



Utilizing the Brownfield Act for Housing Projects

In July 2023, Public Act 90 amended the act commonly known as the [Brownfield Act](#). This amendment expanded the definition of eligible activities under the Brownfield Act to include housing development as an eligible activity. Notably, for developers of residential housing, this means that tax increment financing (TIF) can now be used to offset costs for developing housing inventory that offers a portion of the units affordable rates (under 120% AMI).

Prior to this amendment, residential developers could access TIF to support their projects, but it required a Land Bank Authority to take ownership of the property. With the new changes to the Act, developers can access TIF for housing development by applying directly to their local Brownfield Redevelopment Authority to access TIF for eligible costs. Developers can now access TIF more efficiently for residential or mixed-use developments that offer affordable units for sale or rent, however it is important to understand how to establish eligible costs for housing as it is very different from the method for environmental activities (see Resources below for more details).

Process:

The process to approve TIF for housing Brownfield Plans is very similar to the process for traditional Brownfield TIF Plan approval. Brownfield Plans must be approved at the local level, by the local Brownfield Redevelopment Authority, and then by the appropriate State agency for the proposed eligible activities (EGLE for environmental activities and MSHDA for housing activities). The Ottawa County Brownfield Redevelopment Authority recommends a pre-application meeting with [staff](#) to discuss the project before submitting the required [application](#).

Resources:

The changes to the Brownfield Act have made it a very effective tool for community minded developers to use to help ease the housing crisis in Ottawa County. Below are some resources that can help determine if this tool might be a good fit for your project.

[Housing TIF FAQs from MSHDA](#)

[How to Calculate Financing Gap/Rent Loss](#)

[MSHDA Housing TIF Program website](#)

[Ottawa County Brownfield Redevelopment Program website](#)

Contact Ottawa County Brownfield Redevelopment Authority staff with questions:
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