DAWN CRANDALL
EVP of Government Relations

JOSHUA LUNGER
Vice President of Government Affairs

JEN RIGTERINK
Assistant Director, State & Federal Affairs

KENT WOOD
Principal
Borealis Strategic
BUILDING THE TOOLBOX

Local control – the local units will be able to decide many of the terms including affordability requirement, length of the credit and where it can be applied.

Flexibility – allowing for local decision making in affordability targets up to 120% of area median income (AMI) and the term length, allows these tools to be applied based on local conditions and need.

Workforce housing – these tools will likely provide the most opportunities to support projects for residents who have difficulty obtaining market-rate housing but have more income than would qualify for “affordable housing.” Our goal is to increase the supply of housing where demand is the highest and a gap has been identified.
High level overview

Attainable Housing & Rehab Act (**SB362 – Senator Winnie Brinks**)

Residential Facilities Exemption (**SB422 – Senator Ken Horn**)

- Enables local units of government and property owners to negotiate affordability/number of units in exchange for a tax abatement.

PILOTS for Housing (**SB432 - Senator Wayne Schmidt**)

- Enables local governments to set policies to allow for PILOTs for housing in projects where state/federal programs are not involved.

Neighborhood Enterprise Zone Expansion (**SB364 – Senator Jeremy Moss**)

- Allows all local units of governments to use NEZ’s for infill development.
Appropriations Asks

Local Planning, Land Use & Zoning Grants
• The state will cover the costs for planning/zoning processes updates to support housing supply and affordability

Fund Senate Bills 360/361 as a pilot program (*Senator Roger Victory*)
• Provides a 50% Corporate Income Tax for employer contributions to qualified housing expenses for employees earning up to 120% AMI.
Conclusion

There is no easy solution, but we are committed to improving outcomes.

Housing is a foundational piece that so many other systems are influenced by.

If we can create conditions to support a healthier housing market and increase the supply of attainable housing in Michigan, we will have a positive impact on:

Access to jobs
Health outcomes
Economic & community development
Student outcomes
Reducing poverty
Quality of life
And more!