

March 15-16, 2022

Lansing Center

CAP CON 2022





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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 influence 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!