SEMCOG

SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS

SEMCOG University:

How Local Governments are Addressing Housing Supply and Affordability

HOUSEKEEPING

- Bagels, pastries, and refreshments are available just outside of the Woodward Room.
- Copies of the presentations in this workshop will be shared to all registrants via email later this month.
- Please wait to ask questions until after the presentations, unless the presenter opens their time for Q&A.
- A lunch and facilitated discussion will be held after the presentations and discussion among the case study panel. We invite you to stay and provide input on housing in your community

AGENDA

I. **Welcome and Overview of Housing in Southeast Michigan**
Kevin Vettraino, AICP Deputy Executive Director, SEMCOG

II. **Housing Tools and Resources for Local Governments**
Richard Murphy (Murph), AICP, Senior Program Manager, Michigan Municipal League

III. **Housing Case Studies from Southeast Michigan**

   a. **Payment in Lieu of Taxes (PILOT)** | *Ben Carlisle, AICP, President, Carlisle | Wortman Associates, Pittsfield Charter Township*

   b. **Public Engagement for Redevelopment** | *Jake Parcell, PhD., City Planner & City Development Manager, City of Sterling Heights*

   c. **Zoning Streamlining and Housing Incentives** | *Jordan Twardy, Director of Economic Development, City of Dearborn*

   d. **Housing Variety – ADUs, Duplexes, and Parking** | *Michelle Aniol, Community Development Manager, City of Dexter*

IV. **Adjourn to Networking Lunch and Facilitated Discussion on Housing Priorities**
Naheed Huq, Economic and Community Vitality Manager, SEMCOG

OVERVIEW

As housing availability and affordability remains a pressing issue across the region, state, and country, stakeholders and policymakers at all levels are creatively and proactively answering the call in different ways. A critical step forward will be revising zoning regulations and providing incentives to expand the variety and attainability of housing for Southeast Michiganders of all walks of life. Some topics we will discuss include:

- The state of housing in Southeast Michigan
- Tools and resources available for local governments
- Public engagement in the redevelopment process
- Zoning – streamlining permitting and encouraging variety
- Incentives, such as Payment in Lieu of Taxes (PILOT)

City of Eastpointe, Macomb County



City of Harper Woods, Wayne County



TODAY'S PRESENTERS



KEVIN VETTRAINO, AICP
Deputy Executive Director
SEMCOG



RICHARD (MURPH) MURPHY
Senior Program Manager
Michigan Municipal League (MML)



JAKE PARCELL, Ph.D.
City Planner & Development Manager
City of Sterling Heights



JORDAN TWARDY
Director of Economic Development
City of Dearborn



BEN CARLISLE, AICP, LEED-AP
President
Carlisle | Wortman Associates



MICHELLE ANIOL
Community Development Manager
City of Dexter



NOAH BUSSELL, AICP (MODERATOR)
Planner, Economic and Community Vitality
SEMCOG

Housing in Southeast Michigan

Kevin Vettraino, AICP
Deputy Executive Director, SEMCOG

June 16, 2026

Addressing Housing in Southeast Michigan



HOW LOCAL GOVERNMENTS ARE ADDRESSING AFFORDABLE HOUSING IN SOUTHEAST MICHIGAN

PITTSFIELD TOWNSHIP

Since its Payment-in-Lieu of Taxes (PILOT) inception, the Township has approved two projects with nearly 450 new dwellings and recaptured taxes for use for other affordable housing initiatives from a third project.

Most recently, the township completed Haverhill on Clark apartment development. It has 295 units with rent restrictions to qualifying residents with below-average incomes. The complex features a mix of one- to three-bedroom apartments serving households at or below 40% to 60% of Washtenaw County's area median income. The location of this development was prioritized because of its proximity to jobs and public transportation, as well as Ann Arbor Public Schools. (Image above from Haverhill on Clark)



CITY OF HARPER WOODS

The City of Harper Woods' new Fraser Square will create 71 new homes, many priced for families earning 60-120% of the Area's Median Income (AMI). This is the single largest new development in Harper Woods in many decades. Fraser Square includes 48 duplexes and 23 townhomes; 13 units will be priced at market rate, with typical prices in the mid-$200,000s. Most will be sold below the cost of construction and will include downpayment assistance for qualified and priority buyers (early access to teachers, first responders, and city employees).

CITY OF HOWELL

The city has used Payment-in-Lieu of Taxes (PILOT) to allow for the rehabilitation of Country Glen Apartments, a low-income senior housing apartment complex. The rehabilitation project will allow for affordable rents, 35 housing units, to be maintained, avoiding the conversion of the development to market rate.

YPSILANTI TOWNSHIP

Post 2012, Ypsilanti Township adopted a neighborhood stabilization policy that gave them first right of refusal over the purchase of tax-foreclosed homes. Since the inception of the program, the township has sold over 232 homes with 32 more in process to Habitat for Humanity for just the fees it has incurred.

The success of the program has not only provided home ownership to many who could not otherwise afford it but has contributed to the stabilization of many neighborhoods.



Image from Dorsey Estates

CITY OF PONTIAC

In 2023, the City of Pontiac adopted the Residential Infill Overlay District to allow for diversity in housing stock and promote redevelopment of dated housing or vacant lots in certain single-family neighborhoods.

The Overlay District permits the construction of both two-family and smaller one-family dwellings by right, subject to compliance with certain design standards intended to promote compatibility with existing homes in the neighborhood.



Image from pontiachousingmi.com

CITY OF DEXTER

The city has allowed duplexes in single family districts since 1996 and ADUs since 2021. The city amended its zoning ordinance in 2023 to reduce the minimum lot size to 4500 sq. ft. and a lot width of 49.5' in the central core of the city. Side yard requirements were also reduced to 5' for a single side and 15' total. Parking was reduced to one space per dwelling unit, and additional amendments were made to allow for single family, duplexes and mixed-use with residential and multi-family buildings in the city's downtown.



CITY OF YPSILANTI

To keep the homes affordable and available to the most residents, a lottery system was established which allowed residents to purchase homes at 40% of the area's median income. One half of all homes are listed at this rate. This is a true public-private partnership, in which the city prioritized this specific site to be developed as affordable housing, and ultimately sold the land to developers for $1.

CITY OF BERKLEY

In 2025, the City of Berkley adopted Ordinance amendments that decreased the number of single family districts from 4 to 2, allowed ADUs in residential districts subject to design standards, allowed multiple family development in commercial corridors where such use had not previously been permitted, reduced the minimum dwelling unit size, reduced parking requirements for multi-family, and added a height bonus for affordable housing.

Moving Forward Together

Read the full article and learn more

Communities in Southeast Michigan are eager to increase access to affordable housing. They are also committed to developing in ways that are consistent with community needs and resources. These examples illustrate that the State has willing partners in its goal, and we look forward to working together on solutions that create what we all want: attainable and affordable housing that helps to build prosperity in our region. What communities in Southeast Michigan do not want or need is development with no planning or community input that threatens to cripple local infrastructure and/or create public safety challenges.

Research and local example data compiled by Carlisle Wortman Associates, planning, code enforcement and municipal consultants, Ann Arbor, MI.

The Michigan Zoning Enabling Act (PA 110 of 2006) :

- Establishes the legal framework for local governments to regulate land use and adopt zoning ordinances.
- Requires local land-use decisions to reflect a careful balance
  - Every city, village, and township must weigh property rights, neighborhood stability, economic development, infrastructure capacity; the need for more housing, along with the long-term fiscal health of the community.
- Sec. 207
  - Protects against exclusionary zoning
- Sec. 204
  - Requires a zoning ordinance to be based on a plan


City of Pontiac – infill housing


City of Ferndale

Housing in the Michigan Planning Enabling Act

The Michigan Planning Enabling Act (Act 33 of 2008; MCL 125.3801 – 125.3885) was amended in 2025 to require housing as an element of a community Master Plan:

- *Requires an assessment of the community's existing and forecasted housing demands, with strategies and policies for addressing those demands.*
- **A community's Master Plan gives its Zoning Ordinance legal validity.**
- Ordinance or map amendments that address housing supply, variety, or affordability must be rooted in the policies and strategies laid out in the approved Master Plan.


City of Harper Woods – New Townhomes


City of Brighton

Housing Zoning Preemption Bills

SEMCOG | SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS

PLANNING IMPACTS OF ZONING PREEMPTION

HOUSE BILLS 5529-5532 AND 5581-5585

IMPORTANCE OF PUBLIC VOICE AND RESIDENT INPUT

Local master planning and zoning processes include rigorous public involvement to ensure the public's voice is heard and integrated into community development priorities.

These bills directly remove the local autonomy and flexibility needed for a community to be responsive to and representative of their residents. They ignore the local deliberation and consensus-building achieved through the local planning process, including public comment and open debate. This mandate would provide no flexibility for the diverse contexts of Michigan communities and override democratically approved local plans and policies.

NEED AND PURPOSE OF LOCAL PLANNING AND ZONING

State-mandated, one-size-fits-all zoning strips locally elected officials of their decision-making authority and dismisses years of community planning work.

- These bills remove a core tenet of the Michigan Zoning Enabling Act of 2006 requiring local land-use decisions to reflect a careful balance of property rights, neighborhood stability, economic development, infrastructure capacity, housing needs, and the long-term fiscal health of the community.
- Michigan includes urban, suburban, and rural communities — each with different infrastructure capacity, housing markets, and growth patterns. Local leaders, through local planning, are best positioned to respond to those differences and address the needs of their neighborhoods and residents.
- Communities establish minimum lot and housing sizes for various reasons, including infrastructure capacity, existing neighborhood form and function, access to green space, and ability to provide public safety and other services.
- Local planning specifically considers the context, location, and capacity of infrastructure (i.e., areas with water, sewer, transportation options). This legislation ignores these considerations and allows developers to construct housing in places without adequate infrastructure, services, or transportation options.
- These bills lead to strained infrastructure and create administrative burdens without guaranteeing housing production. Local governments are best positioned to tailor missing middle housing reforms to their infrastructure, market conditions, and community goals.

TANGIBLE CHALLENGES OF THE ZONING PREEMPTION BILLS

Communities support increasing housing diversity and affordability, but s
align with jobs, infrastructure, services, and transportation options, includ
transit. These bills fail to address these requirements, while oversimplifyin
issues and ignoring cost drivers like interest rates and construction mate

Lot and Dwelling Size Minimums

- Communities set minimum lot sizes and housing standards for reason infrastructure, public safety, and service delivery. Removing that flexibil governments managing the impacts without the tools or resources to
- The density levels permitted under these bills far exceed what most co can support. On a single acre developed with 1,500 sq. ft. lots, after ded infrastructure and natural features, these bills would result in a density when developers extend infrastructure, the long-term maintenance an costs fall on the community.
- Setting an arbitrary minimum dwelling size without consideration of inf capacity, available transportation options, and access to vital services more affordable housing.
- In our more rural communities and planned lower-density areas serve sewer, and utilities, a developer could quickly acquire and develop und vacant land at densities unsuitable for the area's infrastructure capaci
- A sudden spike in density can consume limited sewer allocations wher never planned, halting development elsewhere and forcing costly upgr

Duplexes and Mobile Homes by Right

- This State mandate on duplexes overrides locally adopted plans that g density should go; undermines planned growth areas and targeted infi conflicts with environmental protection areas, such as watersheds or s features.
- Many communities intentionally direct higher-density housing to their downtowns and/or near schools. A statewide duplex mandate could sc into neighborhoods where new infrastructure must be built, contradicti plans and resulting in significant cost to the community.
- Without proper siting and planning, a mobile home can be placed in ar windstorms or flooding. Local context and planning are needed to ensu and security of these homes - including constructing on permanent fou secured and safe utility connections, stormwater and wastewater mitig adequate insulation to keep energy costs low. All of which are needed t safety of the occupants of the homes and the neighboring areas.
- A duplex, townhome, single-family home, or multi-story apartment con different impacts and intensities on the surrounding land uses – includi networks that are not built for higher traffic volumes; stormwater systen already at capacity and do not have the resources to increase or be re

- Building more housing without additional improvements to infrastructure will not result in more affordable housing. Instead, it will create additional unfunded burdens on our aging infrastructure. The impacts fall on both new and existing residents in the community. The recent major flooding events in Southeast Michigan (August 2014 and June 2021), which resulted in nearly $2 billion in damages due to infrastructure failures, would have been more severe if housing had been improperly planned and sited.

Parking Minimums

- Parking maximums and minimums should not be determined at a statewide level, without any context of local land use or available transportation options. Many local governments already allow for reduced parking in their ordinances, based on the proximity to on-street parking, public parking, and transit.
- The proposed parking cap of one space per unit ignores local context. Many Michigan communities lack robust transit availability or accessibility, and/or have gaps in their sidewalk networks. While communities are working toward improved and expanded transit networks along with enhanced walking and biking infrastructure, significant gaps remain that this package does nothing to address.

Setback Minimums

- A universal 15-foot front setback and 5-foot side and rear setbacks fail to account for roadway design, sidewalk needs, placement of utilities, and – most importantly – emergency access. These decisions are best made locally, in coordination with road agencies and public safety officials – including fire and police.
- A 25-foot setback to environmental features and water bodies does not provide enough space to protect natural resources, nor does it protect the home from flooding.

60-Day Shot Clock

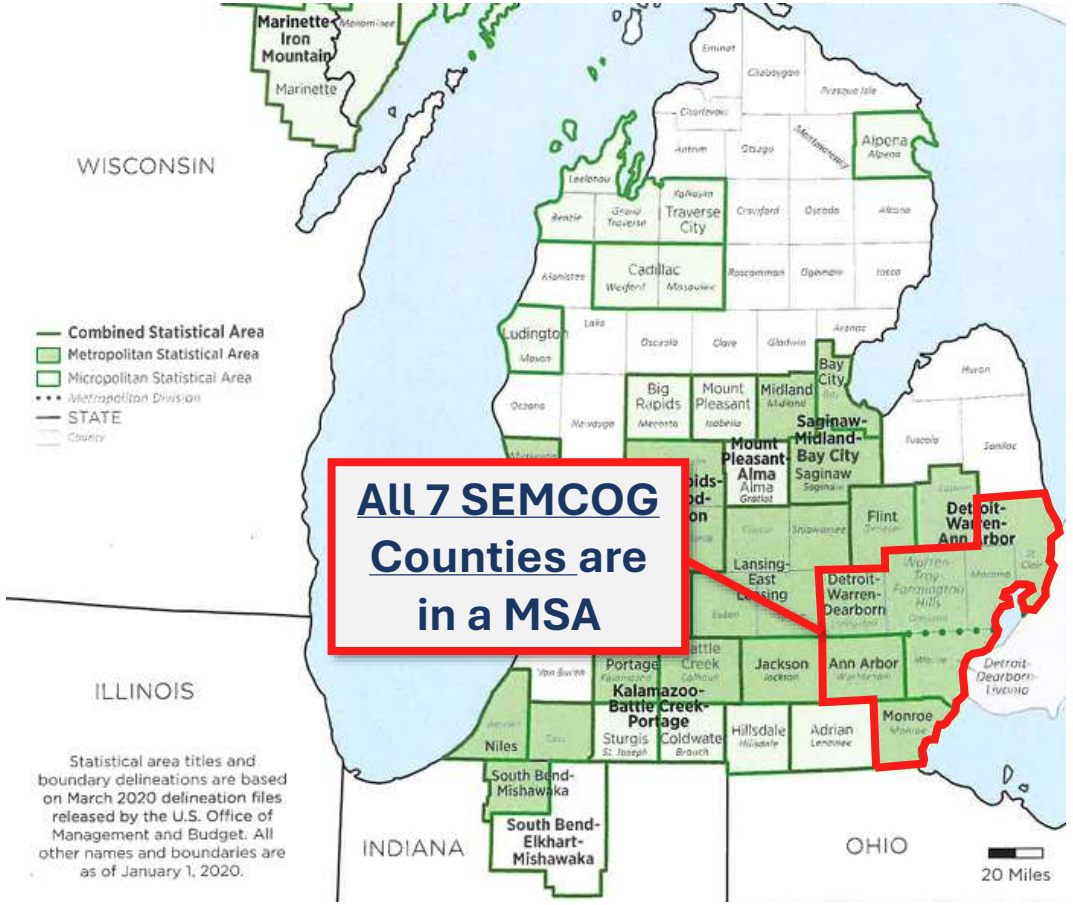
- The 60-day decision "shot clock" on site plan approvals is unrealistic, especially for complex projects involving mixed-use developments, larger multifamily units, and commercial and industrial projects such as data centers.
- Local governments support and operate under predictable and efficient review timelines. Many work diligently to process applications promptly.
- Site plan review often involves coordination across multiple departments—engineering, fire, public works, planning, environmental compliance—and sometimes State or federal agencies. While expedient processes and streamlined development are important, communities should not be forced to sacrifice public safety or to move forward without full understanding of the impacts of development proposals.

Accessory Dwelling Units (ADUs)

- ADUs-by-right may add ADUs in every neighborhood, negatively impacting sewer capacity, stormwater runoff, traffic, and public safety responses.
- Allowing ADUs through a State mandate, regardless of community type or size, may unintentionally lead to "density sprawl," where dense neighborhoods are built in place without adequate infrastructure, services, and transportation options like public trans

Housing Zoning Preemption Bills

- All the housing bills are in the Government Operations Committee and **have not advanced** to the full House for a vote as of June 16, 2026.
- No companion bills have been introduced in the Senate.
- The bills concerning MSAs would affect all seven SEMCOG counties, including rural villages, cities, and townships.



