

HOUSING

MICHIGAN

Executive Committee



michigan municipal league

**GRAND
RAPIDS
CHAMBER**



ABOUT



Vision: The Housing Michigan Coalition consists of communities, businesses, not-for-profits, builders, developers, associations and other organizations who support **increasing housing supply and affordability.**

Our Why: Enhancing the accessibility and affordability of homes strengthens communities, supports economic and job growth, and improves outcomes for all Michigan families.

Everyone needs housing.



Who Will Benefit?

Major areas of employment are:

Skilled trades

Hospitality & retail

Creative industries

Public safety

Health care & essential services

Manufacturing

Agriculture

Teachers & administrators

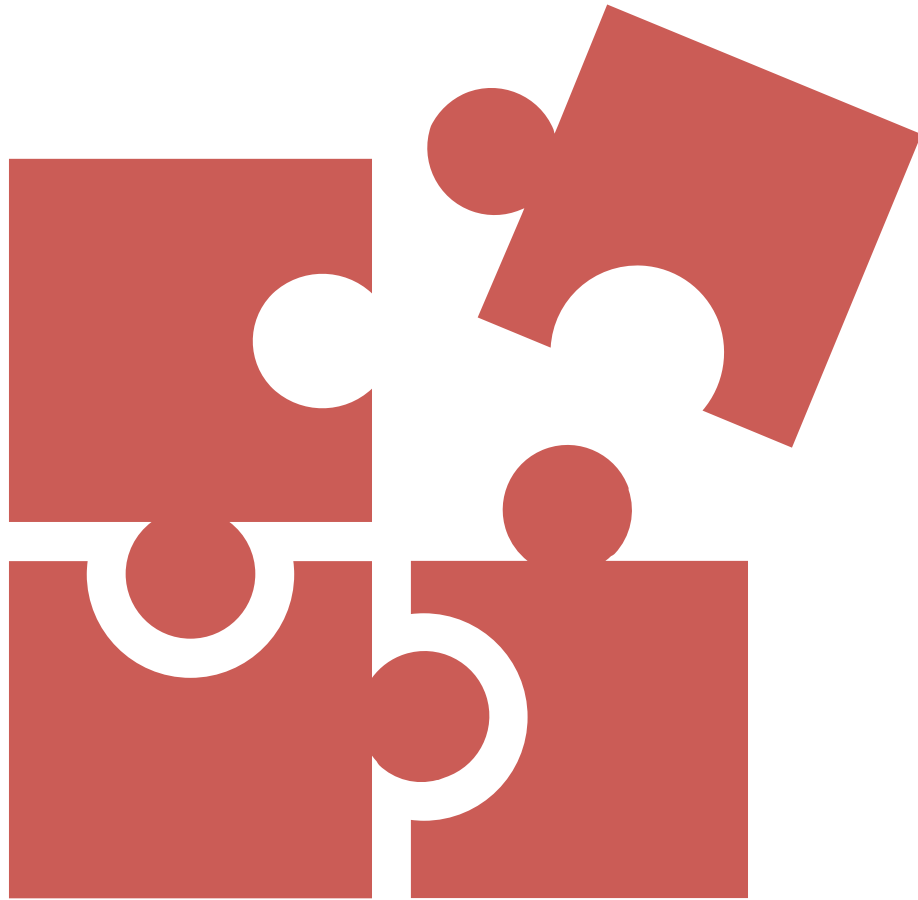
Affordable Housing		Attainable Housing		Market Rate Housing
0 -30 % AMI	30-60% AMI	60 - 80% AMI	80 - 120% AMI	120% or higher AMI
Eligible for public vouchers	Eligible for LIHTC-funded units	Eligible for CDBG or HOME-funded units	Not eligible for assistance	Can afford market rate units

Communities across Michigan are hard at work to address housing challenges.

We support tools based on proven concepts and common principles.

