, and the City Council determines that it is in the best interest of the City and the Authority that nonresident/qualified persons be so appointed.
- (h) Any Commissioner of the Housing Authority who is unable to attend a meeting shall notify the Chairperson, Vice Chairperson or City staff in advance of the meeting, stating the reason for his or her absence. Two (2) unexcused absences constitute the resignation of that Commissioner. Any Commissioner not present at the

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start of the meeting shall be considered absent and an alternate will be seated. In the case of absences of regular Commissioners, the alternates shall be seated in the following order: the alternate with the initial five-year term, if available, shall be seated and thereafter the alternate with seniority shall be seated first. If both alternates have served for the same amount of time, seating shall be by alphabetical order of the last names. All Commissioners and alternates in attendance may participate in the discussion. Only seated Commissioners and alternates seated for a Commissioner may vote.

- (i) Alternates shall be appointed for five-year terms, provided that, after the initial appointment of the two (2) alternates, one (1) of the initial alternates shall serve for three (3) years and the other for five (5) years, determined by lot, and thereafter each alternate shall serve the full five-year term.

(Ord. 2029 §1, 2009; Ord. 2123 §1, 2012; Ord. 2126 §1, 2012; Ord. 2136 §1, 2012)

### **Sec. 2-40-30. Compensation.**

No Commissioner shall receive compensation for services, but shall be reimbursed for actual necessary expenses incurred in the performance of official duties as a Commissioner.

### **Sec. 2-40-40. Rules governing procedures.**

The Commission may adopt and promulgate rules governing its procedures, including election of its officers, and the rules shall be filed in the office of the City Clerk. The Commission shall hold such meetings as it determines are necessary for the conduct of its business. All meetings of the Commission shall be open to the public except those dealing with land acquisition, sales, personnel matters or legal matters. The rules of the Commission shall provide that three (3) Commissioners shall constitute a quorum.

### **Sec. 2-40-50. Powers and duties generally.**

The Housing Authority shall have all the power granted and shall perform all the duties imposed by the state and federal statutes, [including but not limited to, improving housing conditions, providing of dwelling accommodations for persons of low income, and to prepare and carry out projects to provide for the construction, reconstruction, improvement, alteration, or repair of any project.](#)

### **Sec. 2-40-60. Removal of Commissioner.**

Adverse actions against any Commissioner for inefficiency, neglect or misconduct in office shall comply with the requirements of the state statutes.