Planning And Zoning Enable Housing

- Planning and zoning are not barriers to housing
- Done well, they make housing possible:
  - **In the right places, at the right scale, aligned with the right infrastructure.**
- Planning connects housing to:
  - Sewer, water, roads, transit, schools, and public safety
  - Density, design, and surrounding land uses
  - Stormwater, emergency access, utilities, and environmental protection
  - Clear rules tied to a long-term plan

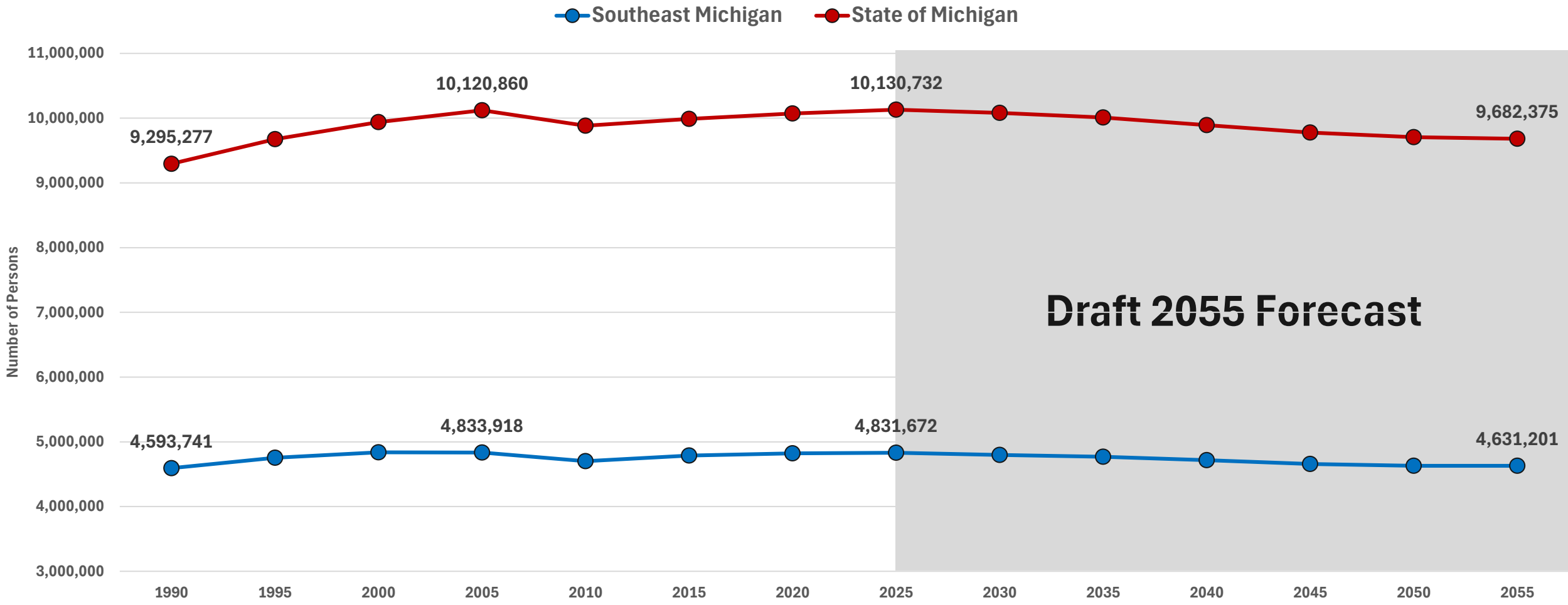


City of Ypsilanti – Dorsey Estates



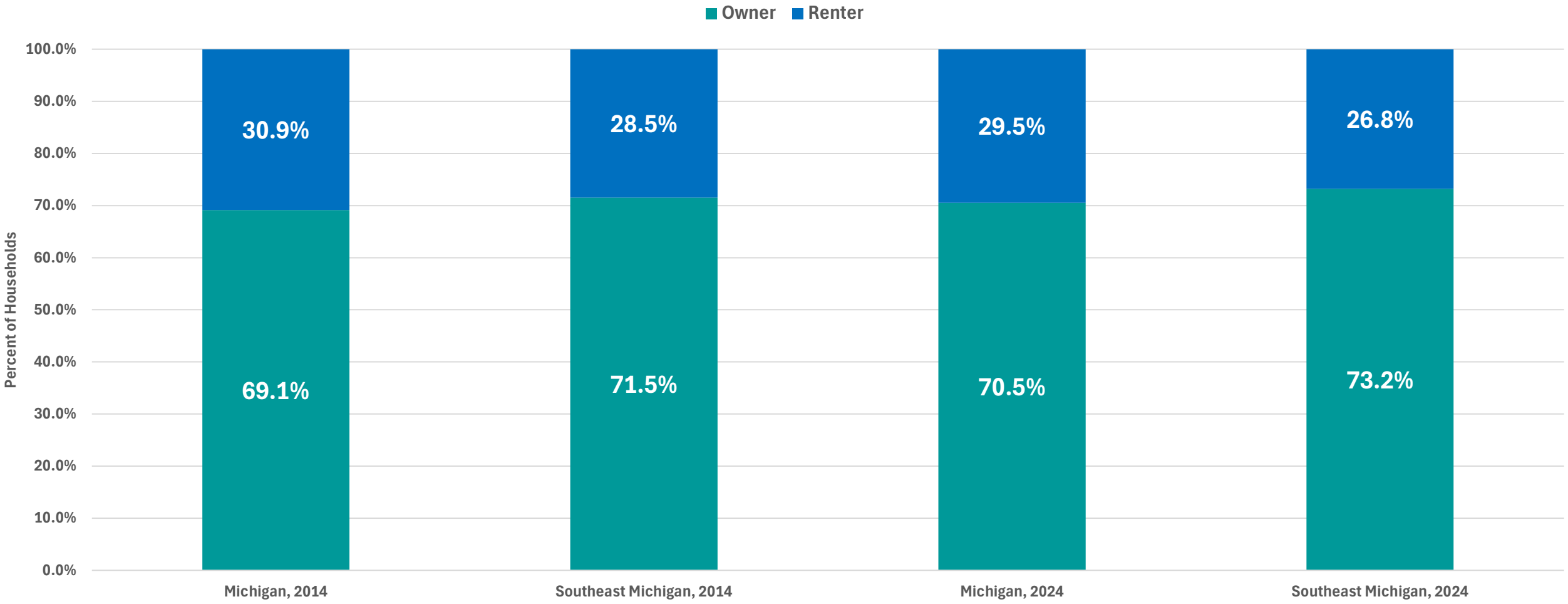
City of Clawson – Mixed-Use Residential

Past and Forecasted Total Population, 1990-2055



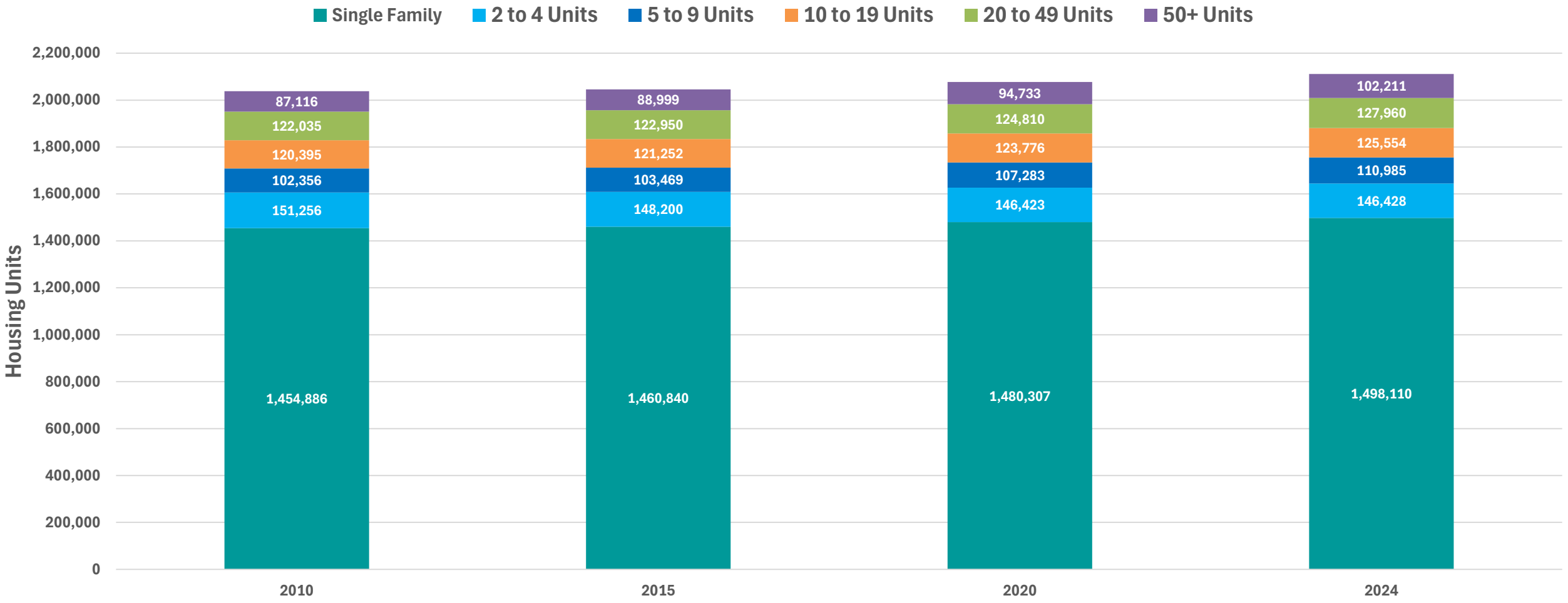
Source: Draft SEMCOG 2055 Forecast, U.S. Census Bureau.

Households by Tenure, 2014-2024



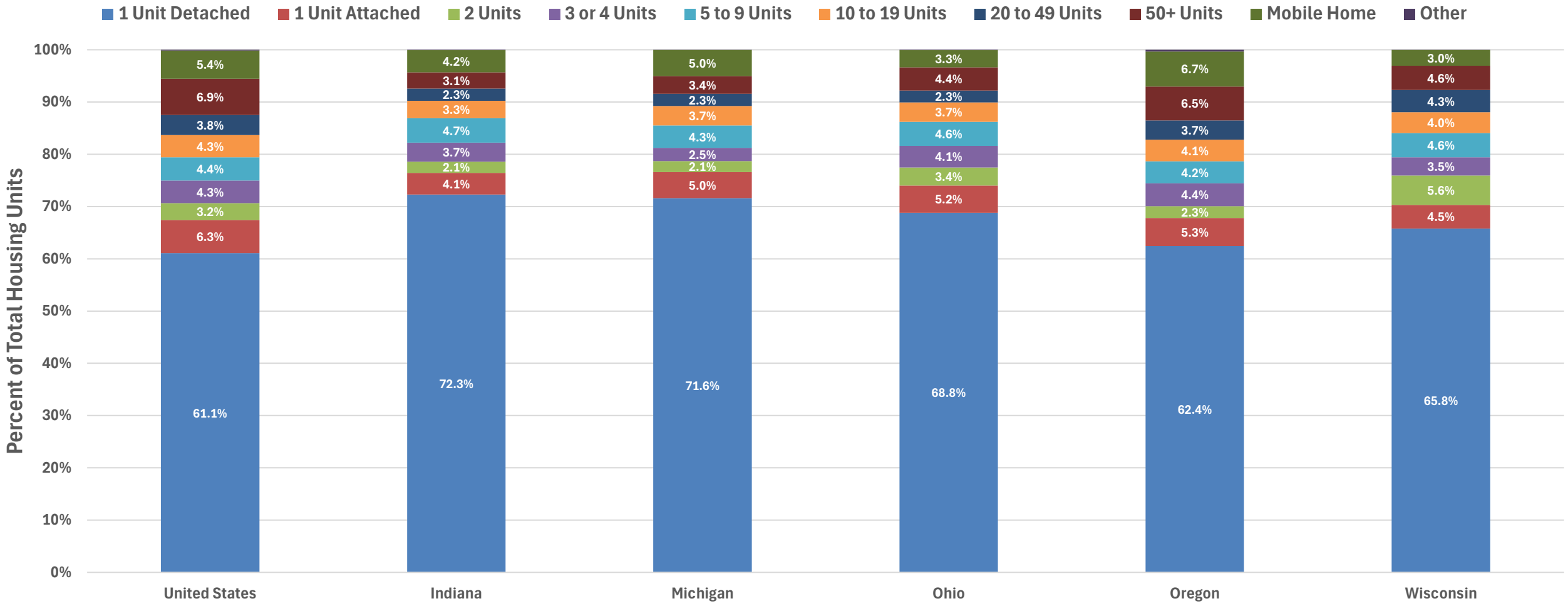
Source: American Community Survey, 2014 and 2024.

Housing Units by Building Type, Southeast Michigan, 2010-2024



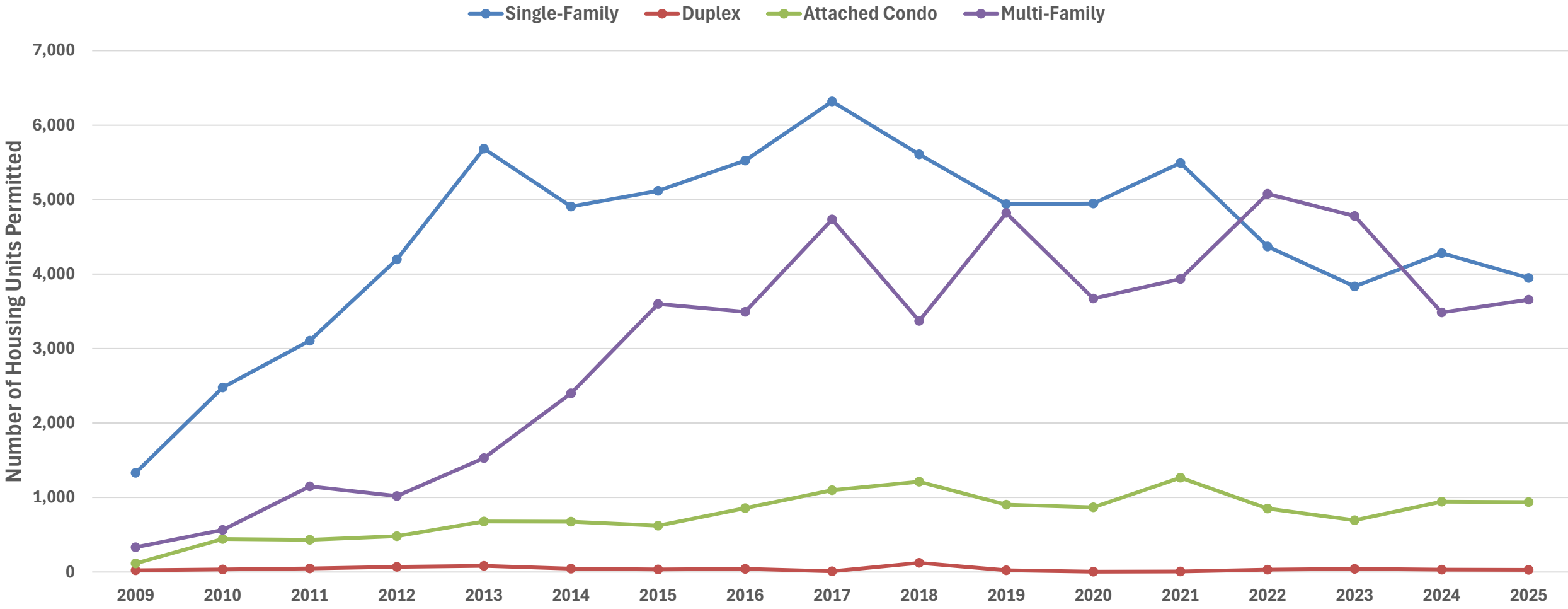
Source: SEMCOG Building Footprints, 2010-2024.

Housing Units by Building Type by State, 2024



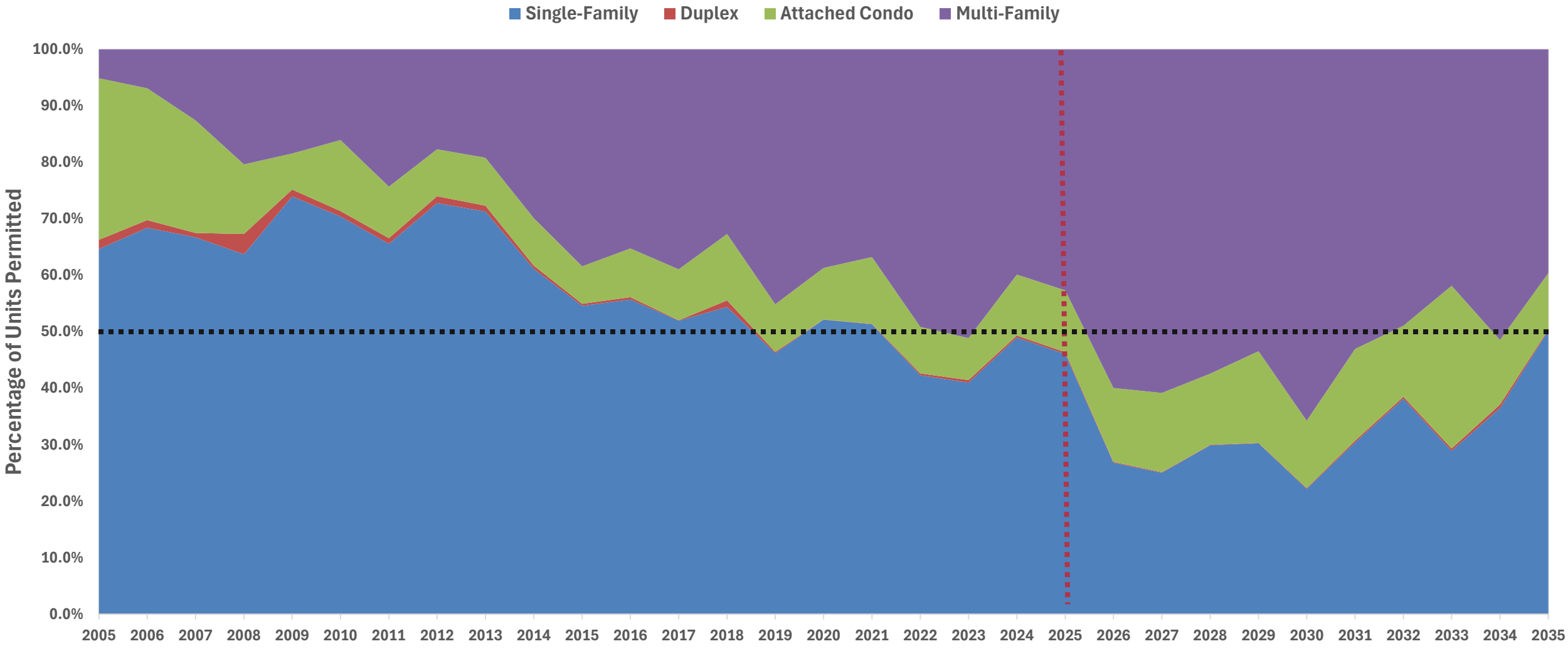
Source: American Community Survey, 2024 1-Year.

Housing Units Permitted by Type, 2009-2025

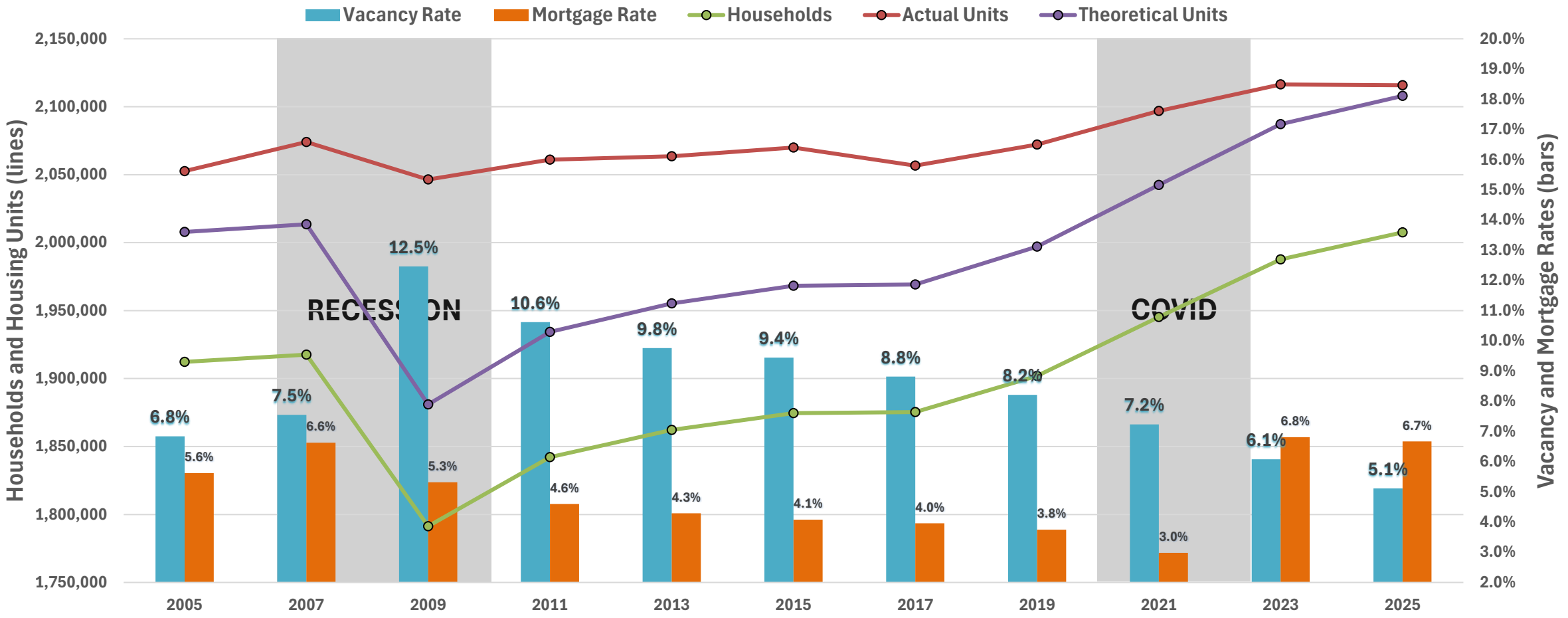


Source: SEMCOG Building Permits, 2009-2025.