- Opt-in
- Locally-driven
- Flexible to meet the needs of diverse communities





OBSTACLES

Building Materials Cost

Regulatory Obstacles

Workforce Needs

Interest Rates

Mortgage Rates

Inflation

Land Costs

OPPORTUNITIES

Incentives

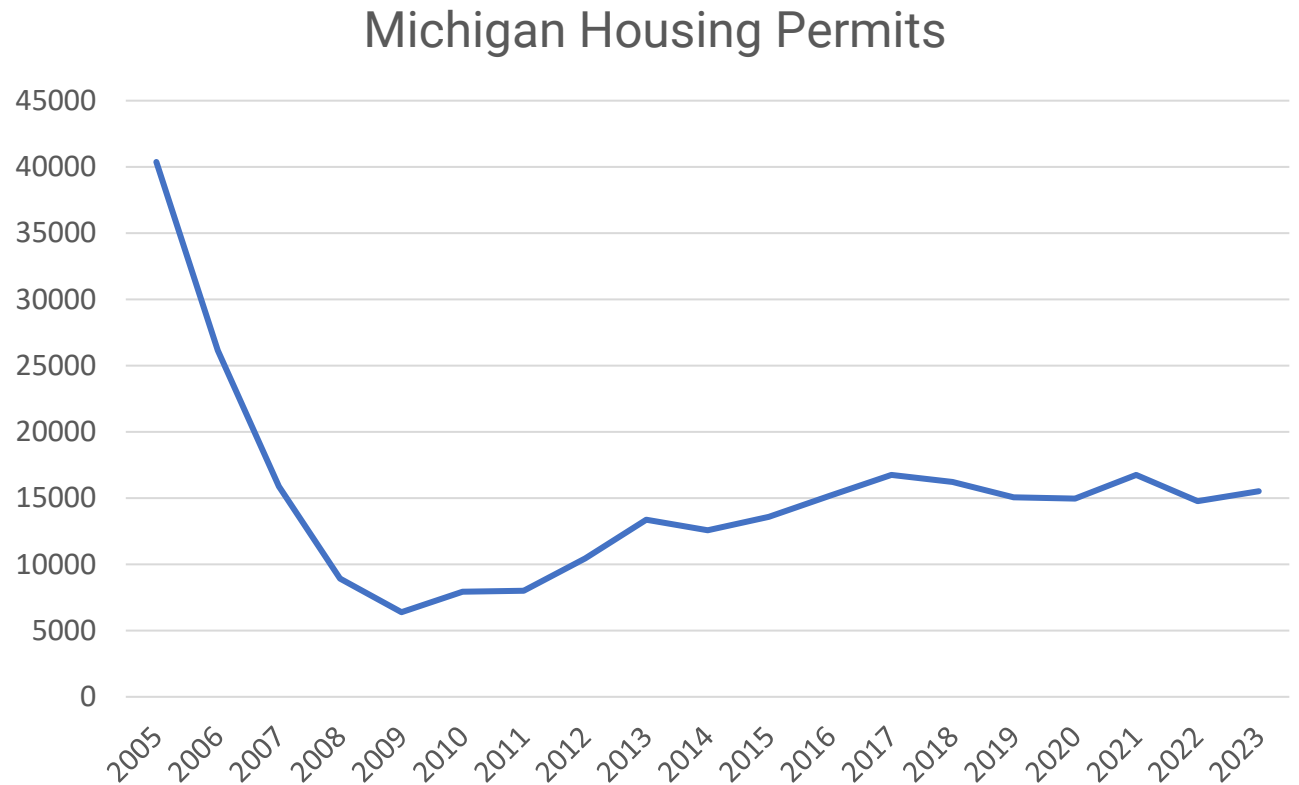
Zoning & Land Use

Workforce Development

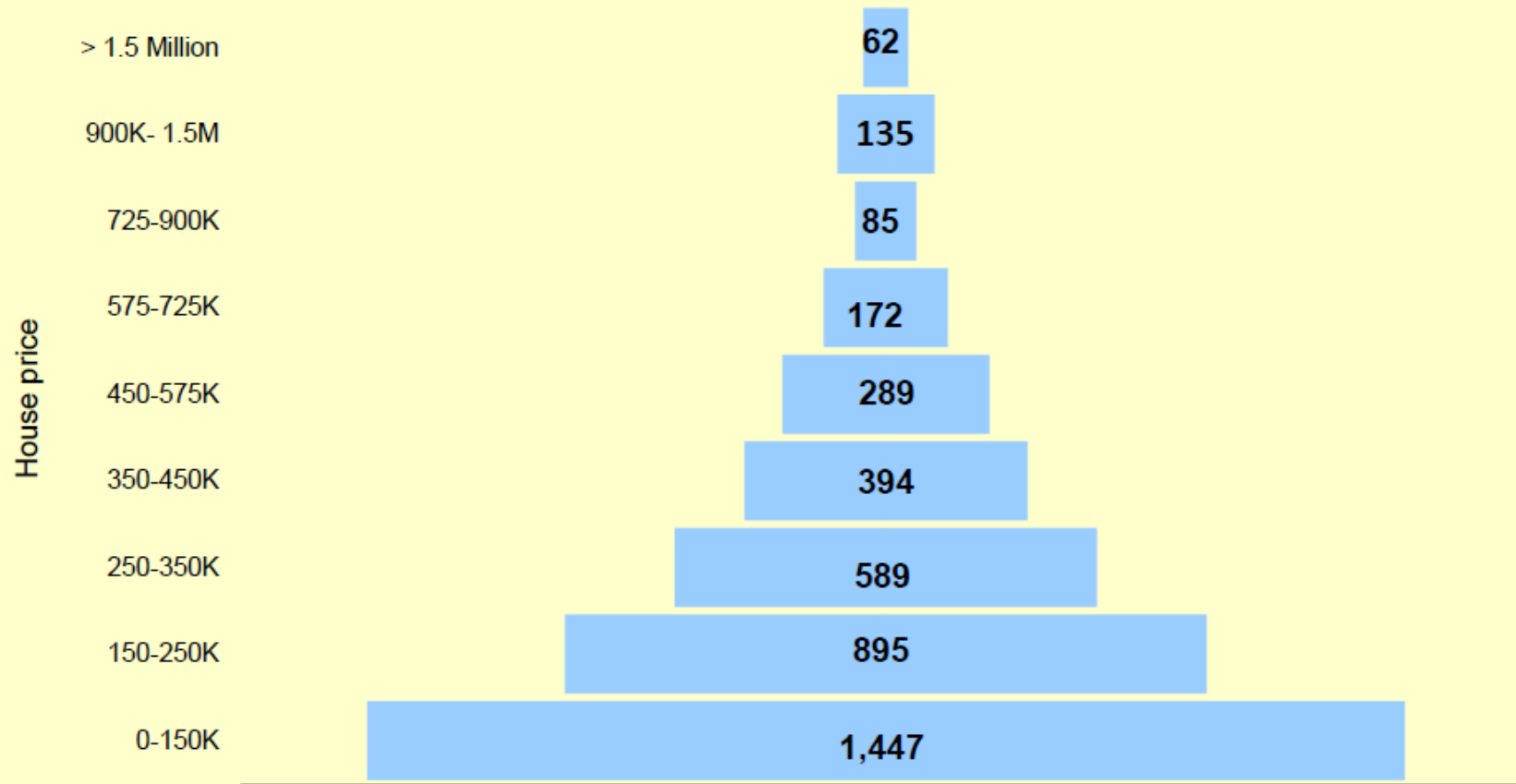
Permitting

Single Family Permit History & 2023 Prediction

2005	40,392	2014	12,575
2006	26,160	2015	13,581
2007	15,875	2016	15,176
2008	8,927	2017	16,743
2009	6,392	2018	16,211
2010	7,930	2019	15,052
2011	8,001	2020	14,959
2012	10,437	2021	16,760
2013	13,359	2022	14,776
2023 Prediction	15,523		



Michigan Households (in Thousands) by Highest Priced Home They Can Afford Based on Income: 2022



Source: Calculations by the National Association of Homebuilders Housing Policy Department, based on income data from the 2019 American Community Survey, U.S. Census Bureau

