

ATTAINABLE HOUSING FACILITIES ACT (EXCERPT)
Act 236 of 2022

207.902 Definitions.

Sec. 2.

As used in this act:

- (a) "Adjusted household income" means that term as defined in R 125.101 of the Michigan Administrative Code.
- (b) "Attainable housing district" or "district" means an area in a qualified local governmental unit established as provided in section 3 in which attainable housing property is or will be located.
- (c) "Attainable housing exemption certificate" or "certificate" means the certificate issued under section 6.
- (d) "Attainable housing facilities tax" or "specific tax" means the specific tax levied under this act.
- (e) "Attainable housing property" means that portion of real property not occupied by an owner of that real property of not more than 4 units that is classified as residential real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c, used for residential purposes, that is rented or leased to an income-qualified household at no more than 30% of the household's modified household income as determined by the qualified local governmental unit. Attainable housing property also includes a building or group of contiguous buildings previously used for industrial or commercial purposes that will be converted to a multiple-unit dwelling or a dwelling unit in a multiple-purpose structure, used for residential purposes consisting of not more than 4 units, that will be rented or leased to an income-qualified household at no more than 30% of the household's modified household income as determined by the qualified local governmental unit. Attainable housing property does not include any of the following:
 - (i) Land.
 - (ii) Property of a public utility.
 - (f) "Commission" means the state tax commission created by 1927 PA 360, MCL 209.101 to 209.107.
 - (g) "Department" means the department of treasury.
 - (h) "Income-qualified household" means an individual, couple, family, or group of unrelated individuals whose adjusted household income is 120% or less of the countywide area median income as posted annually by the Michigan state housing development authority on its website.
 - (i) "Modified household income" means the gross annual income from all sources and before taxes or withholding of all individuals of a household living in a residential dwelling unit or housing unit after deducting all of the following:
 - (i) Unusual or temporary income of any member of the household.
 - (ii) Six hundred and fifty dollars for each member of the household.
 - (iii) Earnings of a member of a household who is under 18 years of age.
 - (iv) Fifty percent of the income of a second adult wage earner jointly occupying the residential dwelling unit or housing unit whose individual income is less than that of the wage earner with the highest income.
 - (v) The lesser of \$1,000.00 or 10% of the gross annual income.
 - (j) "New facility" means attainable housing property newly constructed on or after the effective date of this act.
 - (k) "Qualified facility" means a new facility or a rehabilitated facility, located in an attainable housing district.
 - (l) "Qualified local governmental unit" means a city, village, or township.
 - (m) "Rehabilitated facility" means existing attainable housing property that has been renovated, with a renovation investment of not less than \$5,000.00 as determined by the qualified local governmental unit, on or after the effective date of this act, to bring the property into conformance with minimum local building code standards for occupancy, as determined by the qualified local governmental unit.
 - (n) "Taxable value" means the value determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

History: 2022, Act 236, Imd. Eff. Dec. 13, 2022