

TOWNSHIP OF SCIO WASHTENAW
COUNTY, MICHIGAN

Ordinance No. 2026-29

AMENDING CHAPTER 13, TAX EXEMPTIONS FOR HOUSING PROJECTS

AN ORDINANCE TO AMEND THE CODIFIED SCIO TOWNSHIP ORDINANCE BY
AMENDING CHAPTER 13 TAX EXEMPTIONS FOR HOUSING PROJECTS

NOTE: Unchanged Code text is in plain Times New Roman font. Additions to Codes are in single underline Times New Roman font. Deletions to Codes are in ~~striketrough Times New Roman font~~.

THE TOWNSHIP OF SCIO, WASHTENAW COUNTY, MICHIGAN, HEREBY
ORDAINS:

Section 1:

Chapter 13, of the Township of Scio Code of Ordinances, Tax Exemptions For Housing Projects, is amended as follows:

Section 13-2 Preamble

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its low-income citizens and families and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the act. The Township of Scio (the "township") is authorized by this act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this act at any amount it chooses, not to exceed the taxes that would be paid but for this act. It is further acknowledged that such housing for low income persons and families is a public necessity, and as the township will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose. It is further acknowledged that the continuance of the provisions of this chapter for tax exemption and the service charge in lieu of all ad valorem taxes during the period contemplated in this chapter are essential to the determination of economic feasibility of housing projects that are constructed or rehabilitated with financing extended in reliance on such tax exemption.

The township acknowledges that ~~Lakestone Apartments II Limited Dividend Housing Association LLC~~; Lakestone Apartments Limited Dividend Housing Association Owner LLC, (the "sponsor") has offered, subject to the adoption of an ordinance agreeing to accept a payment in lieu of taxes (the "PILOT") by the township, to acquire, rehabilitate, own and operate a housing project identified as Lakestone Apartments on certain property located at 4275 Eyrie Drive in the township to serve low income persons and families (the "housing project"), and that the sponsor has offered to pay the township on account of this housing development an annual service charge for public services in lieu of all ad valorem property taxes. Lakestone Apartments is subject to long-term rent and income restrictions and is eligible to receive a PILOT having received an allocation under the LIHTC Program by the Michigan State Housing Development Authority (the "authority").

Section 13-3 Definitions

Sponsor means ~~Lakestone Apartments II Limited Dividend Housing Association LLC~~ Lakestone Apartments Limited Dividend Housing Association Owner LLC or any successor person or any entity that receives or assumes a mortgage loan and is an eligible mortgagor under the act.

Section 13-5 Establishment of Annual Service Charge

The housing project identified as Lakestone Apartments and the property on which it is located shall, subject to the limitations and conditions of this chapter, be exempt from all property taxes from and after the commencement of construction of the project. In consideration of the sponsor's offer to acquire, own and operate the housing project, the township agrees to accept payment of an annual service charge for public services in lieu of all property taxes. The annual service charge shall be equal to ~~two~~ one percent of the annual shelter rent actually collected.

Section 13-9 Payment of Service Charge

~~The service charge in lieu of taxes as determined under the chapter shall be payable in the same manner as general property taxes are payable to the township except that the annual payment shall be paid on or before September 14 of each year and shall be distributed to the several units levying the general property tax in the same proportion as for general property taxes. Failure to pay the service charge on or before September 15 of each year shall result in the service charge being subject to one percent interest per month until paid. If any amount of the annual service~~

~~charge or accrued interest shall remain unpaid as of December 31 of each year, the amount unpaid shall be a lien upon the real property constituting the housing project upon the township treasurer filing a certificate of nonpayment of the service charge, together with an affidavit of proof of service of the certificate on nonpayment upon the sponsor with the Washtenaw County Register of Deeds, and proceedings may then be had to enforce the lien as provided by law for the foreclosure of tax liens upon real property.~~

The annual service charge in lieu of taxes as determined under this Ordinance shall be payable in the same manner as general property taxes are payable to the Township and distributed to the several units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. The annual payment for each operating year shall be paid on or before September 14 of each year. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206, as amended; MCL 211.1, et seq).

Section 2. Repealer

All ordinances or parts thereof which are in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed, except that terms defined herein for the purpose of interpretation, administration and enforcement of this Ordinance shall not act to modify, repeal or otherwise change the definition of any such term as used in other ordinances or laws.

Section 3. Savings Clause

The provisions of this Ordinance are hereby declared to be severable. If any clause, sentence, paragraph, section or subsection is declared void or inoperable for any reason by any court, it shall not affect any other part or portion hereof other than the part declared void or inoperable.

Section 4. Adoption and Effective Date

This Ordinance shall be published in the manner as required by law. Except as otherwise provided by law, this Ordinance shall be effective 30 days after publication.



Jessica M. Flintoft Date
Township of Scio Clerk

Adoption: July 7, 2026
Ordinance Publication: July 22, 2026
Effective Date: July 2, 2026