



December 2, 2024

The Honorable Jason Hoskins, Chair
Committee on Economic Development and Small Business
Room N-697, Cora B. Anderson House Office Building
124 North Capitol Avenue
Lansing, MI 48933

RE: SUPPORT - HB 6095, HB 6096, HB 6097 and 6098: Expanding Housing

Dear Representative Hoskins and Members of the Committee,

Chamber of Progress, a tech industry coalition promoting technology's progressive future, writes to **support HB 6095, HB 6096, HB 6097 and 6098**, which would modernize regulations and encourage the development of diverse housing options.

Modernizing local laws and creating pathways for the development of diverse, affordable housing

As Representative Grant highlighted at a recent press conference around the bills, Michigan's housing challenges have been decades in the making, and the state must act with bold and innovative solutions. These bills represent a thoughtful approach to tackling the barriers that have historically hindered the construction of housing that meets the needs of our diverse communities. HB 6095-6098 will not only make housing more affordable but will also promote smart growth and ensure long-term stability for Michigan's residents.

The need for housing in Michigan is urgent, particularly for low- and moderate-income families. The impact of this shortage is felt across the state, from urban centers like Grand Rapids and Detroit to rural communities struggling to retain young people and families.

By streamlining the approval process, reducing regulatory hurdles, and encouraging the development of multi-family and affordable housing, your legislative package will directly address these pressing concerns:

- **HB 6095** would cap the mandatory parking requirement for zoning ordinances. At an average cost of \$28,000 per spot (excluding land costs),¹ this would make housing more affordable in places where residents do not need multiple parking spaces—such as Grand Rapids, where parking takes up 28% of all land.²
- **HB 6096** would make building more predictable by requiring clear, simple forms and explanations from zoning jurisdictions. This can enable smaller builders to enter the market and reduce costs and timelines for all.
- **HB 6097** would allow duplexes in metropolitan areas and adjacent jurisdictions. This would enable accessory dwelling units (ADUs) and new construction, boosting home production. For example, after California made it easier for people to build ADUs on their own land for family members or to supplement their income, ADUs now account for a fifth of new construction, boosting supply and lowering costs.³
- **HB 6098** would reform the protest process for zoning jurisdictions that make amendments to increase housing supply. This will support communities that wish to lower housing costs and provide homes for workers as their economies grow.

As you know, affordable housing is critical to Michigan's future economic health. Providing safe, stable housing is not only a matter of social equity but also an investment in the long-term success of our communities. By passing these bills, Michigan will take a significant step toward fostering economic stability, reduce homelessness, and support families who are striving to build a better future.

We urge fellow legislators to support these important reforms and work together to ensure their swift passage. The time for action is now, and with your leadership, Michigan can make meaningful strides toward resolving the housing crisis and creating stronger, more resilient communities.

Thank you for your dedication to this issue and your tireless work on behalf of Michigan's residents.

¹ <https://www.nytimes.com/2023/03/07/business/fewer-parking-spots.html>

² <https://parkingreform.org/resources/parking-lot-map/>

³ https://cayimby.org/wp-content/uploads/2024/01/CAY-ADU_Report-2024-v4.pdf

For the reasons cited above, Chamber of Progress supports HB 6095–6098.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Marshall", enclosed within a hand-drawn oval shape.

Kouri Marshall

Director of State & Local Government Relations, Central Region