Distribution of Housing Units Permitted and Planned, 2005-2035



Actual versus Theoretical (at 5% Vacant) Housing Units, 2005-2025



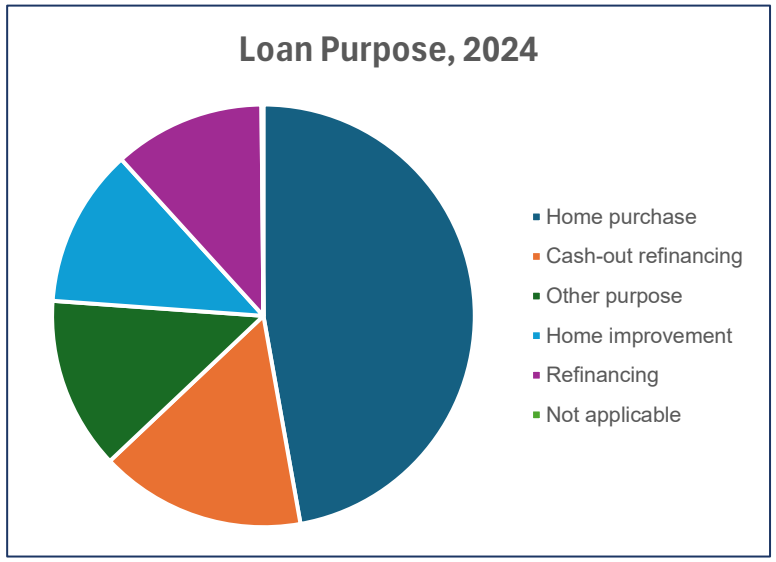
Source: SEMCOG. Mortgage rates from Federal Reserve Economic Data (FRED).

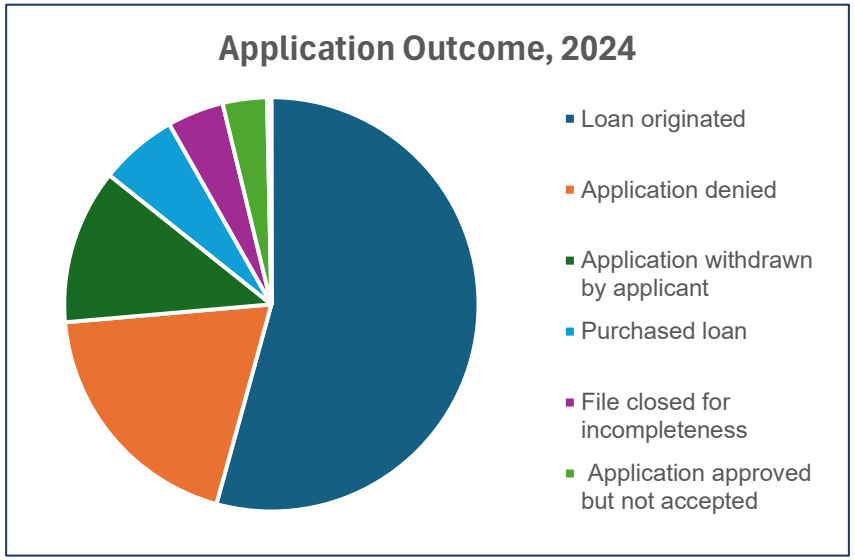
Home Mortgage Disclosure Act: Housing Loans, 2019-2024

246,490 Housing Loan Applications in Southeast Michigan in 2019

163,406 Housing Loan Applications in Southeast Michigan in 2024, **Down 51% from 2019**

47.2% of 2024 Housing Loan Applications are for Home Purchases

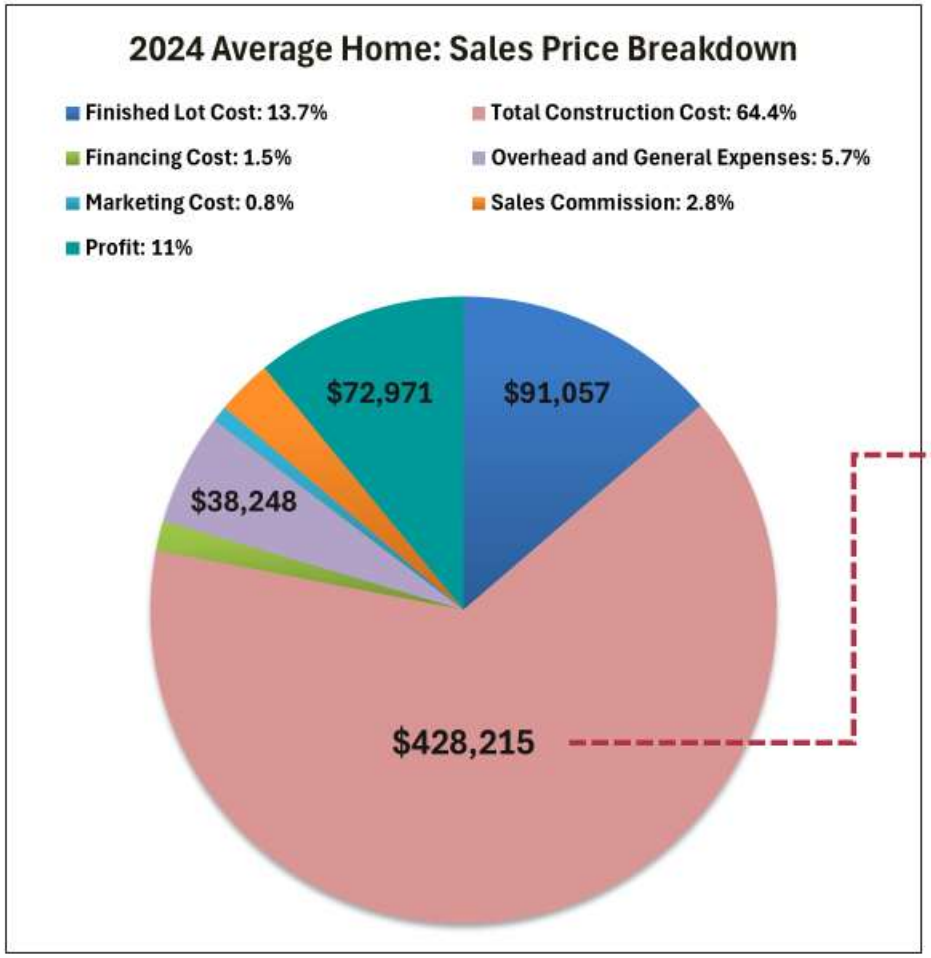




Loan Purpose	2019	% Total	2024	% Total
Home purchase	96,317	39.1%	77,112	47.2%
Refinancing	64,345	26.1%	25,743	15.8%
Cash-out refinancing	45,746	18.6%	21,555	13.2%
Home improvement	20,914	8.5%	19,824	12.1%
Other purpose	17,135	7.0%	18,924	11.6%
Not applicable	2,033	0.8%	248	0.2%
Total	**246,490**		**163,406**	

Source: Consumer Financial Protection Bureau, 2019 and 2024 FFIEC HDMA.

National New Home Price and Cost Breakdown, 2019-2024

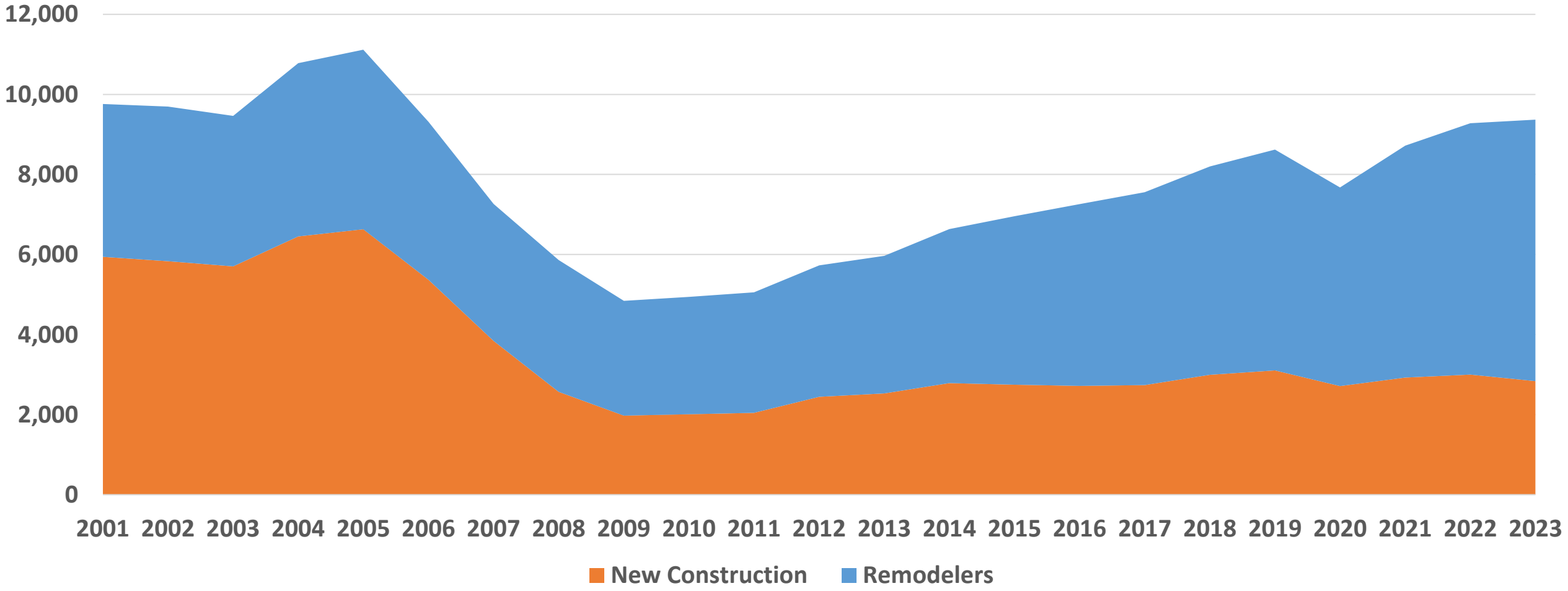


Sales Price Breakdown (2024 Dollars)	2019 Average Cost	2024 Average Cost	Change	Percent Change
Finished Lot Cost (Including Financing)	$ 109,967	$ 91,057	$ (18,910)	-17.2%
Total Construction Cost	$ 363,188	$ 428,215	$ 65,027	17.9%
Financing Cost	$ 10,105	$ 10,220	$ 115	1.1%
Overhead and General Expenses	$ 29,126	$ 38,248	$ 9,122	31.3%
Marketing Cost	$ 5,944	$ 5,633	$ (311)	-5.2%
Sales Commission	$ 21,993	$ 18,955	$ (3,038)	-13.8%
Profit	$ 54,092	$ 72,971	$ 18,879	34.9%
Total Sales Price	**$ 594,416**	**$ 665,298**	**$ 70,882**	**11.9%**
Total Construction Cost Per Square Foot	$ 140	$ 162	$ 22	16.0%
Average Square Footage of New Home	2,531	2,514	-17	-0.7%
Average Lot Size in Square Feet	15,319	15,207	-112	-0.7%

Construction Cost Breakdown (2024 Dollars)	2019 Average Cost	2024 Average Cost	Change	Percent Change
Site Work	$ 22,518	$ 32,719	$ 10,201	45.3%
Building Permit Fees	$ 6,174	$ 7,640	$ 1,466	23.7%
Impact Fee	$ 4,721	$ 6,367	$ 1,646	34.9%
Water and Sewer Inspection Fees	$ 5,448	$ 6,260	$ 812	14.9%
Architecture and Engineering	$ 5,448	$ 6,480	$ 1,032	18.9%
Other	$ 726	$ 5,972	$ 5,246	722.2%
Foundations	$ 42,856	$ 44,748	$ 1,892	4.4%
Framing	$ 63,195	$ 70,982	$ 7,787	12.3%
Exterior Finishes	$ 51,210	$ 57,510	$ 6,300	12.3%
Major Systems Rough-In	$ 53,389	$ 82,319	$ 28,930	54.2%
Interior Finishes	$ 92,250	$ 103,391	$ 11,141	12.1%
Final Exterior Work	$ 24,697	$ 27,710	$ 3,013	12.2%
Other	$ 13,801	$ 8,835	($ 4,966)	-36.0%
Total Construction Cost	**$ 363,188**	**428,215**	**65,027**	**17.9%**

Source: National Association of Home Builders: Construction Cost Surveys, 2019-2024.

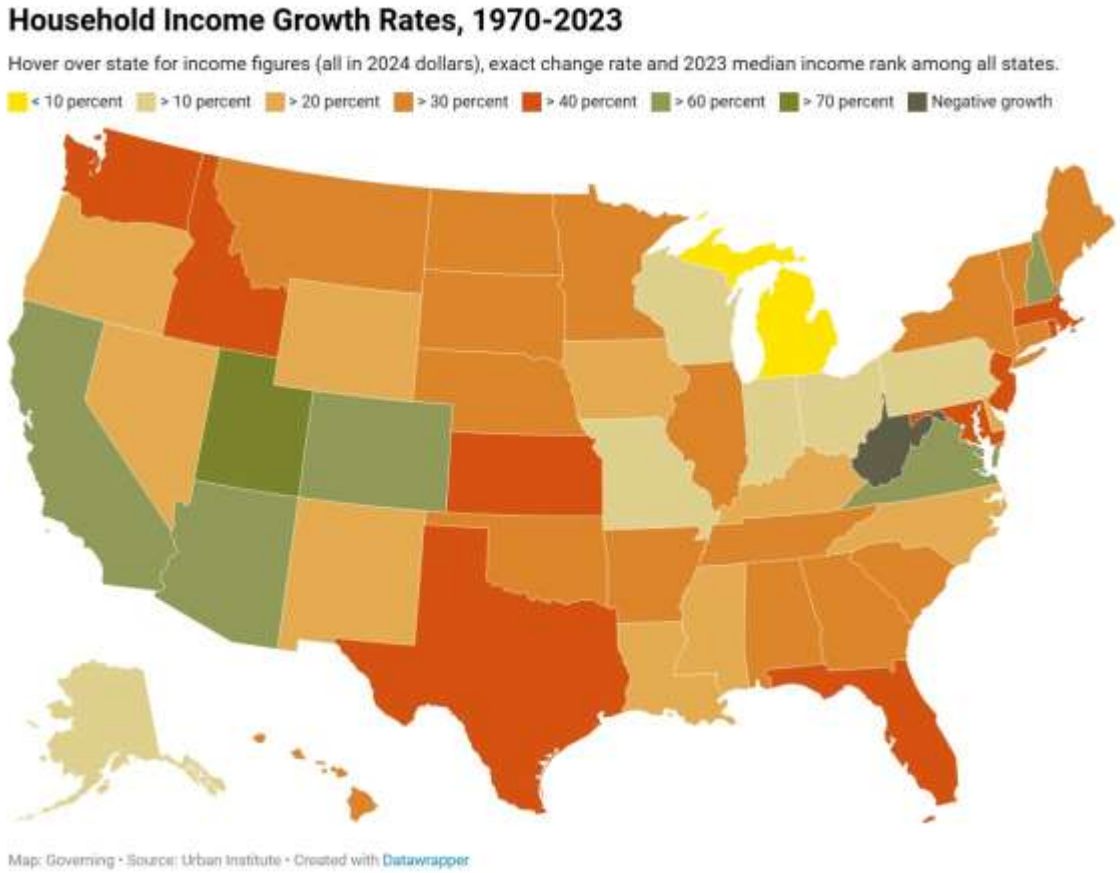
Residential Construction Employment, Southeast Michigan, 2001-2023



Source: SEMCOG analysis of Quarterly Census of Employment and Wages (QCEW).

Low Household Income Growth is Constraining the Housing Market

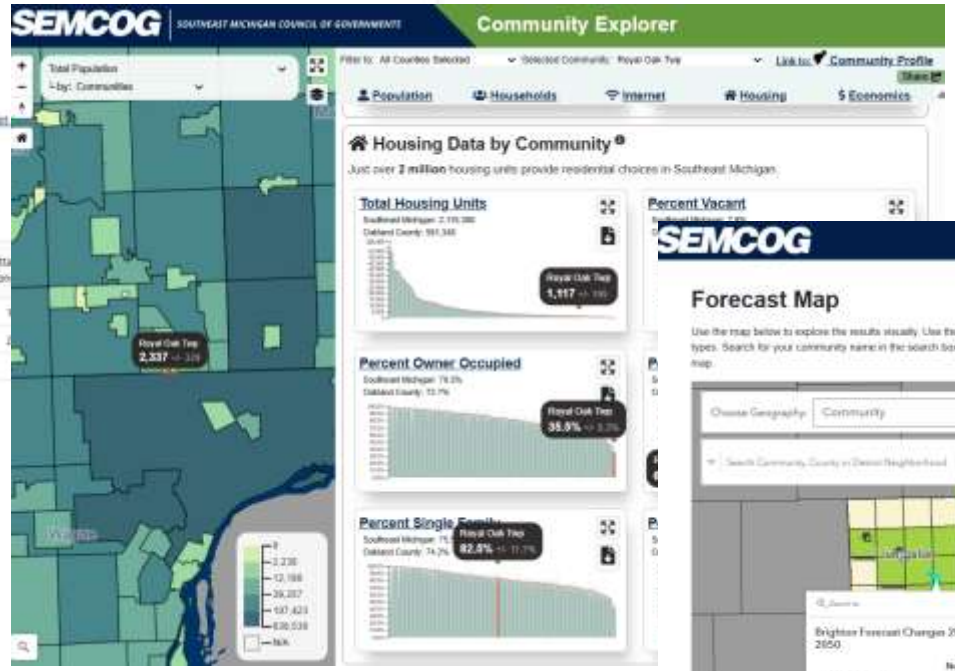
- Michigan ranks 49th out of 50 states in the increase in median household income since 1970 at 2.9%
- Only West Virginia at -0.4% has experienced less income growth
- Other Great Lakes states:
  - Minnesota: 39.7%
  - New York: 30.5% (#9 in Auto Manufacturing)
  - Illinois: 30.2%
  - Wisconsin: 18.7%
  - Ohio: 16.6% (#3 in Auto Manufacturing)
  - Pennsylvania: 15.2%
  - Indiana: 14.1% (#2 in Auto Manufacturing)

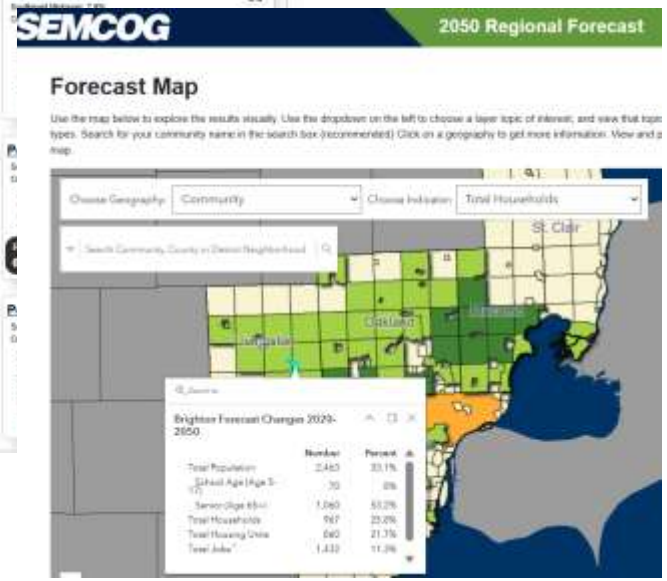


Source: Urban Institute.

