

ATTAINABLE HOUSING AND REHABILITATION ACT

*Senate Bill 362 – Senator Winnie Brinks
House Bill 4647 – Representative Terry Sabo*



SUMMARY OF BILL

Modeled after commercial redevelopment and rehabilitation acts, this tool will enable local governments to support and encourage investment into the rehabilitation of attainable housing in Michigan communities.

HOW DOES IT WORK?

A local government can create an “attainable housing district” where property owners can apply for partial tax exemptions if they meet certain affordability criteria determined by the local government.

The local governmental unit:

- Can offer a certificate reducing the real property taxes by 50% for a period between 1 and 12 years.
- Land and personal property taxes are not reduced.

The applicants’ responsibilities include:

- Meeting the minimum affordability requirements set by the local unit (no greater than 120% of county-wide area median income)
 - This includes an agreement to conduct a yearly income certification for each resident within the designated attainable housing units.
- The total number of units reserved for income-qualified households may be negotiated by the local government but must be at least 30% of the total number of residential units on the property if there are multiple units.

There is a ten-year sunset for new exemptions (December 31, 2031).