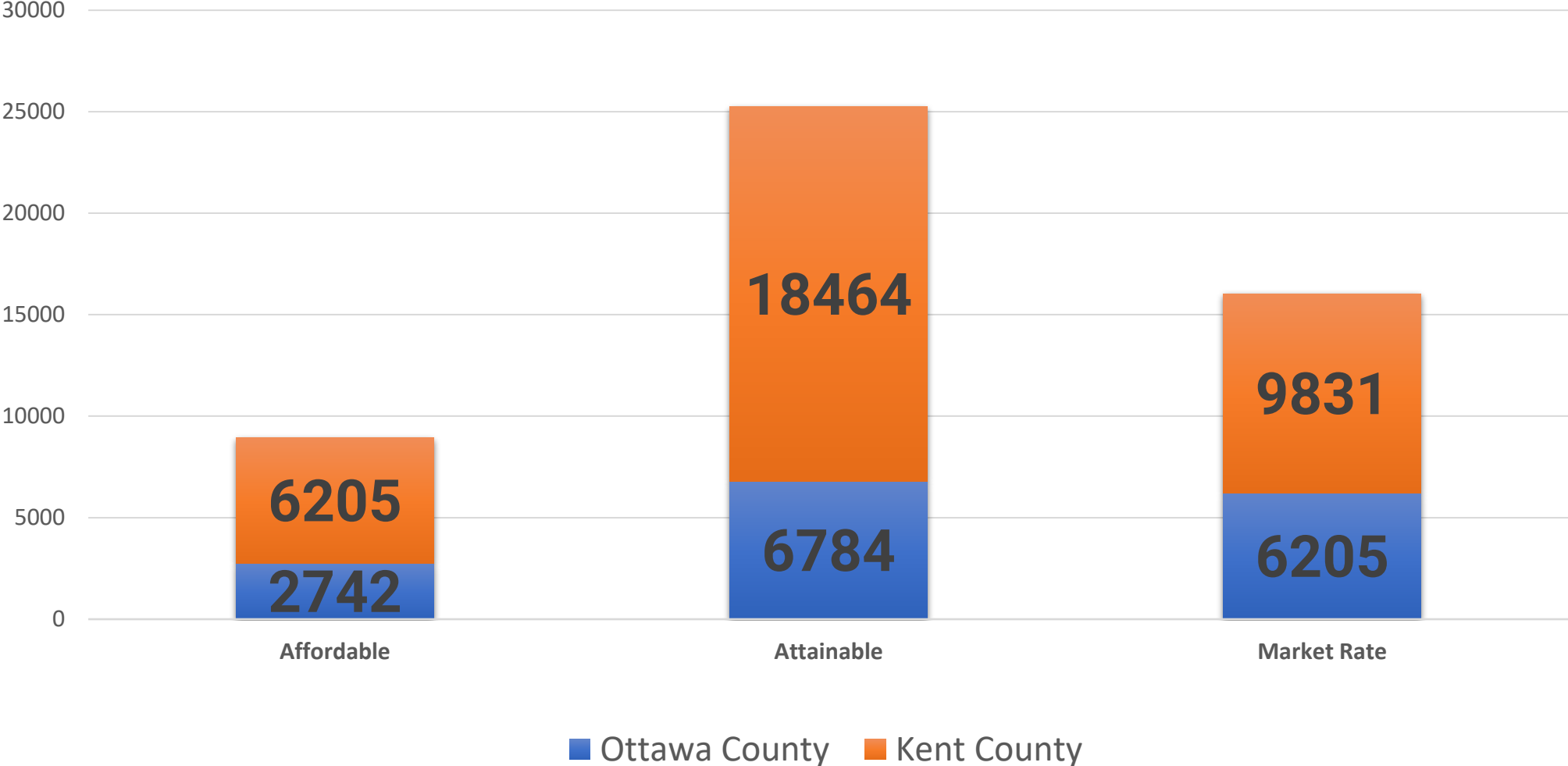


Kent County Demand 2022-2027

Income Category	<30% AMI	31% - 50% AMI	51% - 80% AMI	81% - 120% AMI	120% AMI+
Wage/Salary	\$13/hr. \$26,000/ yr. Or less	\$13-\$22 / hr. \$26k - \$44k / yr.	\$22-\$35 / hr. \$44k - \$71k / yr.	\$71k - \$107k /yr.	\$107k+ / yr.
Rental Units Needed	1,845	2,390	3,311	2,472	3,040
For-Sale Units Needed	100	2,065	5,365	7,320	6,791