SEMCOG's Data Tools and Resources





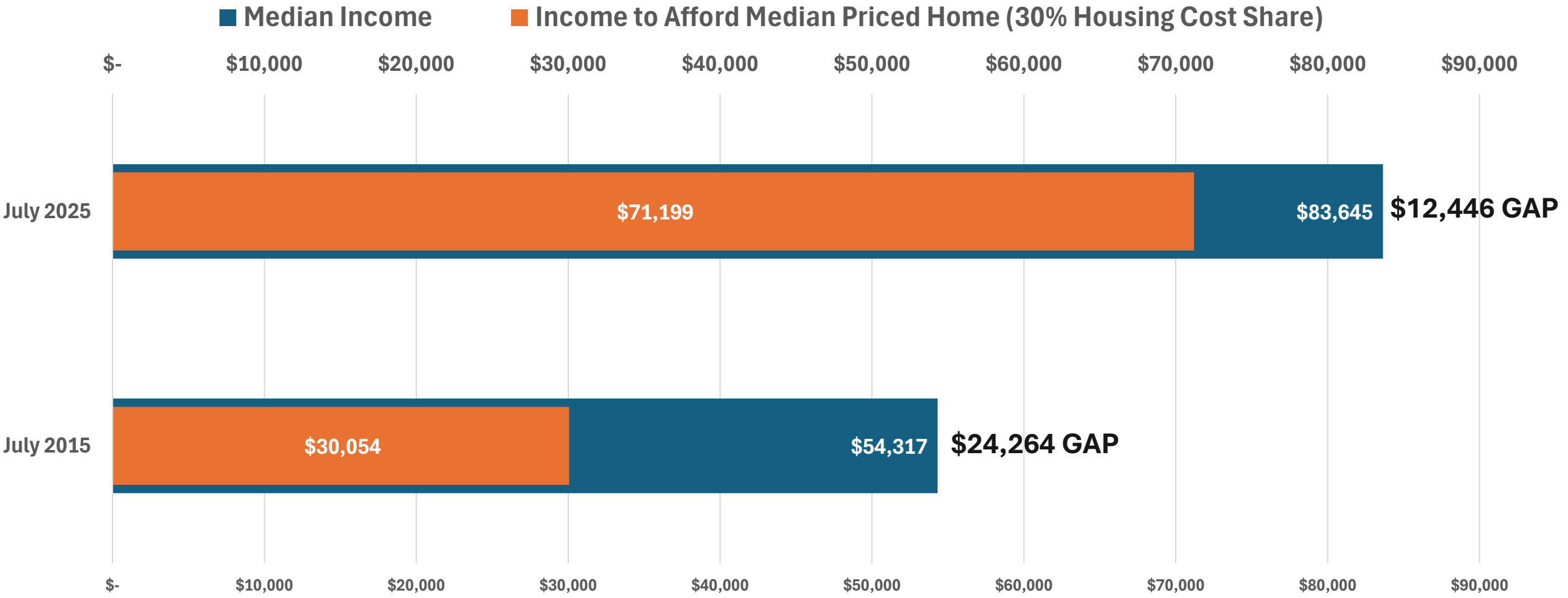


Community Profiles: Data by county and community on population, economics, housing, transportation, and land use

Community Explorer: An interactive mapping tool for comparing demographic and socio-economic indicators across Southeast Michigan communities.

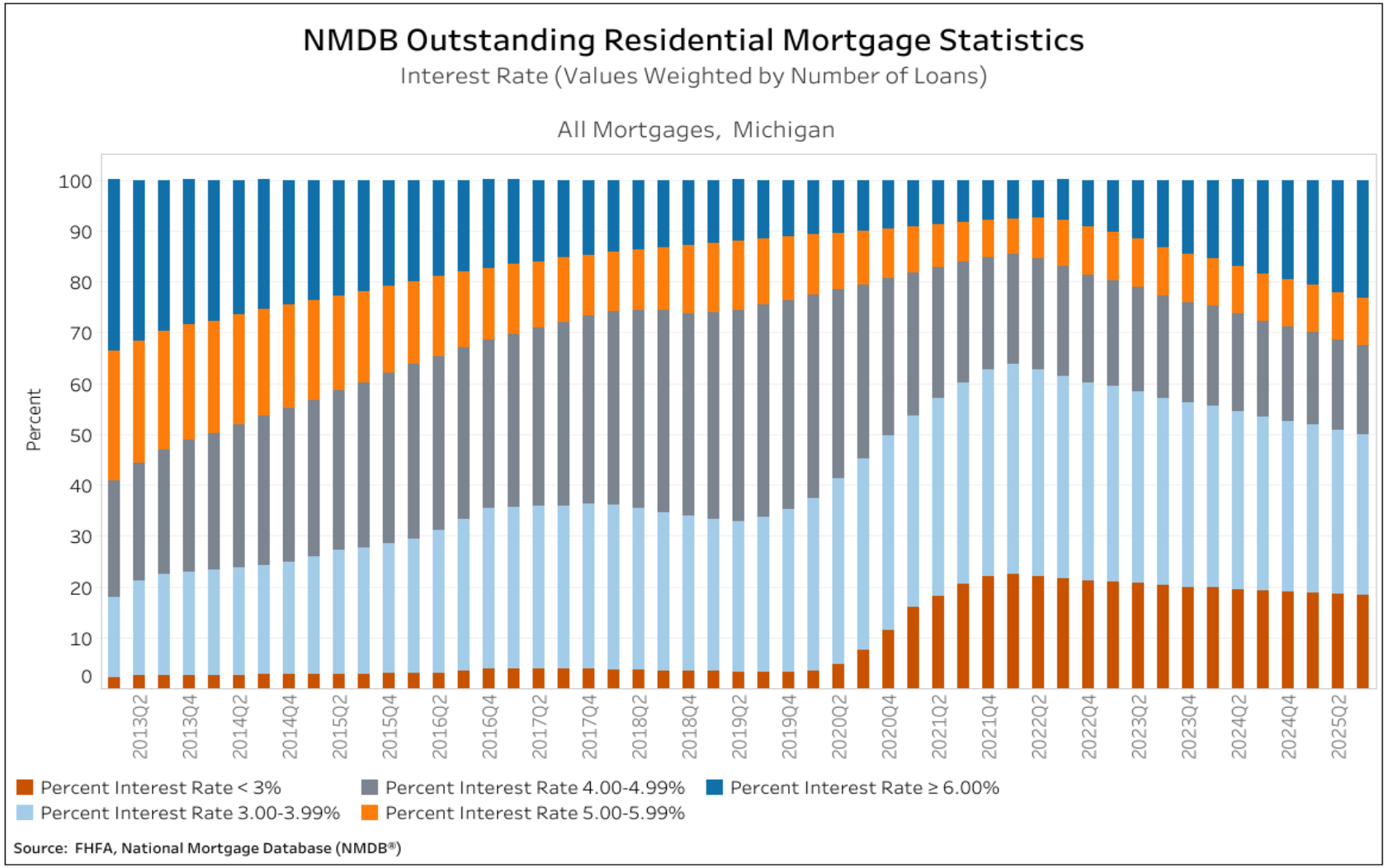
SEMCOG's Regional Forecast: A long-range and comprehensive view of future demographic and economic changes in Southeast Michigan

Housing Affordability in Southeast Michigan, 2015-2025

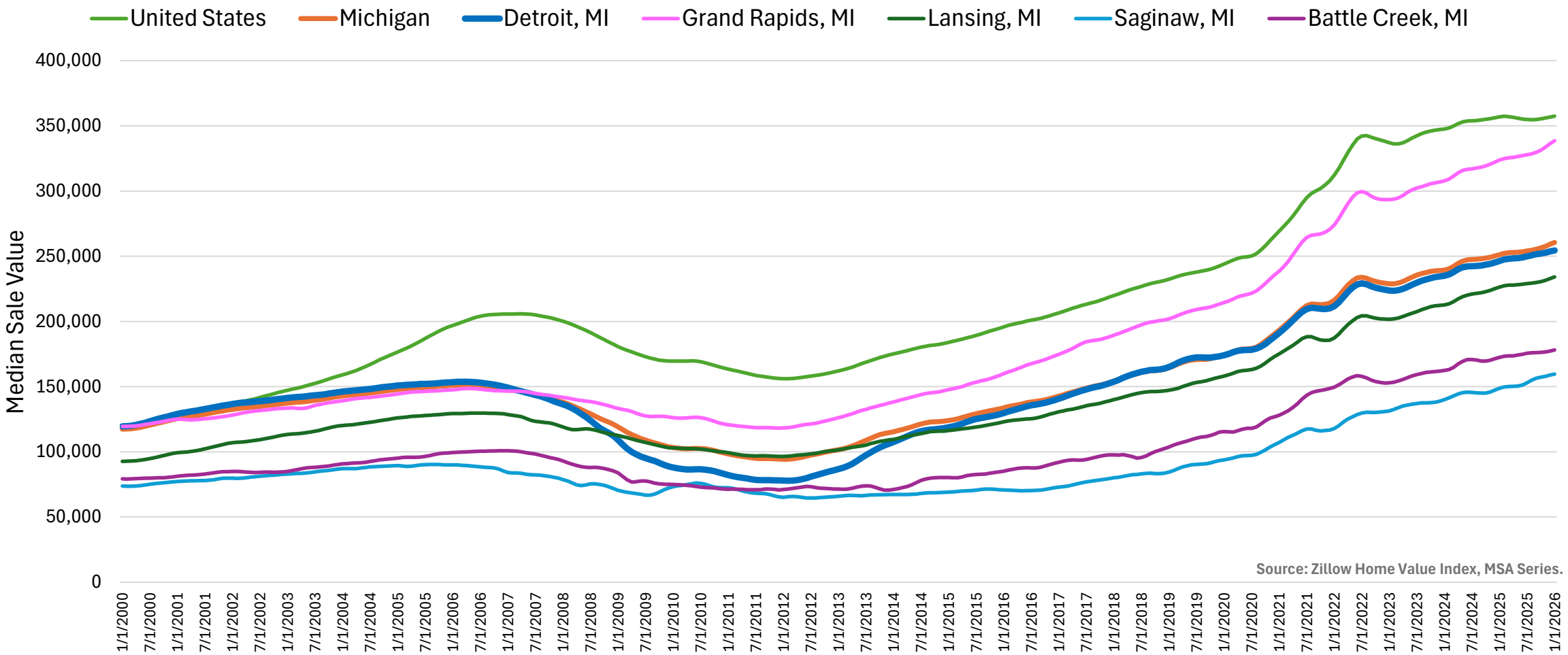


Source: Zillow Community Scale.

Interest Rates on Outstanding Mortgages, Michigan

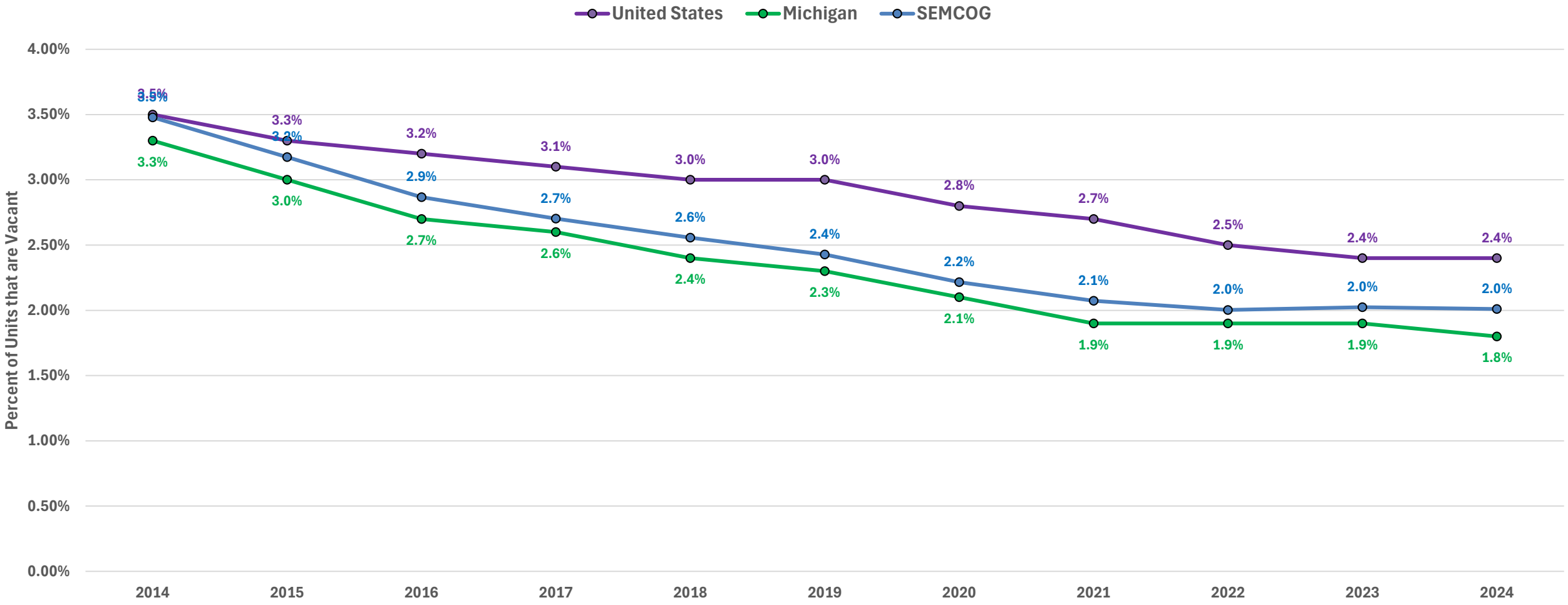


Monthly Single-Family and Condominium Sales Value, 2000-2025



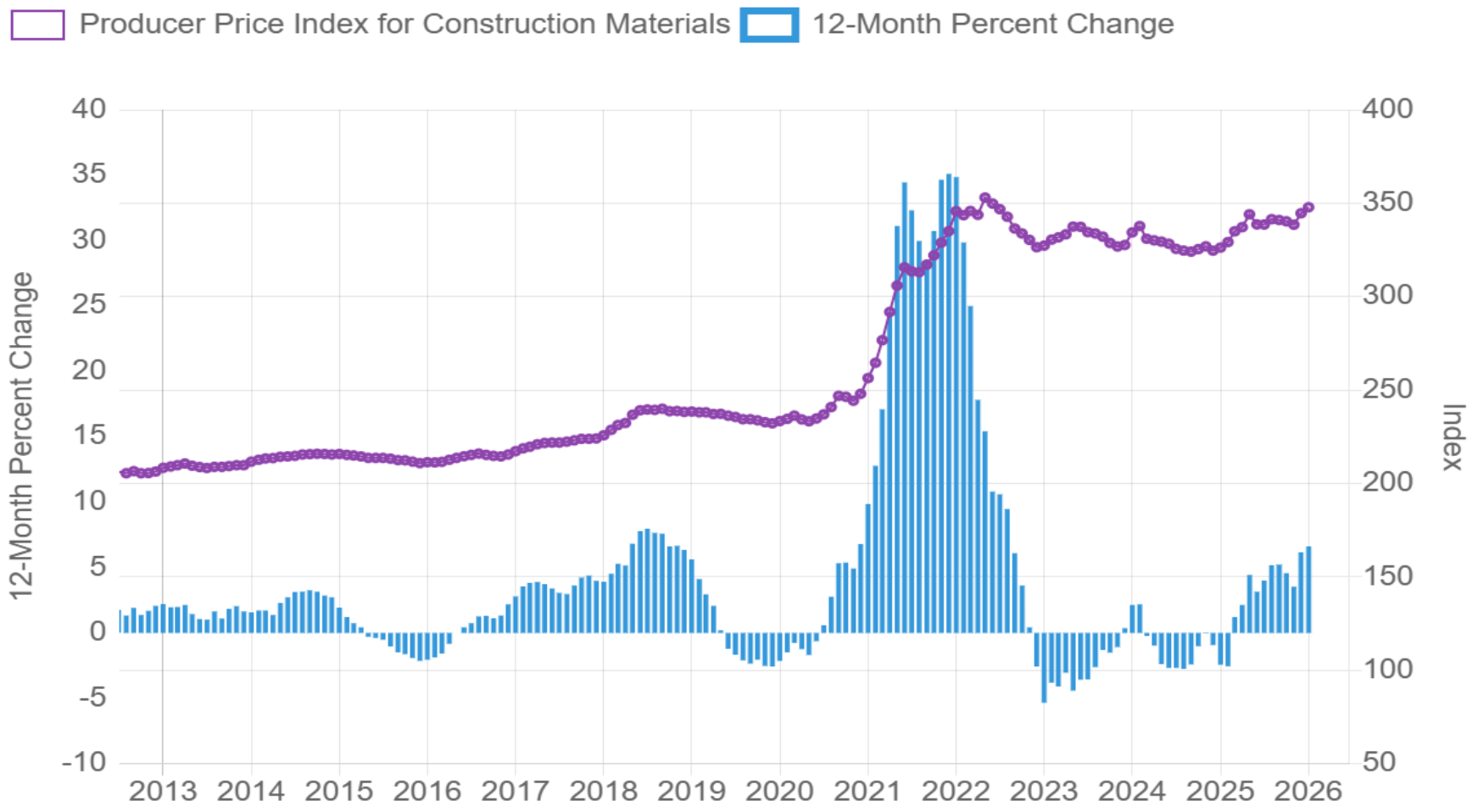
Source: Zillow Home Value Index, MSA Series.

Share of Single-Family Homes that are Vacant, 2014-2024



Source: SEMCOG, American Community Survey, 2014-2024.

Producer Price Index for Construction Materials, United States 2013 - present



Source: SEMCOG analysis of data from U.S. Bureau of Labor Statistics, Producer Price Index by Commodity: Special Indexes: Construction Materials.

QUESTIONS?

Tools and Resources for Housing

Richard Murphy, AICP

Senior Program Manager, Policy Research Labs

We love where you live.

Meeting housing needs requires a multi-pronged approach

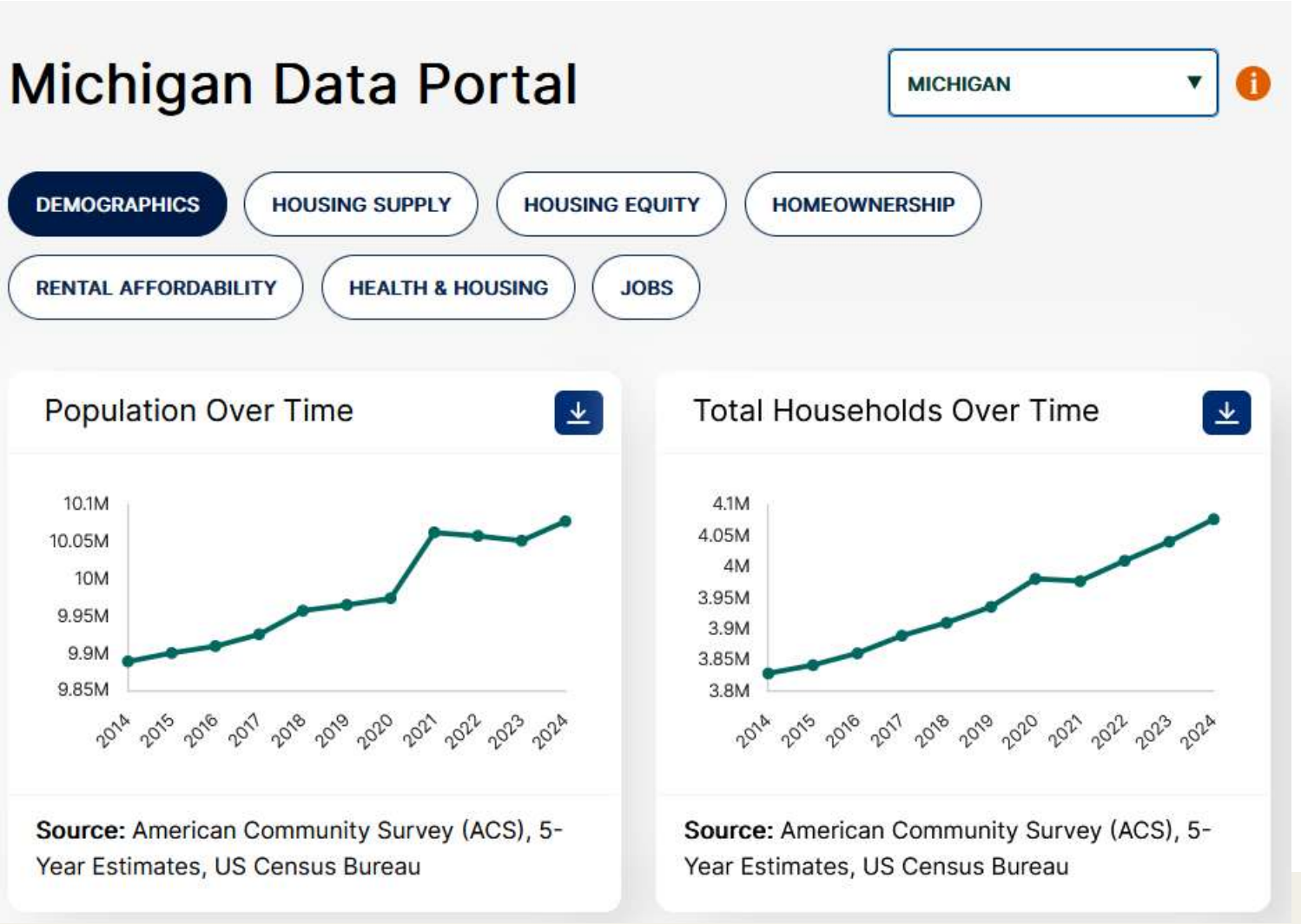
- Data for planning
- Code updates
- Pre-reviewed plan programs
- Filling financial gaps



