Economic Competitiveness Committee

April 17, 2025

Jennifer Rigterink

Assistant Director, State & Federal Affairs

Michigan Municipal League

We love where you live.

MML State & Federal Affairs Department (SFAD)



John LaMacchia
Director



Jennifer Rigterink
Assistant Director



Herasanna Richards
Legislative Associate



Dave Hodgkins
Legislative Associate



Betsy Richardson
Capital Office Coordinator

Our Mission

The Michigan Municipal League is dedicated to making Michigan's communities better by thoughtfully innovating programs, energetically connecting ideas and people, actively serving members with resources and services, and passionately inspiring positive change for Michigan's greatest centers of potential: its communities.


TALENT
WANTS
PLACE
BUSINESS
NEEDS
TALENT
PLACE
NEEDS
BUSINESS

Housing, Housing, Housing – What's the Issue?

- Demand vs Supply
- Costs
- Housing Needs Differ
- Unpredictability
- Siloed Approaches



Municipal Obstacles to Housing

- 39% Lack of Vacant Property to Develop
- 21% Lack of Builders, Developers
- 18% Other
- 13% Outdated Zoning Regulations
- 6% Inadequate Infrastructure to Support Additional Housing
- 3% Lack of Housing Stock to Rehab

Municipal Obstacles to Housing – Other

- Gap
- Property Owners
- Funding Incentives Misaligned with Community Housing Needs
- Construction Costs
- Wanting to Build What's Not Needed
- Financing
- NIMBYs and Misinformation



Zoning Regulations

- Piece of the Puzzle
- State’s Investment
- Different Ways to Approach
- Research and Data

Asked “Has Your Municipality Undertaken any Zoning Reforms?”

- 66% Yes
- 18% In Process
- 10% No
- 5% Unsure

Piece of the Puzzle

Labor + Lumber + Land + Laws + Lending > Price

Gap = (Cost of the Five “L”s) - Price



Zoning Regulations

- Piece of the Puzzle
- **State's Investment**
- Different Ways to Approach
- Research and Data

Location, Location, Location





Different Ways to Approach

- Motivate Change
- Recognize Work Done
- Build Partnerships
- Mix of Strategies & Solutions





Zoning Regulations

- Piece of the Puzzle
- State’s Investment
- Different Ways to Approach
- **Research and Data**

Goal – Increase Housing Supply

- Comprehensive Approach
- Incentivize Change
- Provide Resources
- Work Together


michigan
municipal
league
We love where you live.



Thank You!