



Housing MI Coalition Update

FEBRUARY 29, 2024

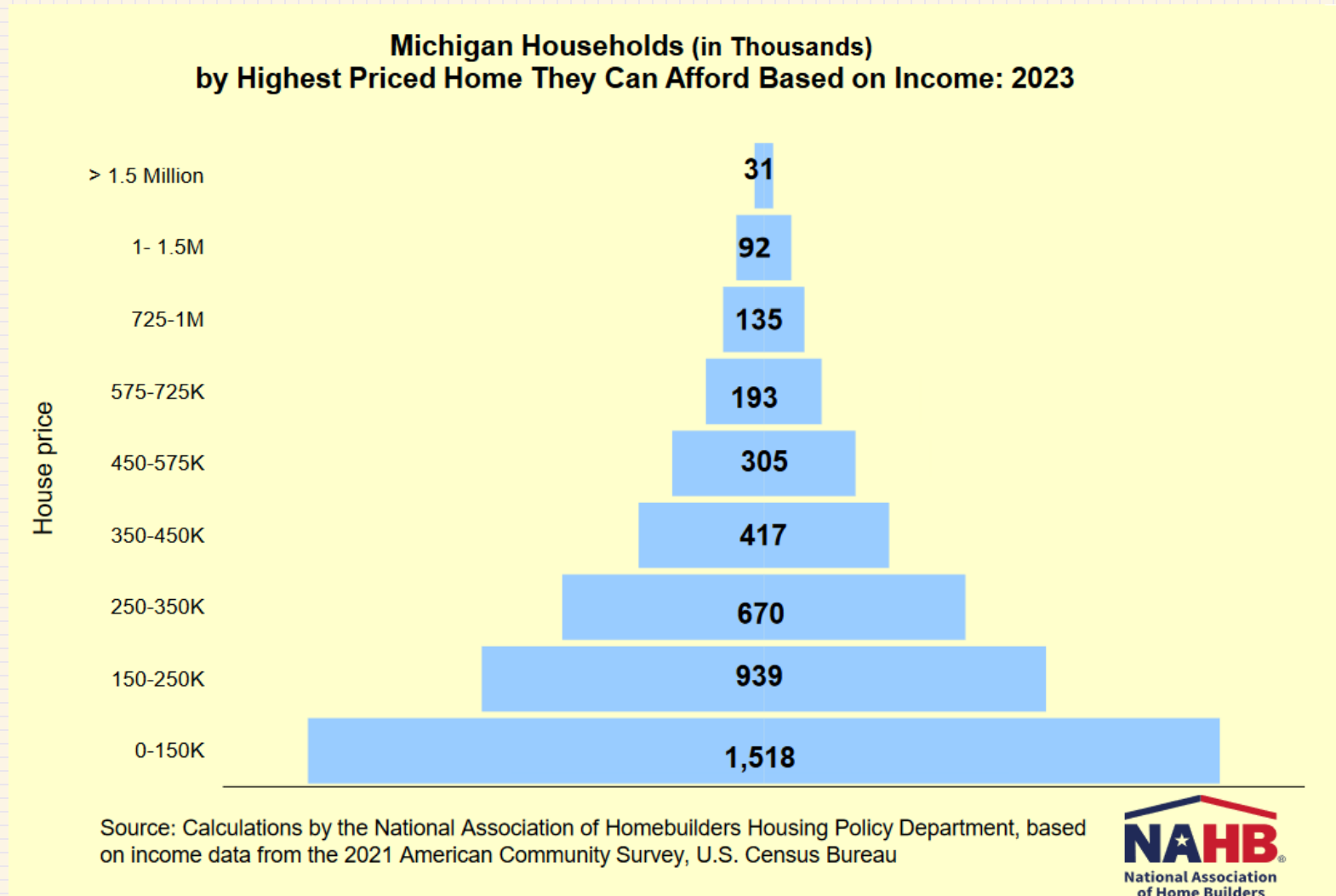


Vision: The Housing Michigan Coalition consists of communities, businesses, not-for-profits, builders, developers, associations and other organizations who support **increasing housing supply and attainability.**