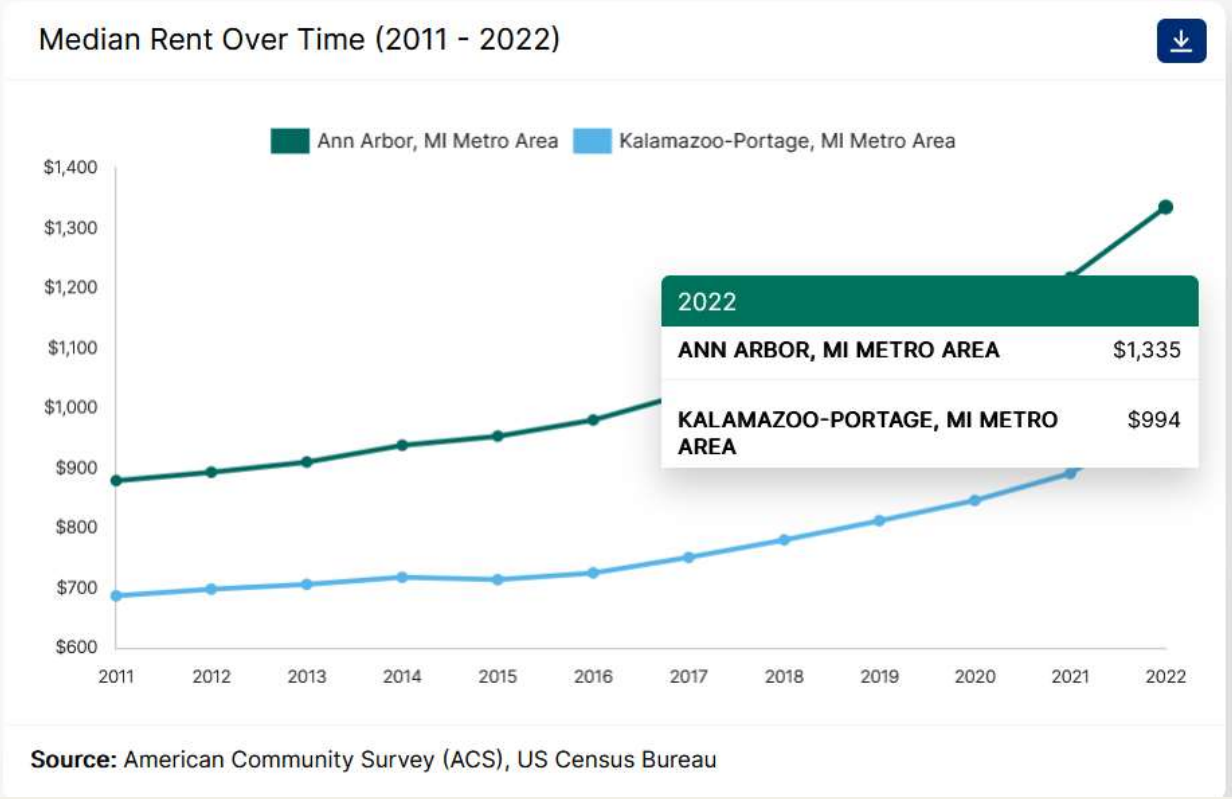
Michigan Housing Data Portal

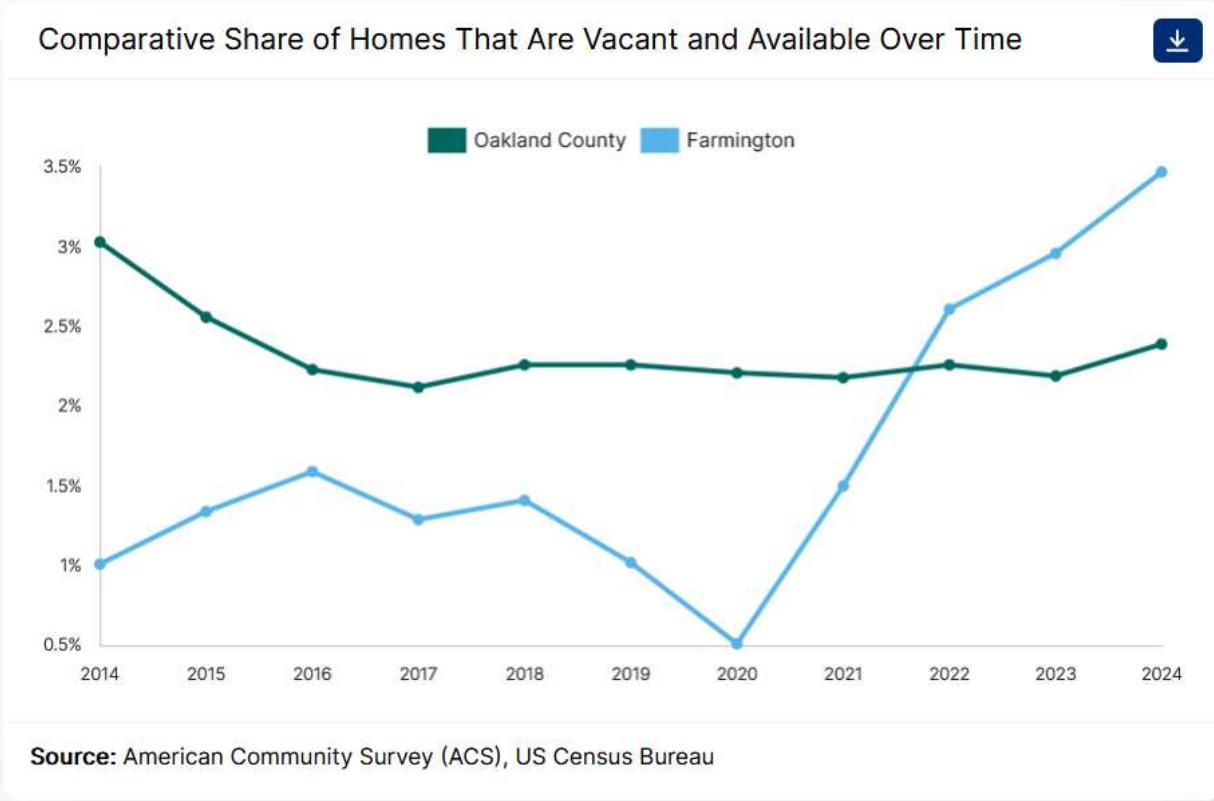
Data: MiHousingData.org

- MSHDA + MEDC collab
- Local profiles
- Comparison across geographies
- Quick reference or full report + data download

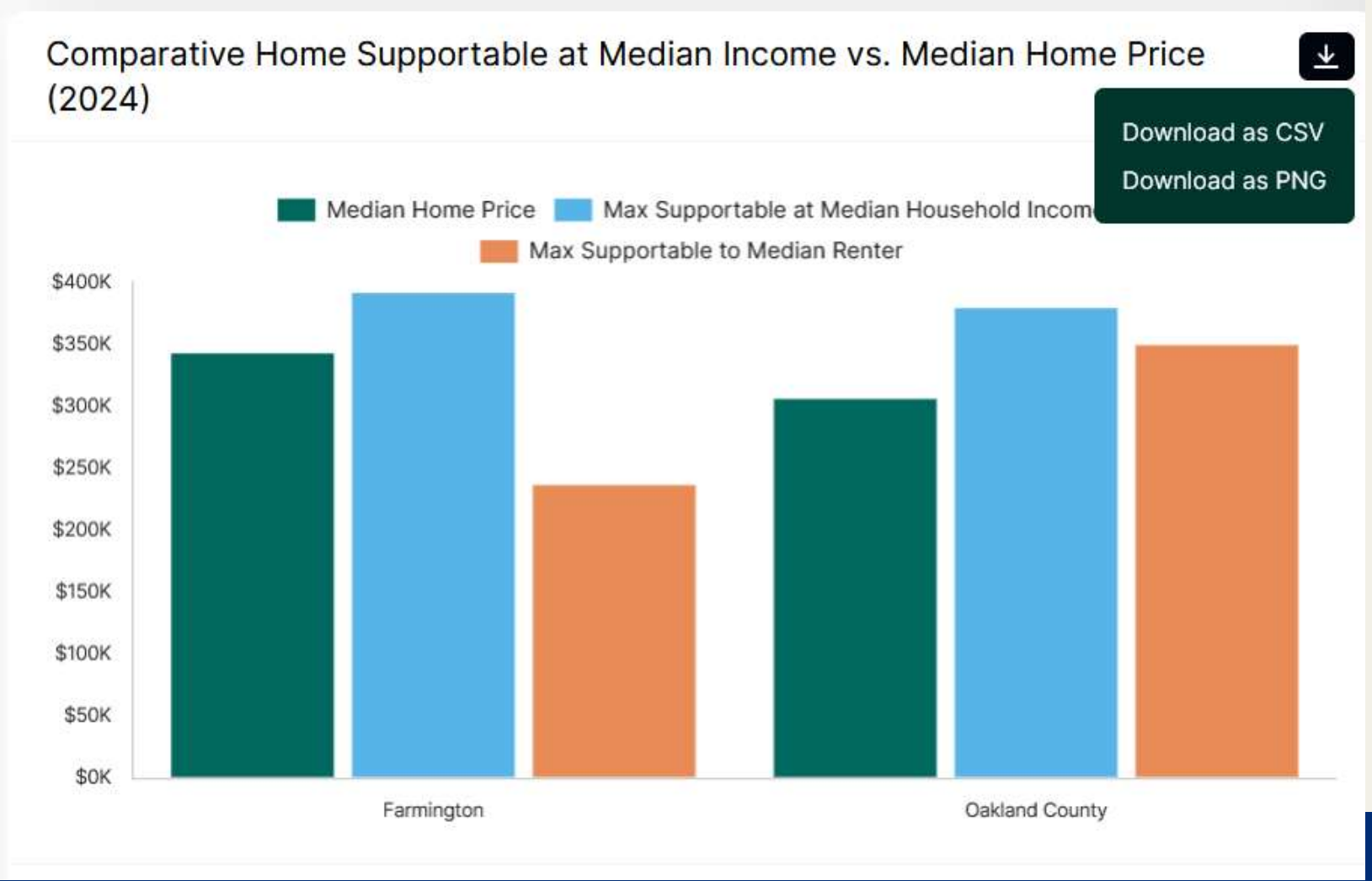


Compare against region or peers





Download data or charts





Code Reform Guides

Targeted incremental fixes and updates

- CNU Project for Code Reform
  https://cnu.org/michigan

- MAP Zoning Reform Toolkit
  https://planningmi.org/aws/MAP/pt/sp/zoning-reform



Project for Code Reform: tools to *enable* better development

Guidance for:

- Knowing your place type
- Identifying topics for reform
- Prioritizing first, and then…





Streetscape



Use



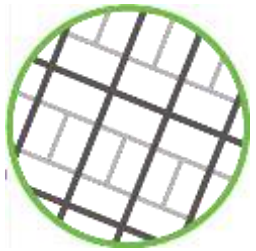
Form



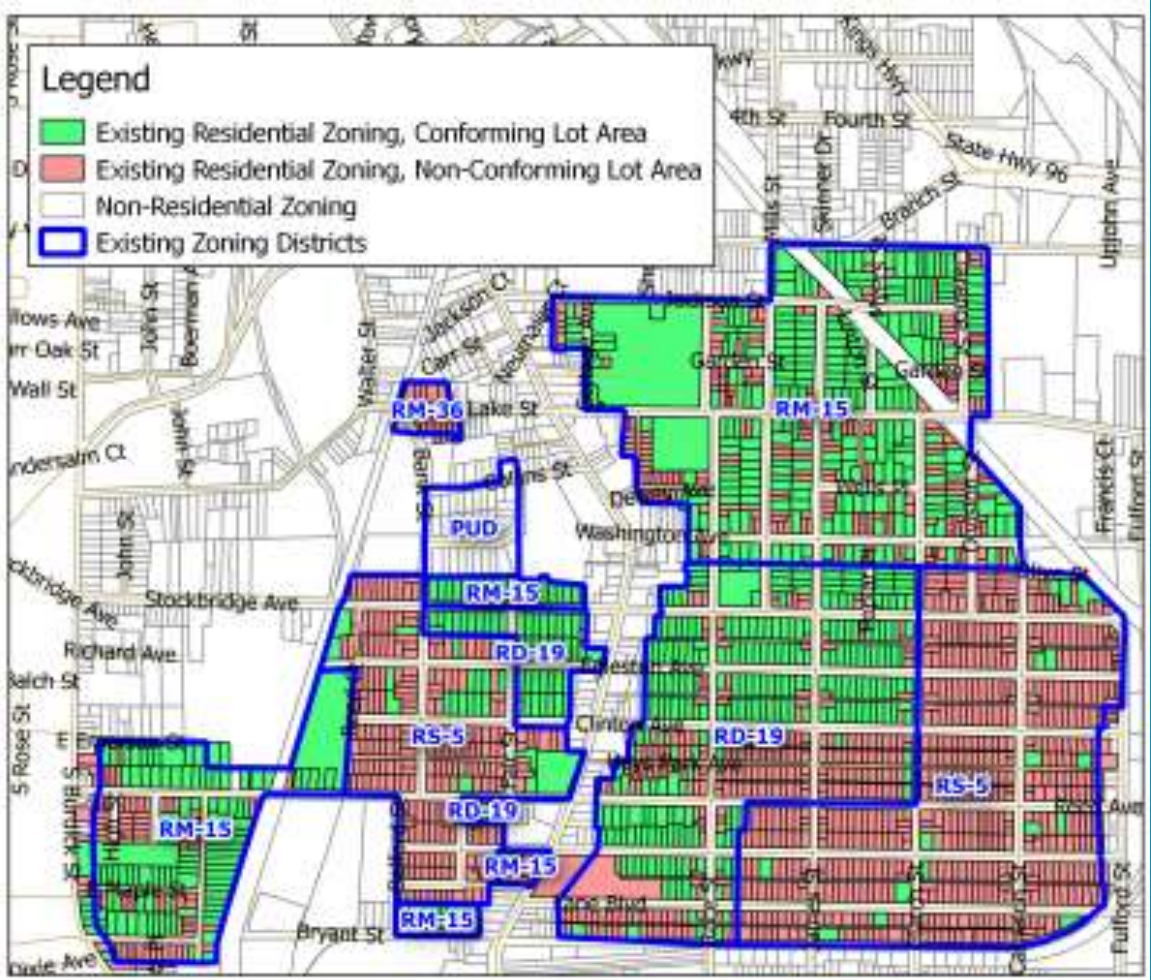
Parking



Frontage



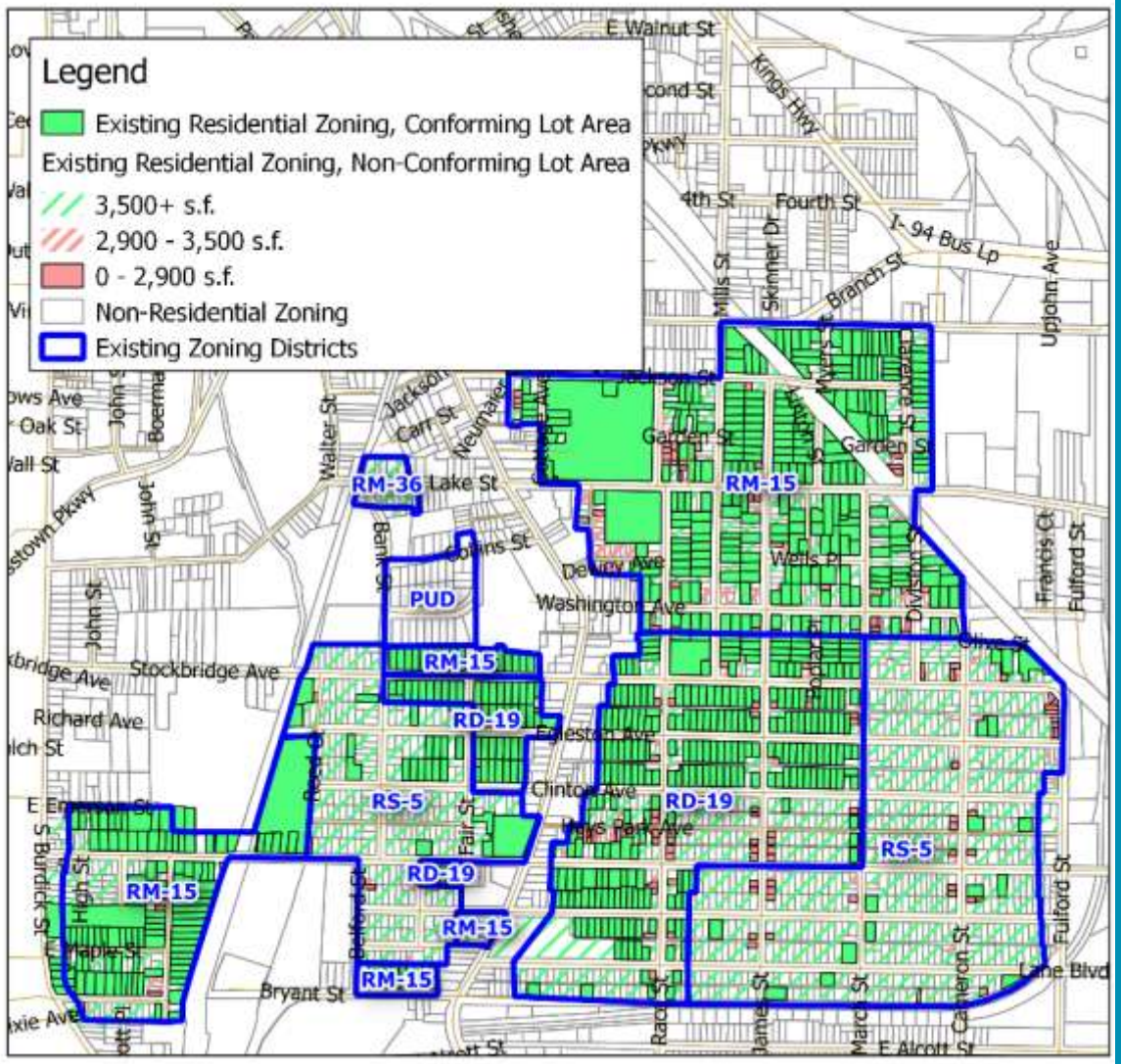
Subdivision and PUD



Sometimes the code was wrong for the context when it was written

- Mid-century lot widths, lot sizes, setbacks overlaid on historic / pre-war neighborhoods = lots of non-conformities.

- Do you value that number in your ordinance more than you value the existing neighborhood fabric?



“Neighborhood repair” respects and recognizes what you already have

- Just by changing the minimum lot size from 5,000 to 3,500 square feet, and reducing minimum lot width, we took this neighborhood from 80%+ non-conforming parcels to nearly 100% conforming parcels

- (Check your side setbacks while you’re at it.)

Where your community should start

….depends on where you are. Context is everything.

