



CORE COMMUNITIES

In June of 2000, the State of Michigan initiated an effort to spur private development in its urban communities and traditional centers of commerce. The incentives, unique to core communities, target critical needs of older communities through new housing development, redevelopment of obsolete facilities and development of contaminated properties.

The core communities designation provides the community with three economic development tools:

Brownfield Redevelopment Incentives

Core communities have the ability to use brownfield tools not only on contaminated property, but blighted and functionally obsolete sites as well. In addition, the tax increment financing component can pay for demolition, site preparation, public infrastructure and lead and asbestos abatement, as well as environmental remediation.

Neighborhood Enterprise Zones

This program provides property tax incentives for new home construction and home rehabilitation. For new home construction, instead of the full millage rate, the new home

is taxed at half of the statewide average. For rehabilitation projects, the assessment is frozen at pre-improvement levels. Each of these abatements can be approved for six to 15 years. Land is not abated.

Obsolete Property Rehabilitation Exemption

Available only in core communities, this incentive is designed to assist in the redevelopment of contaminated, blighted and functionally obsolete properties. The goal is to convert these underutilized buildings into vibrant commercial and/or commercial housing opportunities. The incentive offers the community the ability to freeze local property taxes at the pre-development level for up to 12 years. The developer can also apply to the state treasurer to freeze half of the state education millage for up to six years. Land is not abated.

CONTACT INFORMATION

For more information on core communities and the unique incentives available in those areas, contact the [community development manager](#) assigned to your territory or visit www.miplace.org.

QUALIFIED LOCAL GOVERNMENTAL UNITS

OBSOLETE PROPERTY REHABILITATION ACT (OPRA) PA 146 OF 2000, AS AMENDED

Section 2(k) of the act gives the qualifications which must be met in order for a local unit to be a qualified local governmental unit. There are separate qualifications for cities, townships and villages.

TOWNSHIPS

- Benton Charter Twp.
(Berrien County)
- Bridgeport Twp.
(Saginaw County)
- Buena Vista Charter Twp.
(Saginaw County)
- Genesee Twp.
(Genesee County)
- Leoni Twp. *(Jackson County)*
- Mt. Morris Charter Twp.
(Genesee County)
- Redford Charter Twp.
(Wayne County)
- Royal Oak Charter Twp.
(Oakland County)

VILLAGES

- Baldwin
- Lake County

CITIES

- Adrian
- Albion
- Allegan
- Alma
- Alpena
- Ann Arbor
- Bad Axe
- Bangor
- Battle Creek
- Bay City
- Benton Harbor
- Bessemer
- Big Rapids
- Bronson
- Buchanan
- Burton
- Cadillac
- Caro
- Carson City
- Caspian
- Center Line
- Charlevoix
- Charlotte
- Cheboygan
- Coldwater
- Coleman
- Corunna
- Crystal Falls
- Dearborn
- Dearborn Heights
- Detroit
- Dowagiac



MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

CITIES *continued*

Durand	Holland	Menominee	Saginaw
East Lansing	Houghton	Midland	St. Ignace
Eastpointe	Howell	Monroe	St. Johns
Ecorse	Inkster	Montrose	St. Joseph
Escanaba	Ionia	Mt. Clemens	St. Louis
Ferndale	Iron Mountain	Mt. Morris	Sandusky
Flint	Iron River	Mt. Pleasant	Sault Ste. Marie
Frankfort	Ironwood	Munising	Southfield
Gaastra	Ishpeming	Muskegon	Standish
Gaylord	Ithaca	Muskegon Hts.	Stanton
Gibraltar	Jackson	Niles	Sturgis
Gladstone	Kalamazoo	Norton Shores	Tawas City
Gladwin	Kingsford	Norway	Taylor
Grand Haven	Lake City	Oak Park	Three Rivers
Grand Rapids	Lansing	Olivet	Trenton
Grayling	Lapeer	Omer	Traverse City
Hamtramck	Lincoln Park	Onaway	Vassar
Harbor Beach	Livonia	Owosso	Wakefield
Harper Woods	Ludington	Petoskey	Warren
Harrison	Madison Heights	Pinconning	Wayne
Harrisville	Manistee	Pontiac	West Branch
Hart	Manistique	Port Huron	White Cloud
Hartford	Marine City	Portage	Whittemore
Hastings	Marquette	Reading	Wyandotte
Hazel Park	Marshall	Reed City	Wyoming
Highland Park	Mason	River Rouge	Ypsilanti
Hillsdale	Melvindale	Rogers City	

148 TOTAL QUALIFYING COMMUNITIES

Adopted by the State Tax Commission on October 20, 2020.