

SUBSTITUTE FOR
HOUSE BILL NO. 6493

A bill to amend 1966 PA 346, entitled
"State housing development authority act of 1966,"
(MCL 125.1401 to 125.1499c) by adding chapter 3B.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

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CHAPTER 3B

SEC. 59. (1) THE DEFINITIONS IN SECTION 11 APPLY TO THIS
CHAPTER UNLESS OTHERWISE PROVIDED IN THIS CHAPTER.

(2) AS USED IN THIS CHAPTER:

(A) "AREA MEDIAN INCOME" MEANS THE MEDIAN INCOME FOR THE AREA
AS DETERMINED UNDER SECTION 8 OF THE UNITED STATES HOUSING ACT OF
1937, 42 USC 1437F, ADJUSTED FOR FAMILY SIZE.

(B) "INCOME" MEANS AN AMOUNT DETERMINED IN A MANNER CONSISTENT
WITH THE DETERMINATION OF LOWER INCOME FAMILIES UNDER SECTION 8 OF

1 THE UNITED STATES HOUSING ACT OF 1937, 42 USC 1437F.

2 (C) "SUPPORTIVE HOUSING PROPERTY" MEANS PROPERTY THAT MEETS
3 ALL OF THE FOLLOWING REQUIREMENTS:

4 (i) IS DEVELOPED BY AN ORGANIZATION EXEMPT UNDER SECTION
5 501(C)(3) OF THE OF THE INTERNAL REVENUE CODE, 26 USC 501.

6 (ii) IS OCCUPIED BY 1 OR MORE PERSONS WITH INCOMES AT OR BELOW
7 30% OF THE AREA MEDIAN INCOME WHO RECEIVE SERVICES EITHER DIRECTLY
8 FROM OR CONTRACTED FOR BY AN ORGANIZATION IDENTIFIED IN
9 SUBPARAGRAPH (i), WHICH SERVICES INCLUDE, BUT ARE NOT LIMITED TO,
10 MENTAL HEALTH, SUBSTANCE ABUSE, COUNSELING, AND ASSISTANCE WITH
11 DAILY LIVING.

12 (iii) CONSISTS OF NOT MORE THAN 6 INDIVIDUAL LIVING UNITS.

13 SEC. 59A. (1) THE OWNER OF SUPPORTIVE HOUSING PROPERTY SHALL
14 FILE WITH THE LOCAL ASSESSING OFFICER A NOTIFICATION OF THAT
15 STATUS, WHICH SHALL BE IN AN AFFIDAVIT FORM AS PROVIDED BY THE
16 AUTHORITY. THE COMPLETED AFFIDAVIT FORM FIRST SHALL BE SUBMITTED TO
17 THE AUTHORITY FOR CERTIFICATION BY THE AUTHORITY, SUBJECT TO THE
18 LIMITATIONS PROVIDED IN SECTION 59B, THAT THE PROJECT IS SUPPORTIVE
19 HOUSING PROPERTY. THE OWNER THEN SHALL FILE THE CERTIFIED
20 NOTIFICATION OF THE EXEMPTION WITH THE LOCAL ASSESSING OFFICER
21 BEFORE NOVEMBER 1 OF THE YEAR PRECEDING THE TAX YEAR IN WHICH THE
22 EXEMPTION IS TO BEGIN.

23 (2) AN OWNER OF PROPERTY FOR WHICH CERTIFICATION AS SUPPORTIVE
24 HOUSING PROPERTY IS DENIED OR A LOCAL UNIT OF GOVERNMENT IN WHICH
25 PROPERTY CERTIFIED AS SUPPORTIVE HOUSING PROPERTY IS LOCATED MAY
26 APPEAL THE AUTHORITY'S DETERMINATION TO THE CIRCUIT COURT OF THE
27 COUNTY IN WHICH THE PROPERTY IS LOCATED.

1 SEC. 59B. (1) IN EACH YEAR, THE AUTHORITY SHALL CERTIFY NOT
2 MORE THAN 250 INDIVIDUAL LIVING UNITS AS SUPPORTIVE HOUSING
3 PROPERTY. WHEN THE AUTHORITY DETERMINES THAT IT HAS CERTIFIED AS
4 SUPPORTIVE HOUSING PROPERTY 250 INDIVIDUAL LIVING UNITS FOR THAT
5 YEAR, THE AUTHORITY SHALL NOT CERTIFY ANY OTHER PARCEL OF PROPERTY
6 AS SUPPORTIVE HOUSING PROPERTY IN THAT YEAR.

7 (2) EACH YEAR, 50% OF THE LIVING UNITS THE AUTHORITY CERTIFIES
8 AS SUPPORTIVE HOUSING PROPERTY SHALL BE EXISTING, ALREADY OPERATING
9 SUPPORTIVE HOUSING PROJECTS AND 50% OF THE LIVING UNITS THE
10 AUTHORITY CERTIFIES AS SUPPORTIVE HOUSING PROPERTY SHALL BE NEW
11 PROJECTS THAT HAVE NEVER BEEN SUPPORTIVE HOUSING PROJECTS. HOWEVER,
12 IF THE NUMBER OF APPLICATIONS FOR CERTIFICATION FOR EXISTING
13 PROJECTS ACCOUNTS FOR LESS THAN 50% OF THE NUMBER OF LIVING UNITS
14 THAT MAY BE CERTIFIED AS SUPPORTIVE HOUSING PROPERTY FOR THAT YEAR,
15 THE AUTHORITY MAY CERTIFY NEW PROJECTS FOR THE REMAINING NUMBER OF
16 LIVING UNITS FOR THAT YEAR.

17 (3) SUBJECT TO SUBSECTION (2), THE AUTHORITY SHALL CERTIFY
18 PROPERTY AS SUPPORTIVE HOUSING PROPERTY ON A FIRST-COME, FIRST-
19 SERVED BASIS.

20 Enacting section 1. This amendatory act does not take effect
21 unless all of the following bills of the 94th Legislature are
22 enacted into law:

23 (a) House Bill No. 5437.

24 (b) House Bill No. 5438.