- Existing built form: main street? Pre-war neighborhood mix? Mid-century monoculture?
- Economics: existing prices vs cost to build
- Needs: demographics, coordination with other goals

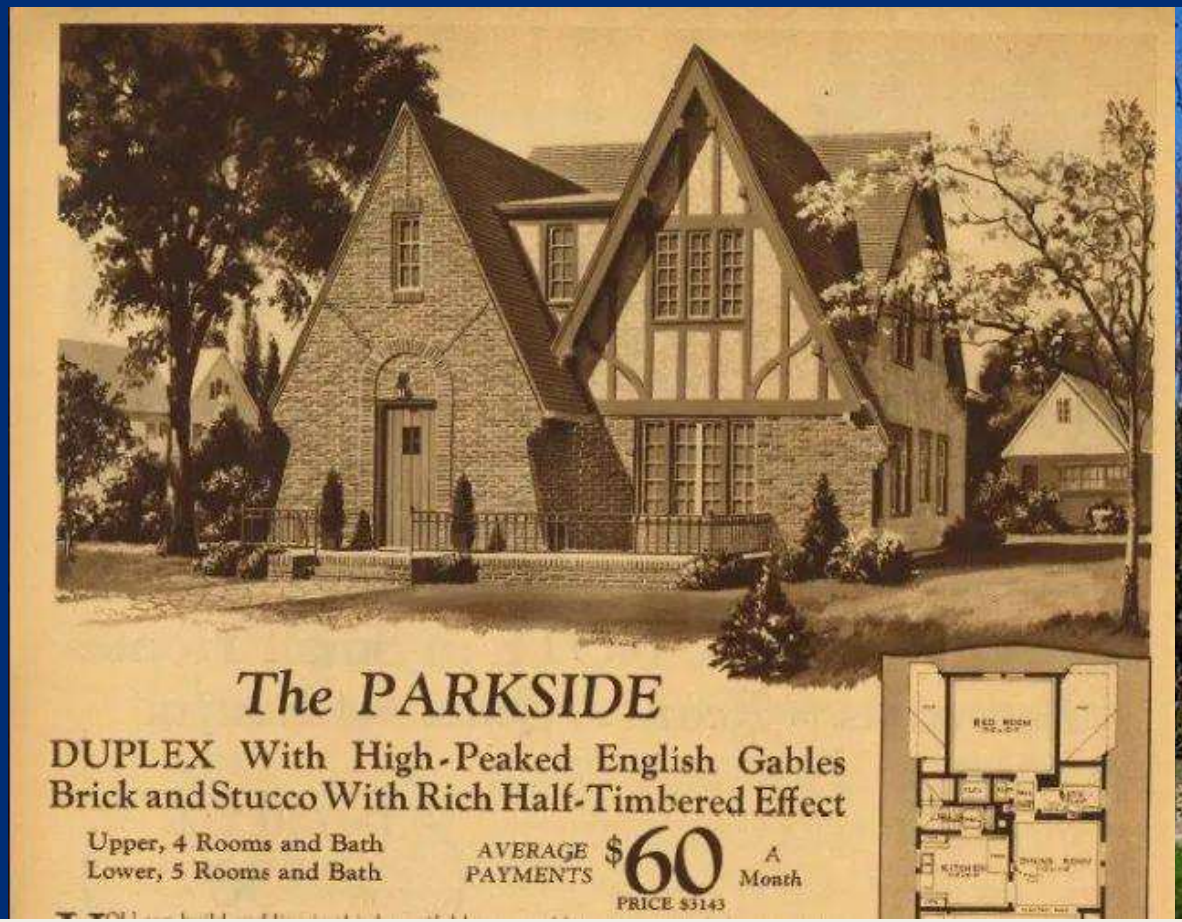






Pattern Book Home Guides

Pattern homes – the kit houses of today





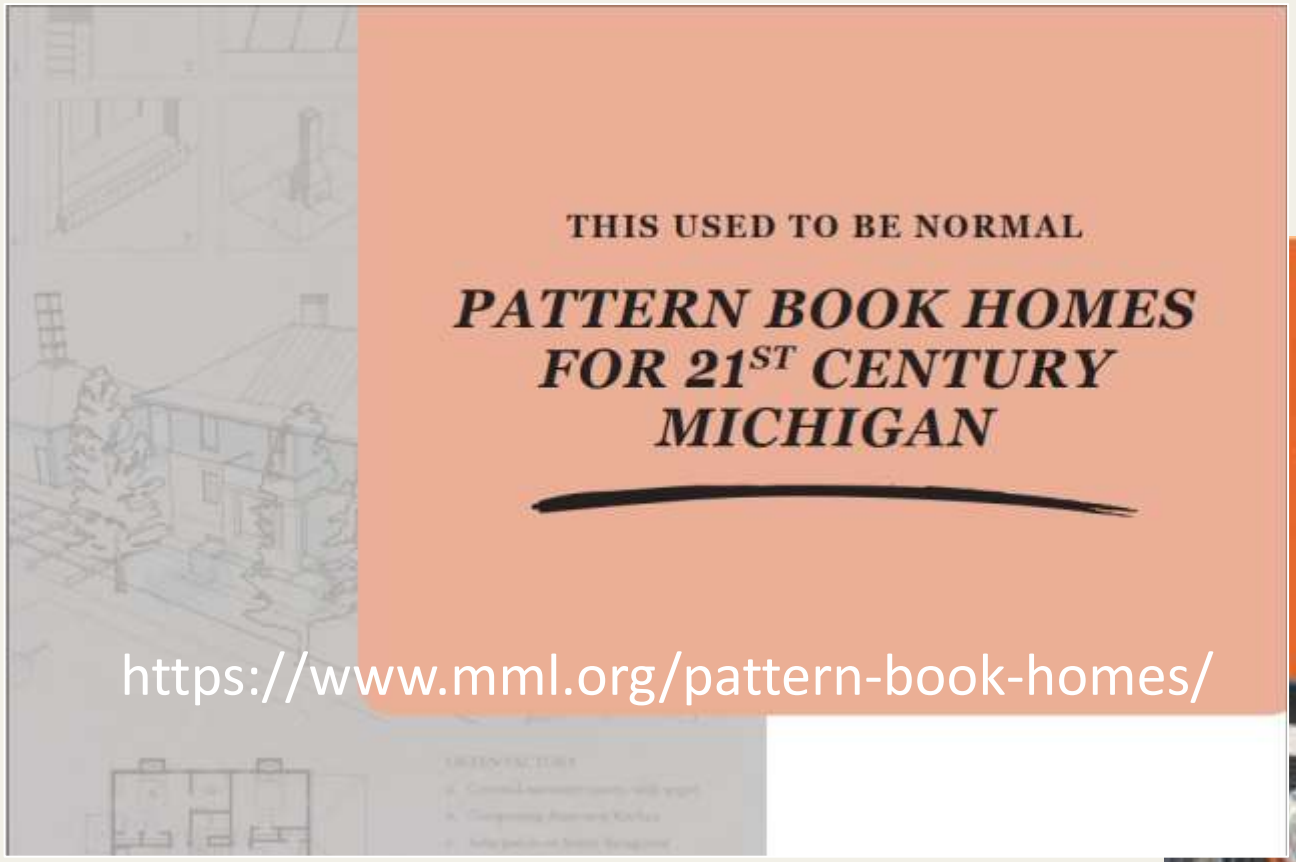
michigan municipal league

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Pattern Book Homes

- Catalog of freely reusable plans for missing middle formats: cottage, townhome, up/down duplex and fourplexes; multiple variants of each.
- Guidance on designing a pre-review / streamlined approval process (mml.org/pattern-book-homes)




THIS USED TO BE NORMAL
PATTERN BOOK HOMES FOR 21ST CENTURY MICHIGAN
https://www.mml.org/pattern-book-homes/


THE MISSING MIDDLE MIXTAPE:
More Pattern Book Homes for
21st Century Michigan

Guides show how to fit homes into your community

Duplex

The duplex pattern was organized with one primary door on the front façade, facing the street, for the first-floor home. The secondary door is located on the side but near the front of the building and is also oriented toward the street. It is detailed to offer equal dignity to the upstairs resident.

The table shows how this pattern may interact with various standards found in zoning codes, including the minimum values needed to enable this home on different lot sizes, including lots both smaller and larger than the design assumption.

As noted in the zoning recommendations section, some standards may be found in local zoning ordinances that are redundant with the form and placement standards discussed here, that conflict with the goal of enabling housing, and that are too abstract to provide meaningful regulatory value. We recommend that FAR (floor area ratio) and dwelling unit density standards in particular be avoided in neighborhood contexts, or removed where they currently exist.



28 ft*
BUILDING WIDTH

2
HOMES

1,998 ft²
TOTAL FLOOR AREA

1,064 ft²
TOTAL FOOTPRINT



38 ft*
BUILDING DEPTH

Duplex Pattern

Building Coverage by Lot Depth	Density (units per net acre)
40 FT LOT WIDTH	
100 ft: 27% 110 ft: 24% 120 ft: 22%	100 ft: 22 110 ft: 20 120 ft: 18.5
50 FT LOT WIDTH	
100 ft: 22% 110 ft: 20% 120 ft: 18%	100 ft: 17.5 110 ft: 16 120 ft: 15
60 FT LOT WIDTH	
100 ft: 18% 110 ft: 16% 120 ft: 15%	100 ft: 15 110 ft: 13.5 120 ft: 12.5



Lot Width	Side setbacks needed to enable	Parking locations
40 FT	• Both sides total of < 12 ft • One side < 4 ft • Allow un-enclosed porch to encroach in wider side setback.	• Rear-load (alley) • Side-load (corner lot) • Side yard 8 ft. max width driveway
50 FT	• Both sides total < 22 ft	• Rear-load (alley) • Side-load (corner lot) • Side yard driveway
60 FT	• Both sides total < 32 ft	• Rear-load (alley) • Side-load (corner lot) • Side yard driveway

michigan municipal league

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How to use at the community level

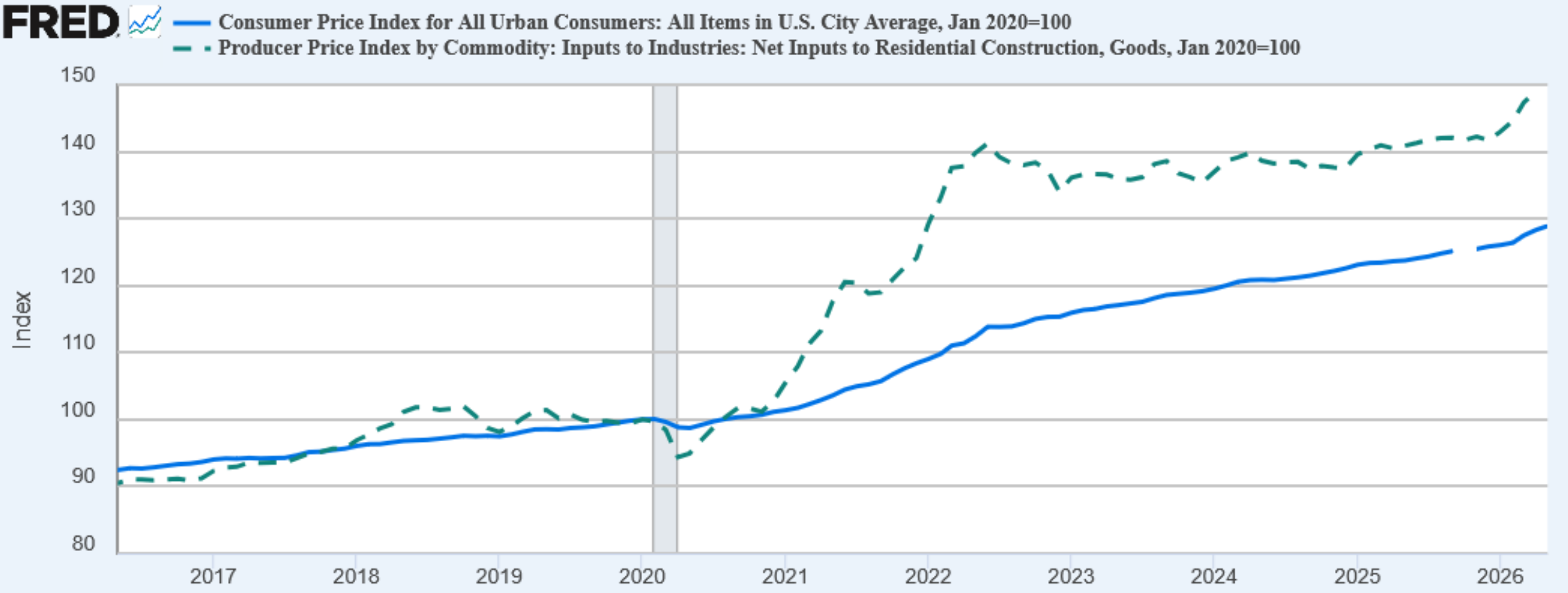
- Pre-review plans: offer expedited building approval for selected models
  - Zoning audit to remove barriers, ensure by-right approval
  - Building type-based FBCs can incorporate plans as permitted

- Beyond the zoning/permitting process:
  - Proactively identify and map available sites—including city/land bank owned.
  - Get incentives/abatements in place



Financial Tools

Development incentives much more necessary than pre-2020



The expanded menu of tax abatement tools

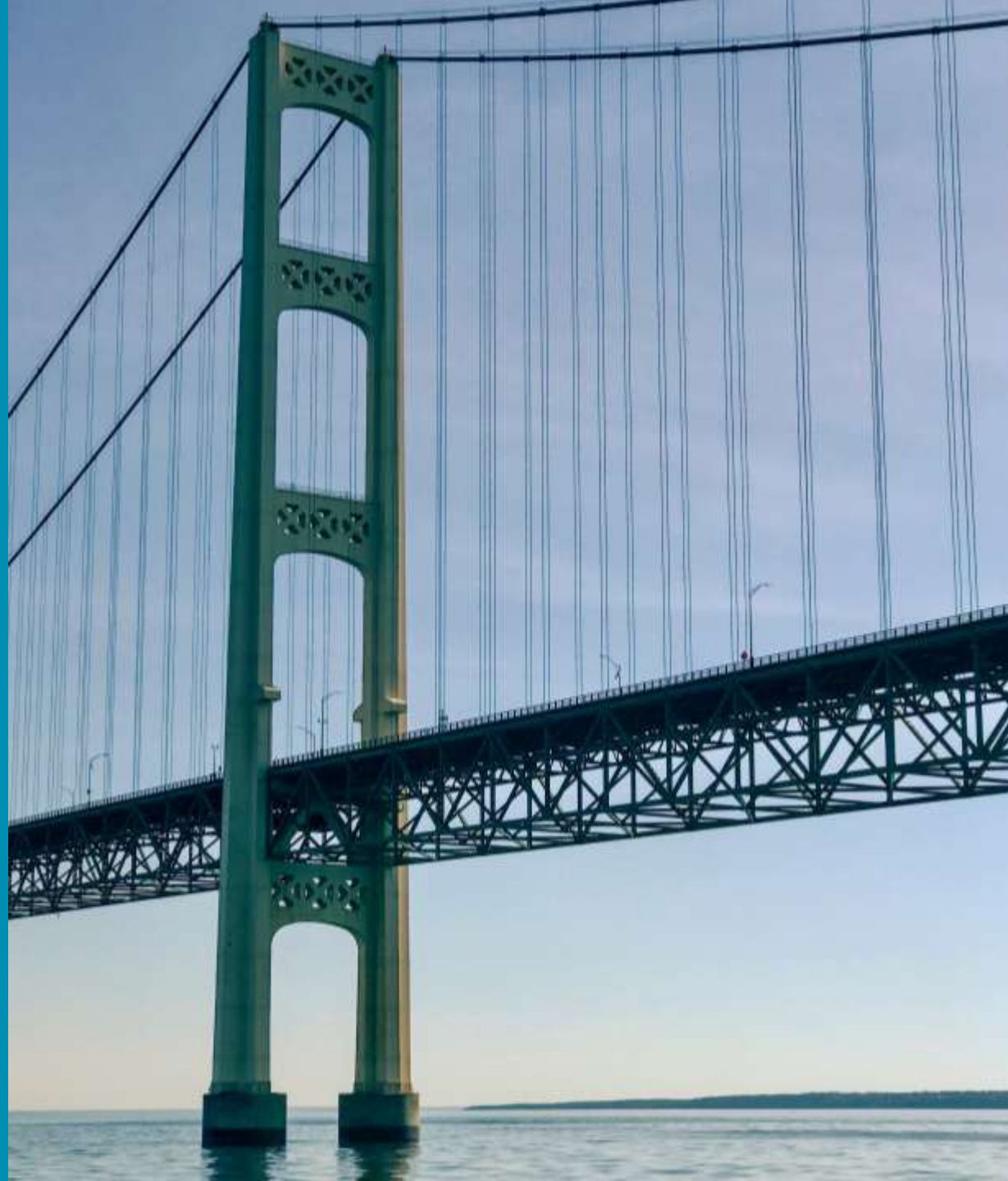
- Housing TIF: for-sale or rental housing, up to 120% AMI
- Neighborhood Enterprise Zone: owner-occupied new or rehab
- Affordable Housing Facilities Exemption: rental up to 4 units, up to 120% AMI
- Residential Housing Facilities Exemption: rental over 4 units, up to 120% AMI
- Payment in Lieu of Taxes (PILOT): any rental, up to 120% AMI.

- Obsolete Property Rehab Act (OPRA), Commercial Rehab Act (CRA): any type of development

Online Learning

- https://learn.mml.org

- Housing TIF
- Adaptive reuse
- Community partner mapping
- Development incentives 101 – *coming soon*



no magic wands

different tools (and combinations) needed for each situation

local innovation and leadership is critical

Tell us what you're working on!

murph@mml.org / 734-669-6329

Support the MI Home Program – House Bills 5660 & 5661

- Partnering for Results
- Zoning Reform with Community Context
- Aid to Developers to Fill the Gap on Projects in Eligible Communities
- Long Term Impacts

Program Activities

Invests $160 million annually for five years to stimulate housing investment through four targeted programs:

1. **MI Home Readiness**
   - Housing Readiness Incentive Grants
   - Statewide matchmaking platform

2. **MI Home Grant**
   - Provide grant funds directly to qualified developers to pay for the cost of building and rehabbing qualified residential property

3. **MI Home Fund**
   - Create a revolving loan fund that addresses finance gaps for building or rehabbing qualified residential property

4. **MI Home Employer**
   - Employer-Assisted Housing Fund

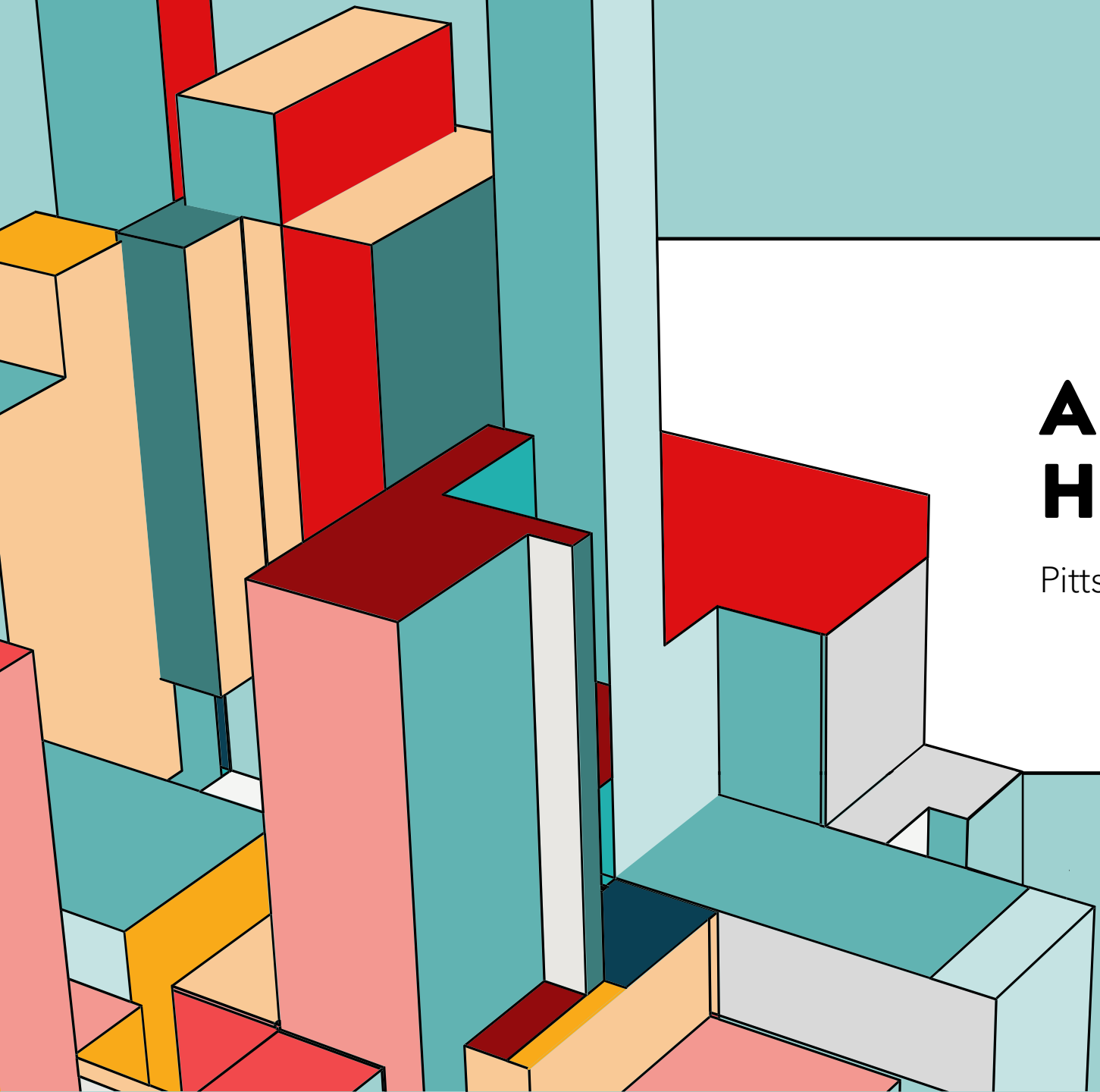
Recommended Zoning Actions: 50% to unlock gap funding

- Reduce residential parking requirements to 1.5 space per dwelling or less
- Allow accessory dwelling units (ADU) for long-term housing as permitted use
- Allow duplex as permitted use in residential
- Adopt pre-approved plans
- Allow higher density near transit and employment centers
- Allow single room occupancy for non-related individuals for long-term housing
- Reduce allowable dwelling unit size
- Allow multi use dwellings and mixed use where commercial is allowed
- Reduce governing body approvals by expanding and expediting administrative review approvals
- Reduce minimum lot size requirements
- Provide height density bonuses
- Adopt universal design standards
- Allow modular as a permitted use in residential
- Complete the RRC program



Thank You!