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



But Not Everyone Can ATTAIN It



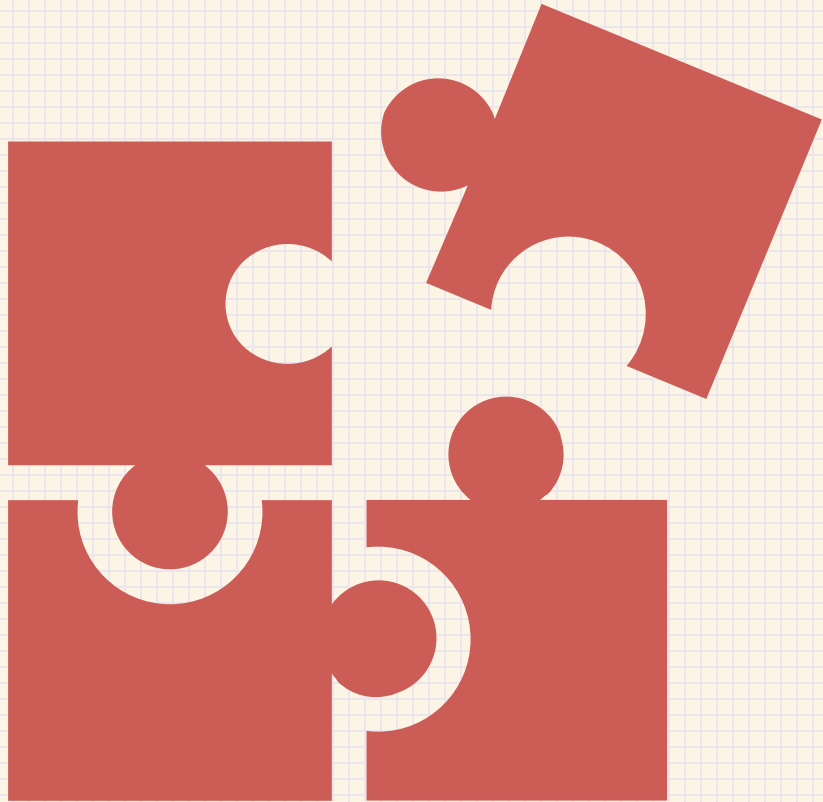
Housing IS Economic Development

15,634 single-family homes resulted in \$941.1M tax

\$104.9 million in current expenditures by the state and local governments to provide public services to the net new households at current levels

\$271.7 million in capital investment for new structures and equipment undertaken by the state and local governments

The analysis assumes that state and local governments finance the capital investment by borrowing at the current rate of 4.09 percent on tax-exempt bonds.³ In a typical year after the first, the single-family homes result in \$209.4 million in tax and other revenue for the state and local governments, and \$209.9 million in state and local government expenditures needed to continue providing services at current levels.



Obstacles:

Building Materials Cost

Regulatory Obstacles

Workforce Needs

Interest Rates

Mortgage Rates

Inflation

Land Costs

Opportunities: Workforce Development

MEMBER AGE DATA

AGE RANGE	NUMBER OF MEMBERS IN RANGE
18-25	65
26-34	381
35-45	864
46-55	983
56-65	1058
66+	720

AVERAGE AGE: 52.63 **MEDIAN AGE: 53**

LICENSED BUILDER AGE DATA

(NON-MEMBERS)

AGE RANGE	NUMBER OF BUILDERS IN RANGE
18-25	371
26-34	1606
35-45	5265
46-55	8450
56-65	12232
66+	10661

AVERAGE AGE: 57.32 **MEDIAN AGE: 59**



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





The way to get started is to quit talking and begin doing.

WALT DISNEY

2022 Housing Package

Opt-In

Locally Controlled

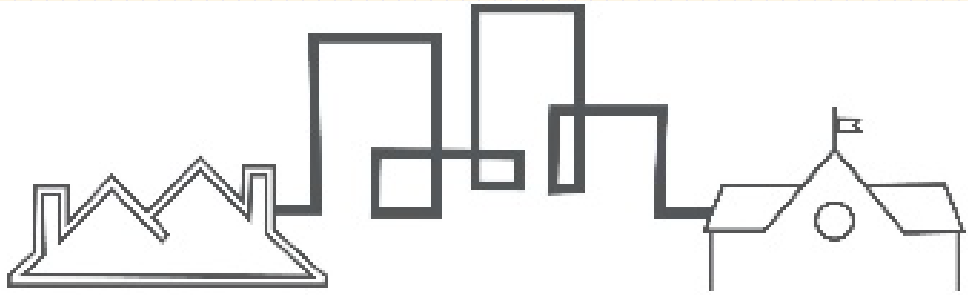
Flexible to meet the needs of diverse communities

New Tools

Attainable Housing and Rehabilitation Act
Residential Facilities Exemption

Expanded Tools

Neighborhood Enterprise Zone (NEZ)
Payment in Lieu of Taxes (PILOT)