2022 – 2027 Housing Gaps = 34, 699 Unit Shortage

Kent & Ottawa Housing Needs



Greatest Growth in rental gaps comes from households earning \$50,000+

Rapid gap growth in for sale for households earning over \$100,000+

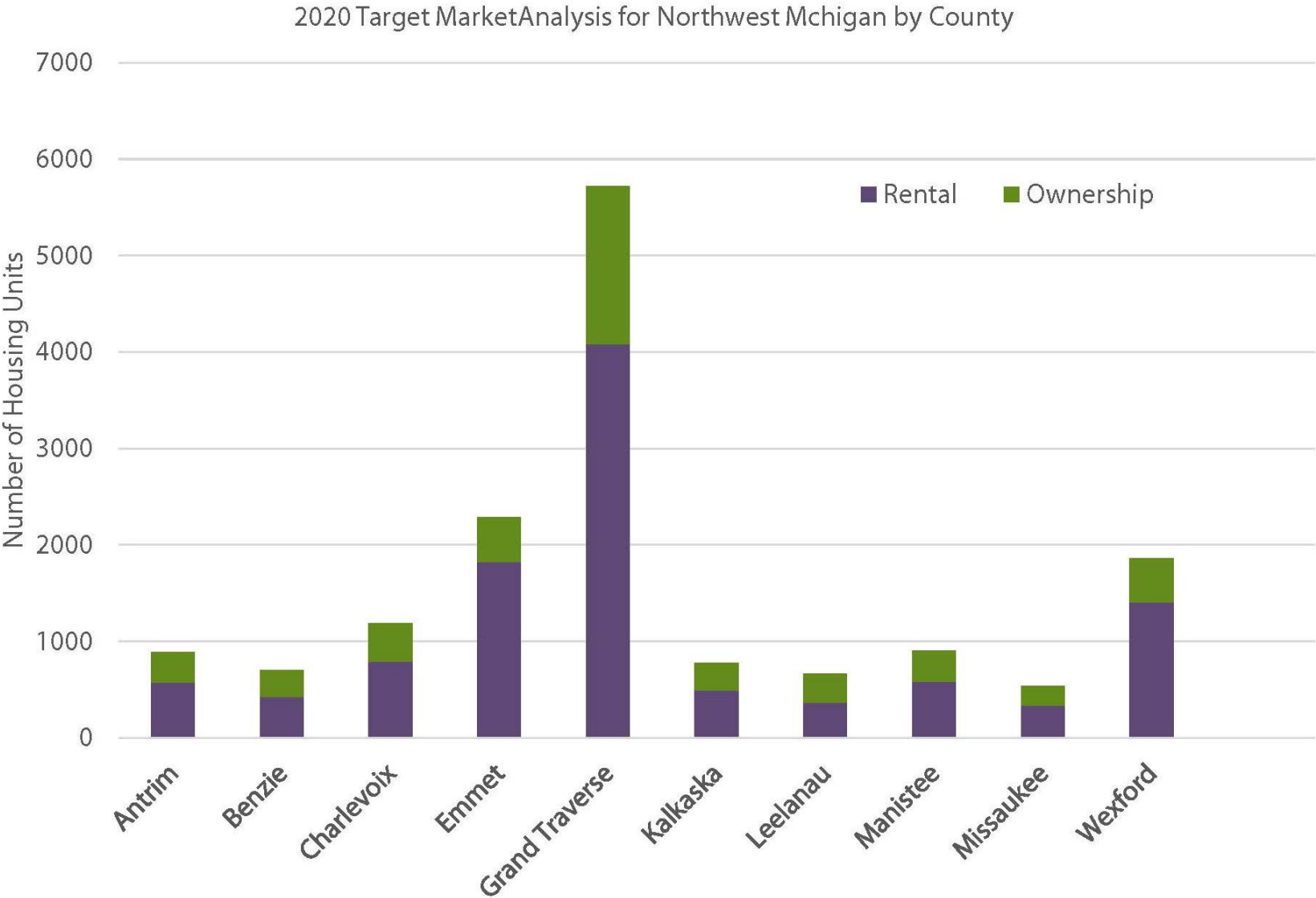
Rents escalated rapidly, particularly among market rate rentals

Housing stock below \$200,000 has diminished drastically

Step down effect



Northwest Michigan





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THANK YOU!