

Township Supervisor  
Brenda L. Stumbo  
Township Clerk  
Debbie Swanson  
Township Treasurer  
Stan Eldridge



**YPSILANTI  
TOWNSHIP**  
OFFICE OF THE CLERK

Trustees  
Karen Lovejoy Roe  
John Newman II  
Gloria Peterson  
LaResha Thornton

# MEMORANDUM

To: Linda Gosselin, Assessor

From: Debbie Swanson, Clerk *DAS*

Date: December 3, 2025

Subject: ***Resolution 2025-40, 2026 Poverty Exemption Guidelines and Application***

At the regular meeting held on December 2, 2025, the Charter Township of Ypsilanti Board of Trustees approved Resolution 2025-40, 2026 Poverty Exemption Guidelines and Application.

A certified copy of the resolution is attached.

Should you have any questions, please contact my office.

ajr

cc: Brian McCleery, Deputy Assessor  
Brenda Stumbo, Supervisor  
Elizabeth Reyher, Deputy Supervisor  
Stan Eldridge, Treasurer  
Javonna Neel, Accounting Director  
File

**CHARTER TOWNSHIP OF YPSILANTI,  
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION NO. 2025-40**

**2026 POVERTY EXEMPTION GUIDELINES & APPLICATION**

**WHEREAS**, the homestead of persons who, in the judgment of the Board of Review, by reason of poverty, are unable to contribute to the public charges is eligible for exemption in part from taxation under Section 7u of the Michigan Property Tax Act, Public Act 206 of 1893; and

**WHEREAS**, pursuant to Section 211.7u, Ypsilanti Charter Township, Washtenaw County adopts the following guidelines and application for the Board of Review to implement. The guidelines shall include but not be limited to the total combined household income and asset levels of the claimant and all persons residing in the household;

To be eligible, a person shall do all the following on an annual basis:

- 1) Be an owner and occupy as a homestead (primary residence -100% PRE) the property for which an exemption is requested, as of Tax Day, December 31 of the proceeding year.
- 2) File a completed Application for Poverty Exemption form 5737 with the Board of Review, accompanied by federal and state income tax returns for all persons residing in the homestead, including property tax credit returns, filed in the current or immediately preceding year or a Poverty Exemption Affidavit form 4988 for claimant and all persons residing in the household.
- 3) Meet the income threshold guidelines (maximum income) adopted by the Township Board for the total combined household income of all people living within the house, including all money and gifts contributed to support the members of the household by friends and family. The total combined household income threshold as adopted is that all household income cannot exceed 30% of the median income for Ann Arbor (Washtenaw County) as published by the United States Department of Housing and Urban Development (HUD) as of December 31 of the preceding year. These income thresholds will be used as long as they are higher than the Federal Poverty Guidelines as determined annually by the United States Office of Management and Budget.
- 4) Complete and submit a Poverty Exemption Asset Test form and meet the maximum asset eligibility test as follows: Assets other than the taxpayer's primary residence, standard mode of transportation and usual household goods valued at more than \$25,000 will be considered and added to the total combined household income to determine eligibility.
- 5) Due to the P.A. 253 of 2020 changes to MCL211.7u, the guidelines will provide for a partial exemption equal to 25% or 50% reduction in taxable value.

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Review shall follow the above stated policy, guidelines and application in granting or denying exemptions.

I, Debra A. Swanson, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2025-40 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2025.



Debra A. Swanson, Clerk  
Charter Township of Ypsilanti