BREAK

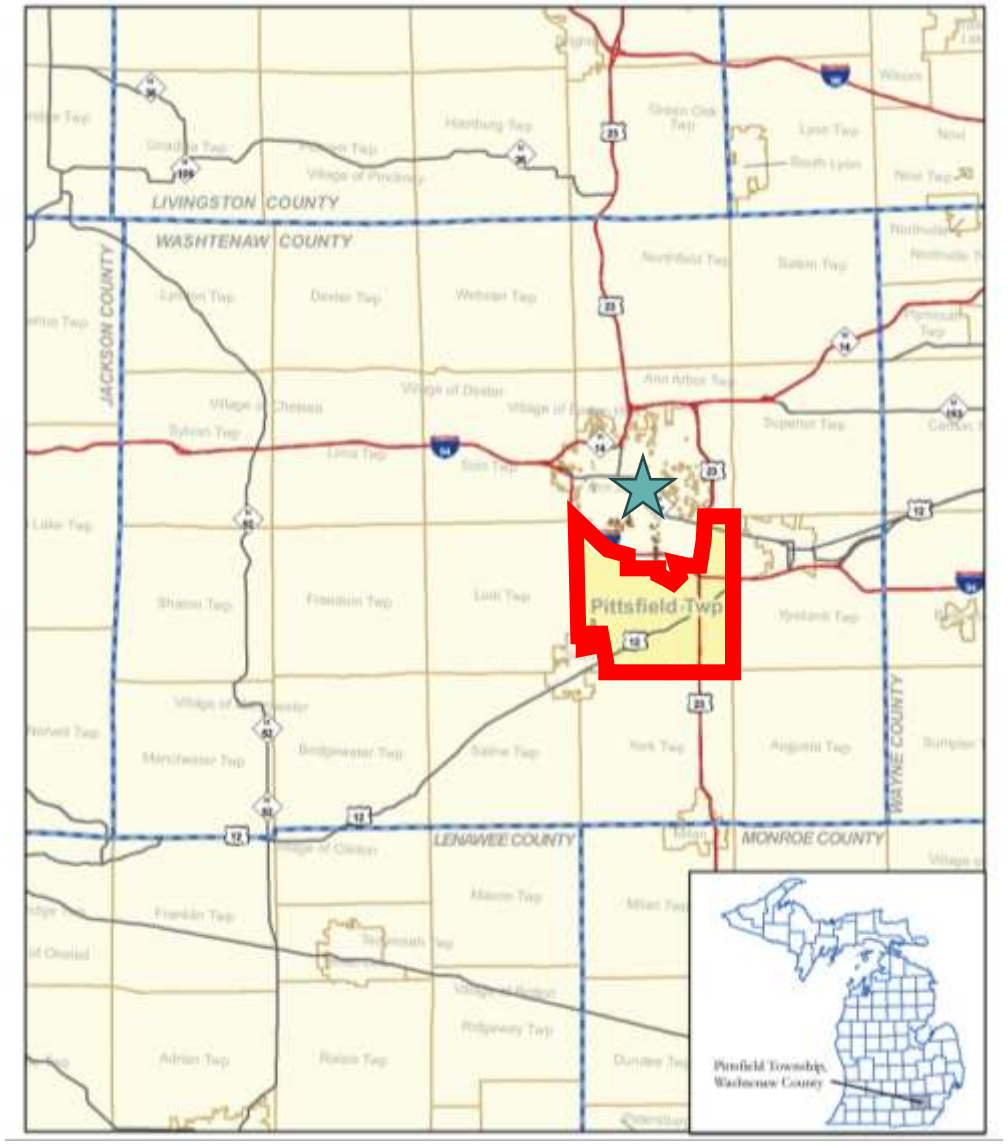


AFFORDABLE HOUSING

Pittsfield Township

PITTSFIELD TOWNSHIP

- Township directly south of Ann Arbor
- Mix of rural, suburban and Urban
- 40,000 residents, strong mix of commercial, light industrial, and office



HOUSING

- The median housing value in Pittsfield Charter Township ranges between $400,000 and $445,000.
- Above the Michigan median but is generally more affordable than neighboring Ann Arbor, where prices often range higher.
- However, new single-family homes start at minimum at 600k or higher
- 1,314 housing permits issued in last 5 years
    - 886 attached or multiple family

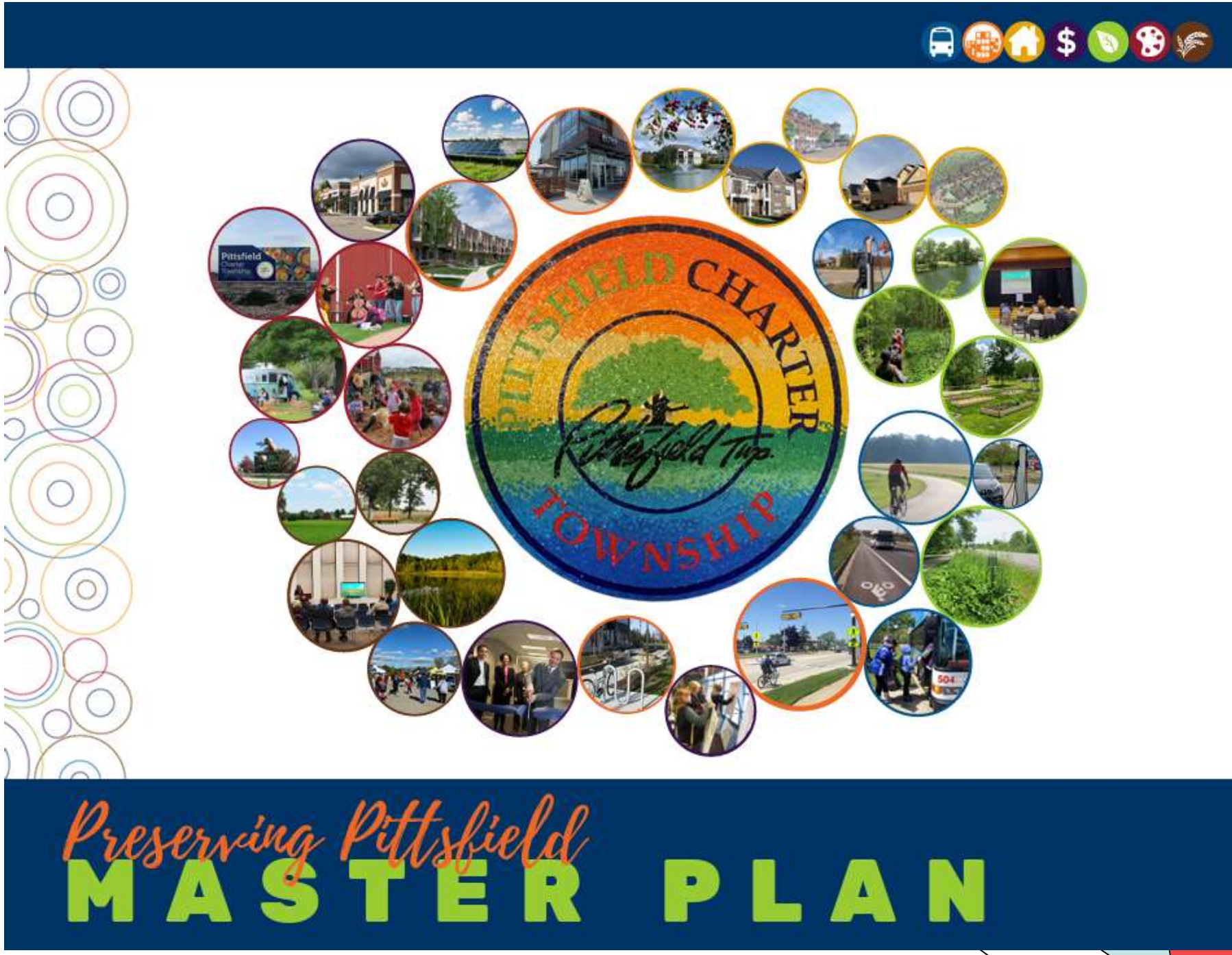




IDENTIFIED GOALS

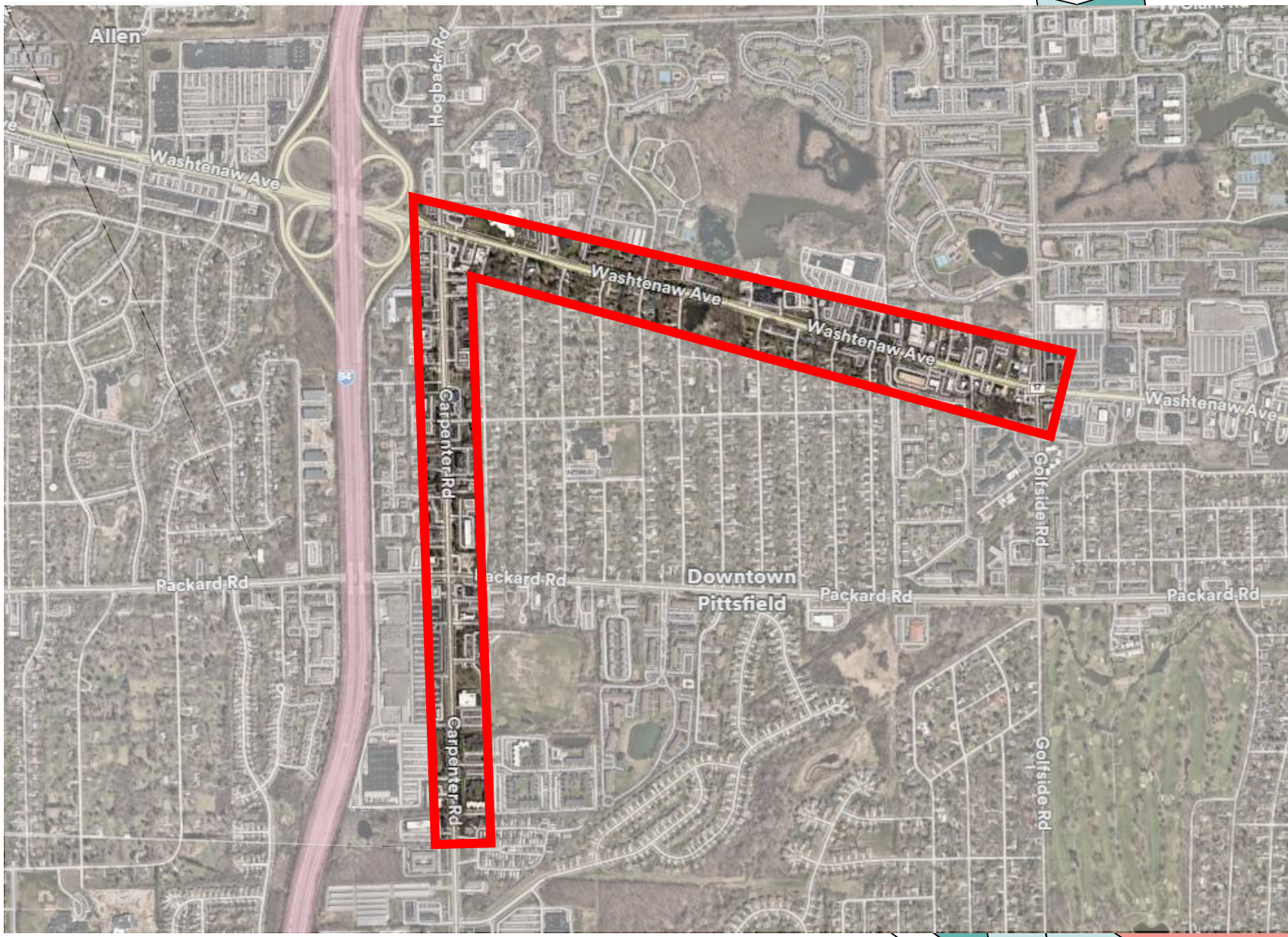
- Ahead of the curve: Pittsfield Township in the 2010 Master Plan identified a goal for housing diversity, including affordable housing.

- Housing opportunities that account for the needs of different demographic groups, future growth projections, and issues of affordability with an understanding of densities, existing and proposed land use patterns, and proximity to amenities.



LOSS OF AFFORDABLE HOUSING

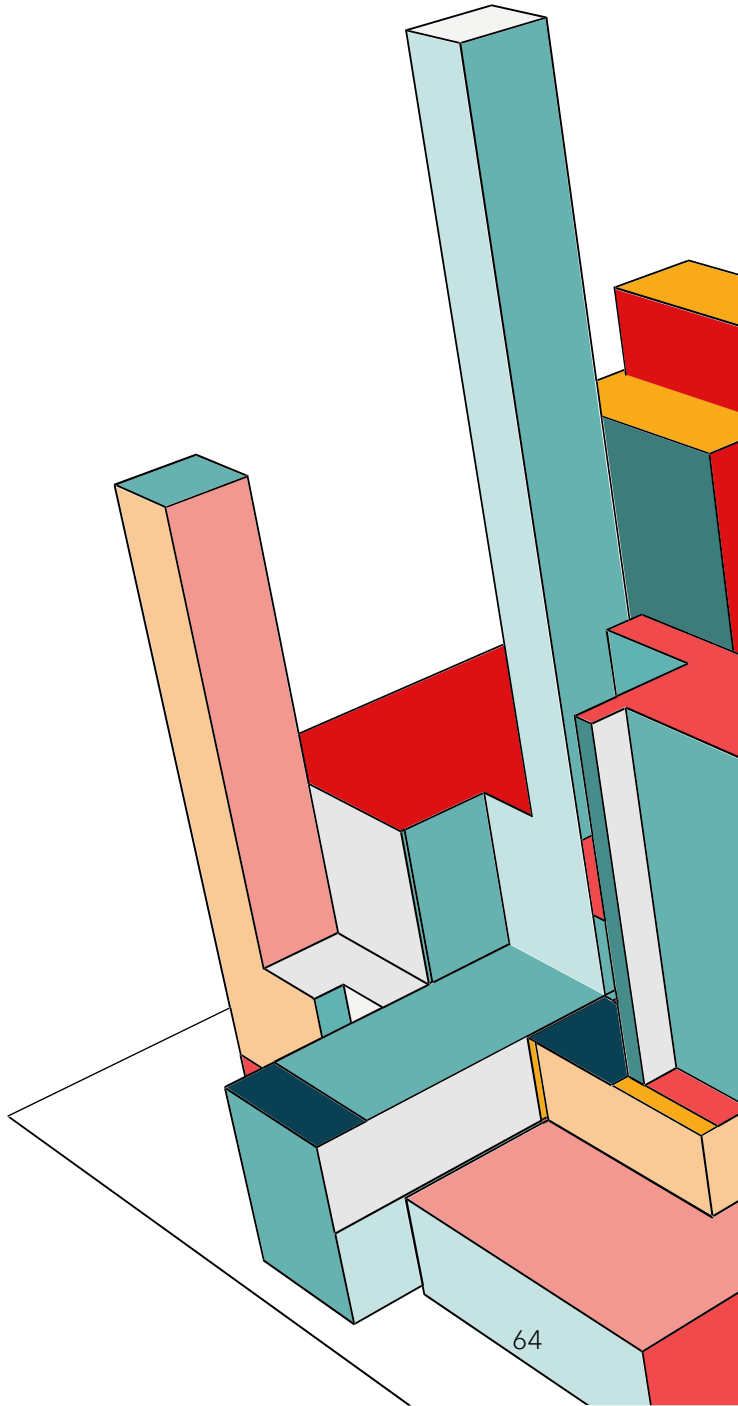
- Hundreds of units converted form affordable to market rate
- Along the Washtenaw Avenue and Carpenter Road
- Most affordable area of the township



THE ISSUE

- Township is a desirable place to live
  - People want to live here

- Township is trying to address housing issue on the supply side
  - But also losing existing affordable housing



BACKGROUND

PROJECT DENIED IN ANN ARBOR

Proposed affordable housing project was denied in City of Ann Arbor.

I called them the next day and told them I had a site in Pittsfield.

ANN ARBOR

Ann Arbor council rejects affordable senior housing development

Updated: Mar. 19, 2019, 9:25 a.m. | Published: Mar. 19, 2019, 9:16 a.m.

