



2024 Legislative Agenda

1. **Develop and execute funding mechanisms for Regional Housing Fund-**
Transformational opportunity also exists for finding seed funding for a regional housing trust fund that was previously discussed and a resolution passed by the Board. We can begin to focus efforts in 2024 by engaging a variety of entities from Federal and State governments, local millages, and philanthropic organizations to begin to build a corpus.
 - a. Work on direct appropriations from the State and Federal government.
 - b. Encourage ARPA funding and other contributions from counties and local governments.
 - c. Change law to allow opt-ins for real estate transfer fees, tourism funds, tourism improvement districts, and local taxes.

2. **Zoning Enabling Act reforms-** Consistent with what was presented at the 2023 Housing Summit, a key challenge and opportunity exists in reforming zoning across the state/region. The Housing Michigan Coalition is working on finding bi-partisan consensus for draft legislation to streamline certain zoning requirements, including:
 - Single Staircases, Parking minimums, Raising the bar for filing a public protest , Use by right - duplexes, triplexes, etc., ADU permitting and increased density corridors, allow third-party review of building plans

Please note the above are just in idea form and come from housing developers, stakeholders, and think tanks around the state and country. Any discussion of zoning reform also comes with the possibility of removing local government authority on certain measures, which can be controversial both for legislators and at a local government level.

3. **Revenue Streams for state and local housing**
 - a. Development of an Earned Income Tax Credit connected to housing expenses.
 - b. Allow opt-ins for real estate transfer fees, tourism funds, tourism improvement districts, and local taxes.
 - c. Employer housing tax credit
 - d. Homestead exemption for long-term rentals.
 - e. Continue efforts to build tax relief and capacity for Community Land Trusts (CLTs).
 - f. Opportunity for local and housing funding from Short Term Rental taxes or assessments.