



HOUSING NORTH LEGISLATIVE INITIATIVES

Housing Michigan Coalition

Housing North works to deliver a collective voice of influence from rural Northwest Michigan to identify and advocate for state policies that support diverse housing solutions. Since 2019, Housing North has been working with Borealis Strategic to advocate for policies that consider the specific context of our communities and provide tools to address specific local needs. In addition, housing North works to create pathways and partnerships for housing in Northwest Michigan. To this end, in 2020, Housing North supported the launch of the Housing Michigan Coalition and a joint legislative agenda.

The Coalition focuses on creating and expanding tools for local governments to support the development or rehabilitation of housing supply that is attainable to more Michigan citizens. Housing North is part of the Coalition's Executive Committee and has joined the business, communities, and government organizations that seek to increase the housing supply and affordability across the state.

Below is an overview of priority bills currently being supported and backed by Housing North and the Housing Michigan Coalition:

SB 362 – Attainable Housing Facilities Act (Sen. Winnie Brinks)

A local government can create an “attainable housing district” where property owners can apply for partial tax exemptions if they meet specific affordability criteria determined by the local government. This tool will enable local governments to support and encourage investment in rehabilitating attainable housing in Michigan communities.

SB 422 – Residential Facilities Exemption (Sen. Ken Horn)

The creation of a Residential Facilities Exemption would allow a temporary tax abatement on qualified new housing development in districts established by local units of government. Local governments would have the ability to establish residential facility districts used to provide tax abatements for qualified residential facilities. The abatement would enable the renovation and expansion of aging residential units and assist in or encourage the building of new residential units in these districts.

Creating pathways and partnerships for housing in Northwest Michigan.



SB 432 – PILOTS for Housing (Sen. Wayne Schmidt)

This bill would allow local governments the ability to develop Payment in Lieu of Taxes (PILOT) policies and enter into PILOT agreements with developers who are building or rehabbing affordable housing units. Currently, many local governments allow PILOTs for developments as part of the developer's process to be awarded low-income housing tax credits through MSHDA. This legislation would allow local governments to review PILOT agreements for developments that are not applicants for state or federal tax credits, thus allowing a needed tool for governments and developers/builders to partner together to address local workforce housing needs.

SB 364 – Neighborhood Enterprise Zone Expansion

This bill extends the opportunity to use NEZs to all Michigan cities, villages, and townships. The governing body of a local governmental unit designates a neighborhood enterprise zone that cannot be less than 10 platted parcels of land (unless they are in a downtown revitalization district and total more than 10 facilities). The land must be compact and contiguous. The expansion will let the local government support new (in whole or in part) residential homes and condominiums or new (in whole or in part) mixed-use buildings that include residential units with ground-floor retail, and rehabilitated facilities that meet certain investment criteria.

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