HOUSING
MICHIGAN

Additional Tools:

**Residential TIF - 2023
Grant Funding - FY2024**

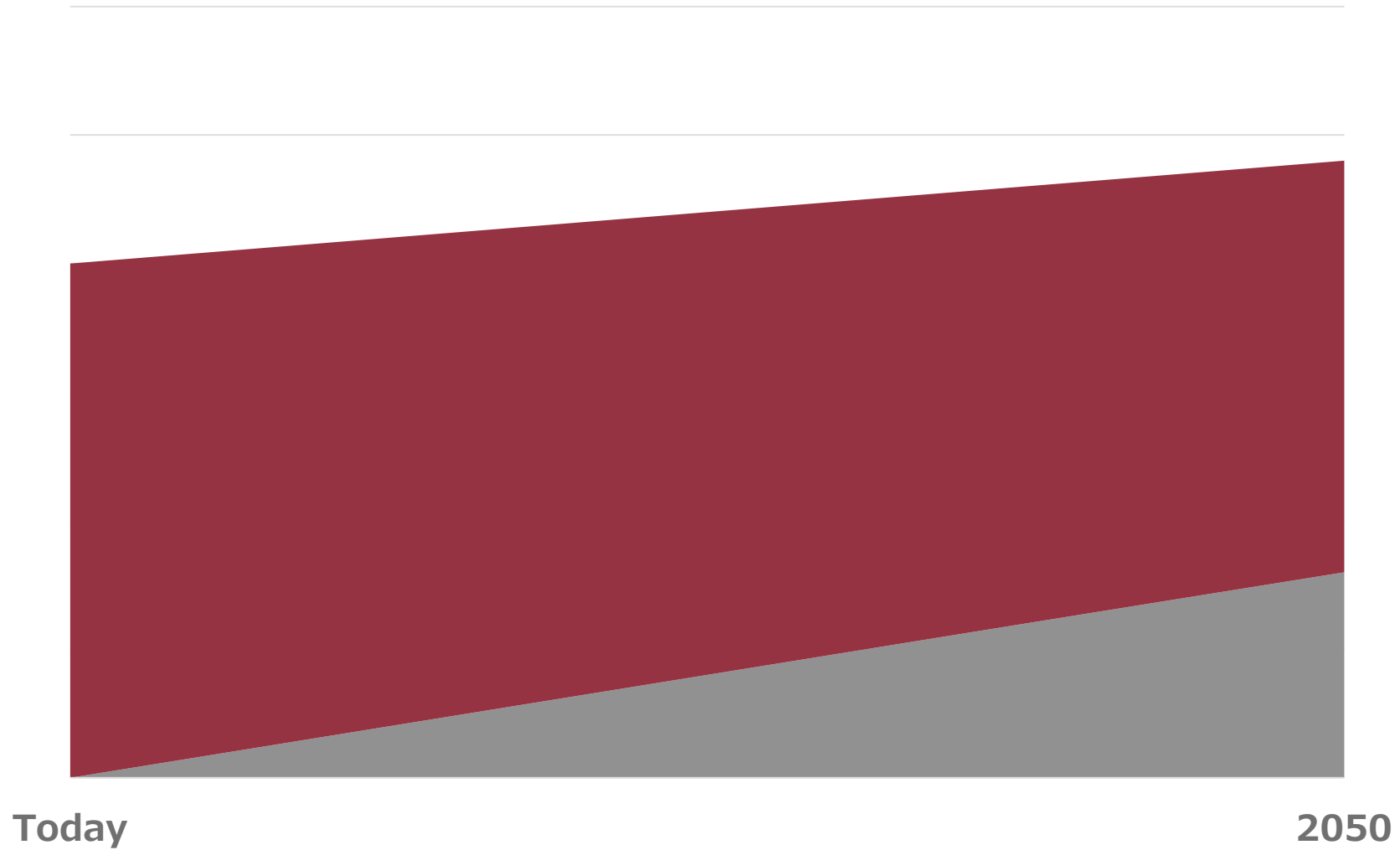
Grant Money

Funding to support reducing regulatory obstacles to housing supply and affordability such as listed in the MAP Zoning Reform Toolkit:

- **Expand allowable uses**
- **Reduce minimum lot width and area**
- **Reduce or eliminate minimum parking requirements**
- **Reduce or eliminate minimum dwelling unit size**
- **Allow missing middle housing typologies including accessory dwelling units**
- **Add density/height bonuses**
- **Allow more residential uses by-right as or through administrative review/approval**
- **Allow for pre-approved plans**
- **More flexible approaches to non-conformities**
- **Rezone for mixed-use/multi-family in commercial districts**

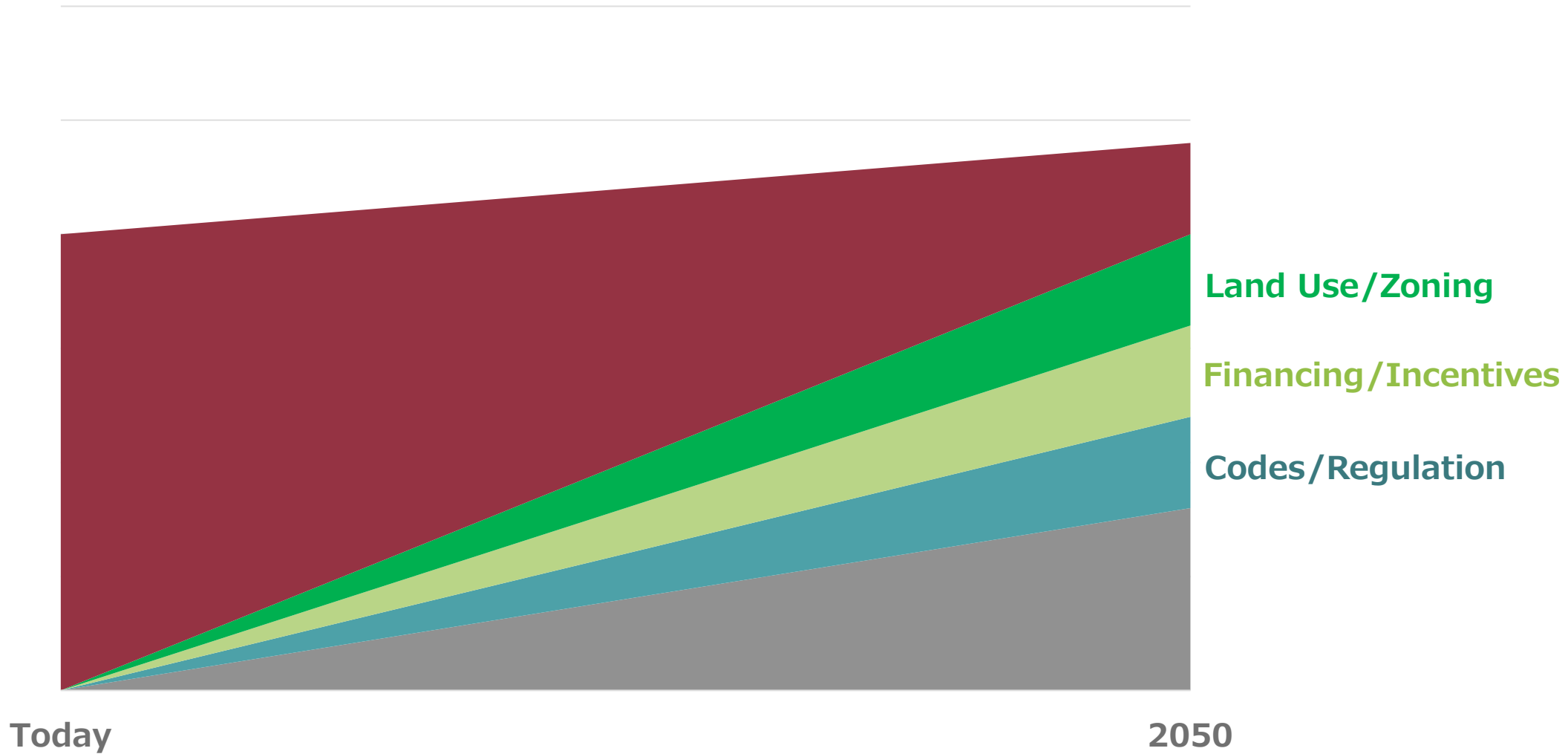
If We Stop Now

■ Current Growth Pattern ■ Need



Solving Supply & Affordability

■ Current Growth Pattern ■ Need



Opportunities: Incentives

In addition to the incentives signed into law in 2022 and 2024,

- **Continue to Fund Housing Ready Communities - \$1M**
- **Fund an Employer Housing Fund - \$5M**

What's Next?

- Coalition meeting to discuss proposed legislation
- Design/code/regulatory
- Land use & zoning



Questions?