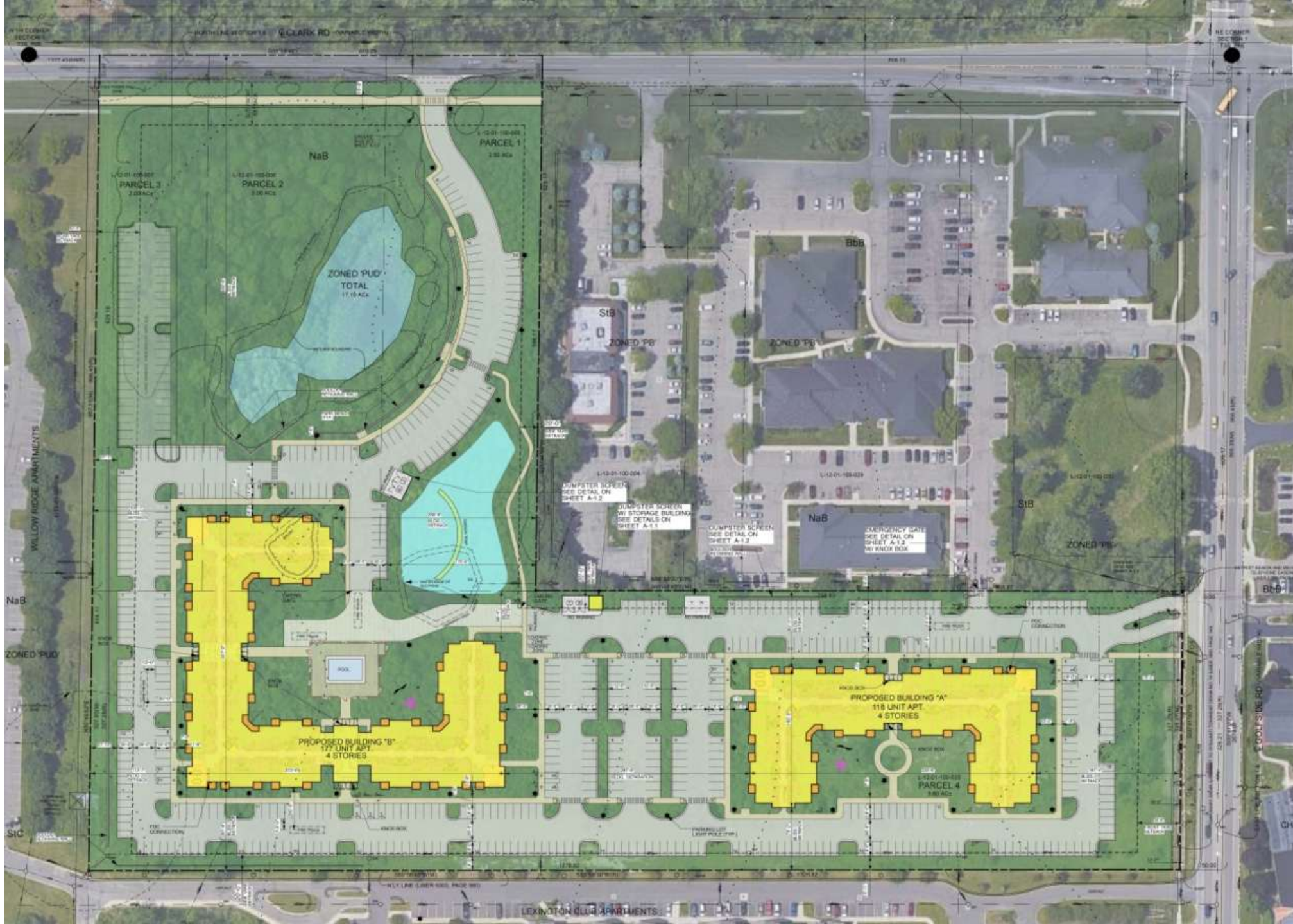


25 year anniversary wha washtenaw housing alliance
leading the way to ending homelessness

- Large site
- Proximity to transit lines
- Proximity to services



- 295 units
- 40-60% AMI
- Senior targeted
- 99 years affordable guarantee



TOWNSHIP SUPPORT

- Township recruited development / developer
- Township supported them throughout the approval process
- Offered PILOT

MICHIGAN | MULTIFAMILY

Lockwood Companies celebrates opening of 295-unit seniors housing development in Pittsfield Township

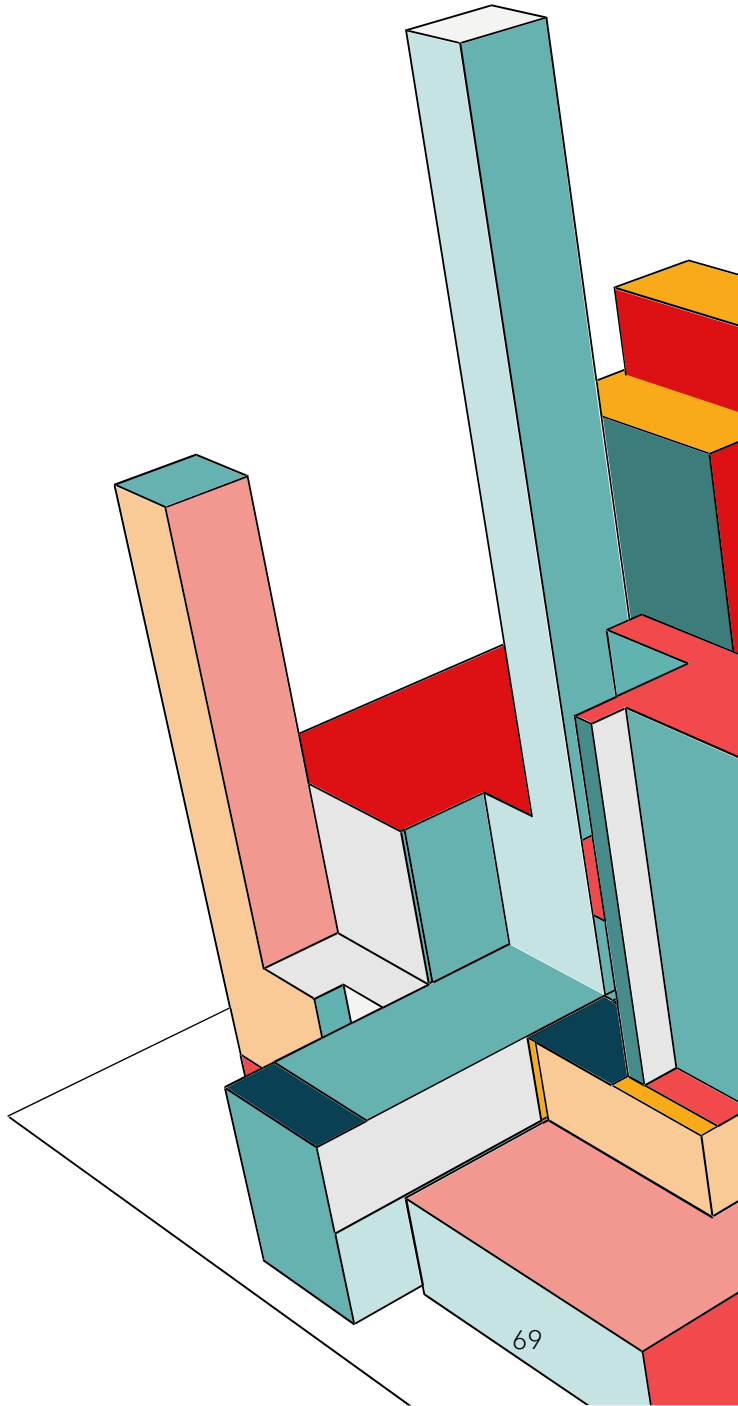
MARCH 9, 2026





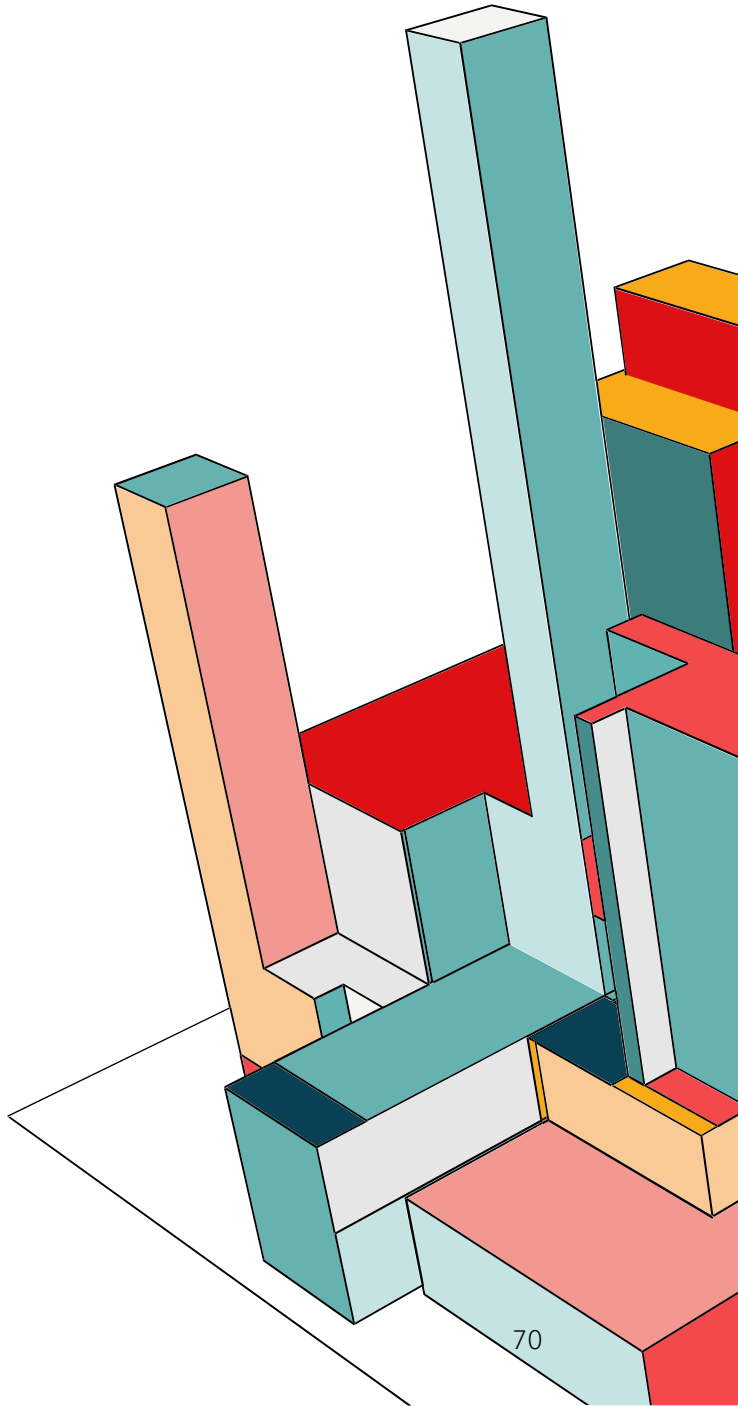
WHAT IS A PILOT

- A Payment in Lieu of Taxes, or PILOT, is a local tax-abatement tool used to make affordable housing projects financially feasible.
- Instead of paying normal property taxes based on taxable value, the affordable housing owner pays the municipality a negotiated or ordinance-based annual service charge.
- In Michigan, the statute describes this as an annual service charge “for public services in lieu of all taxes” for eligible housing projects.



WHAT IS A PILOT

- Normal project: pays regular property taxes based on assessed/taxable value.
- Affordable housing project with PILOT: receives a property tax exemption or reduction and pays a lower predictable service charge instead.
- In Michigan, PILOTs are commonly tied to projects financed or supported through MSHDA, federal aid, or LIHTC.

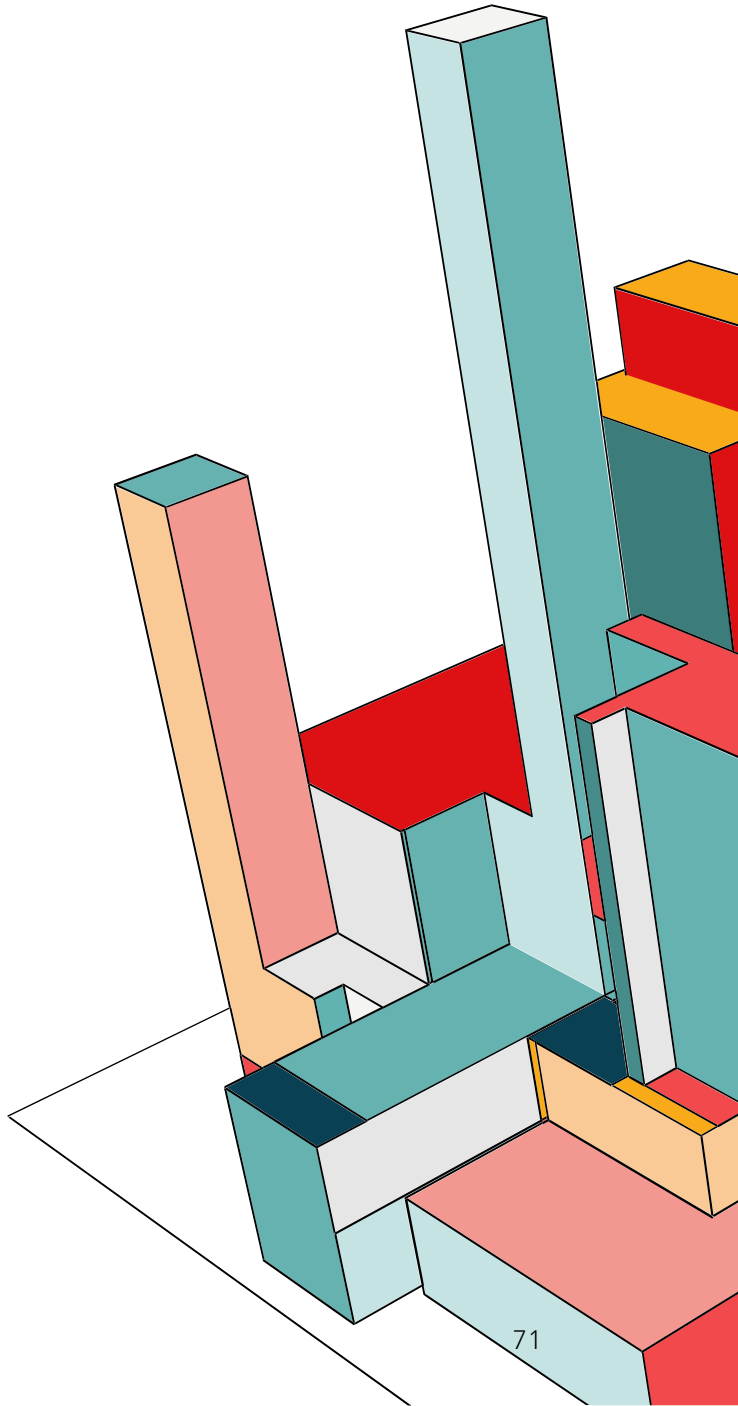


WHAT IS A PILOT

- In Michigan's affordable-housing PILOT statute, **"shelter rent"** means the rental or carrying charges for occupancy in the housing project, **excluding taxes and charges for heat, light, water, cooking fuel, and other necessary utilities.**

- MSHDA's model PILOT ordinance uses the related term **"Annual Shelter Rent,"** meaning the total rent or occupancy-charge collections during an annual period from, or on behalf of, all occupants, **exclusive of utilities**.

- Pittsfield provided 4% of annual shelter rent.

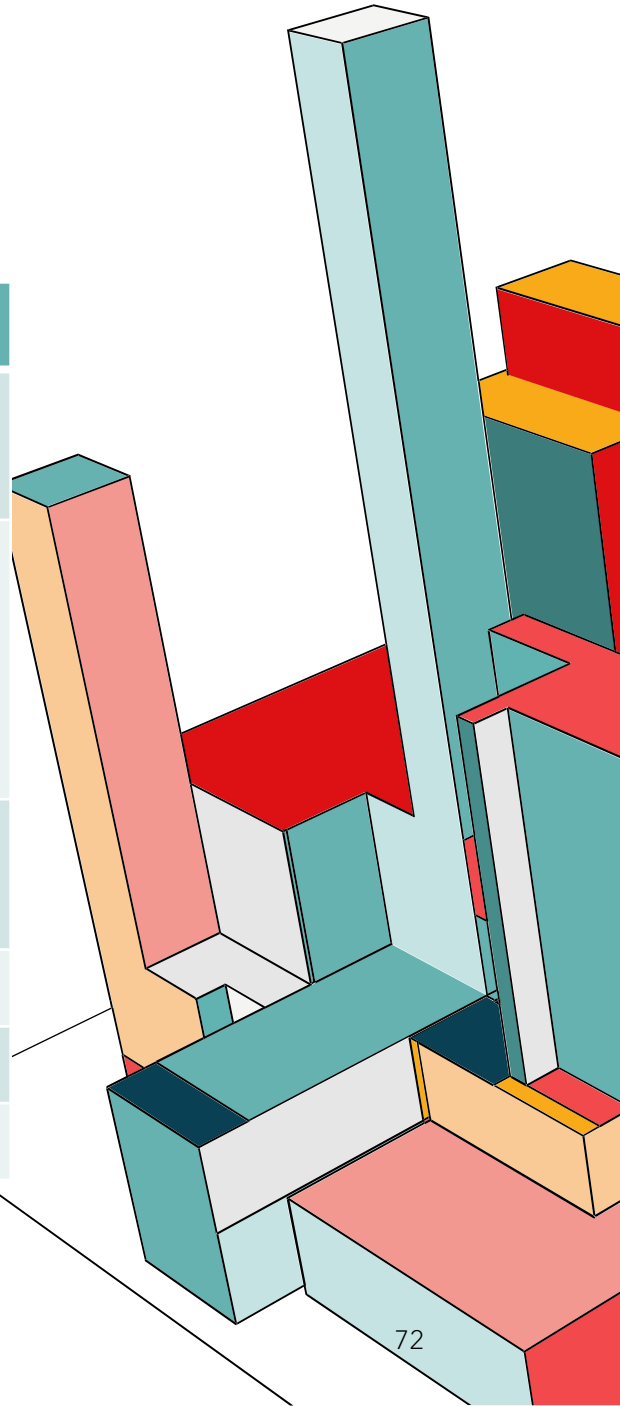


WHAT IS A PILOT

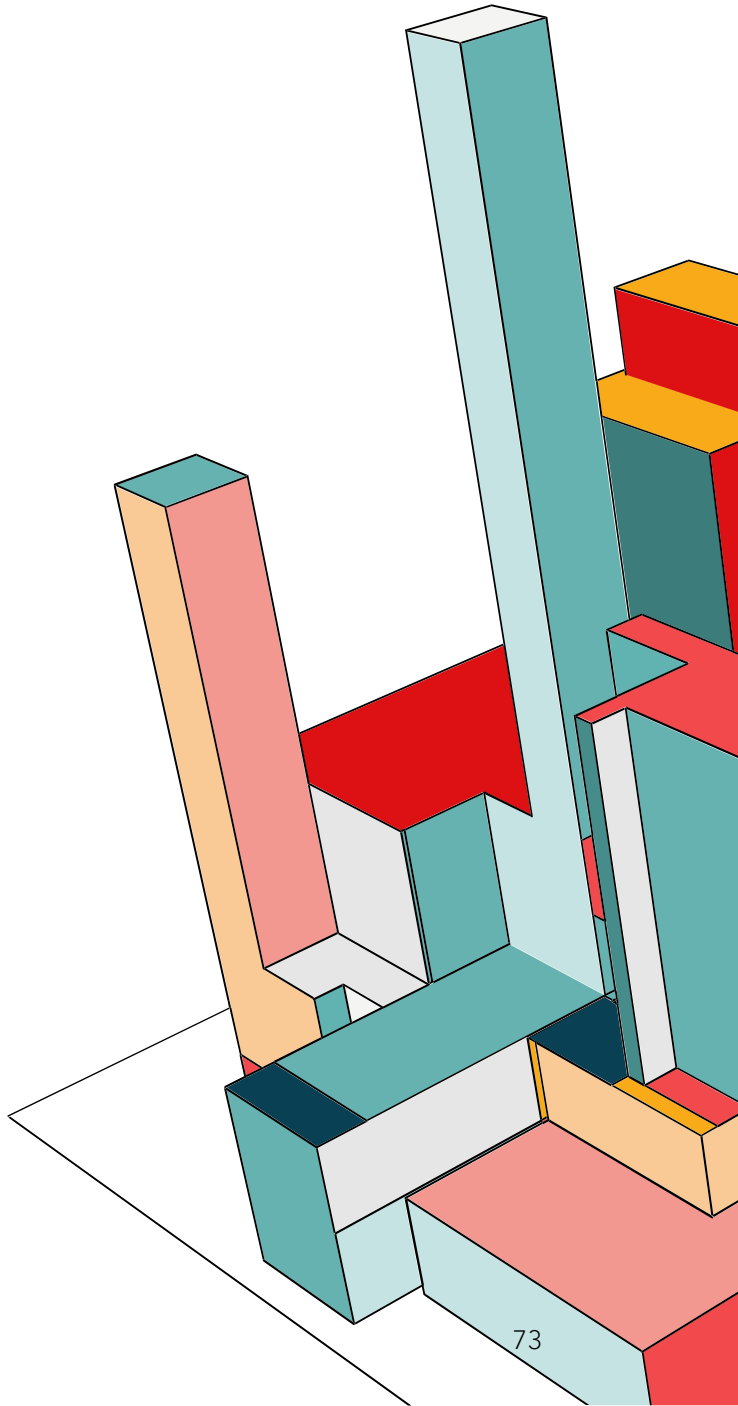
If the PILOT is 4% of shelter rent, the payment would be:

$4,288,900 × 4% = $171,556 per year paid to Township

Item	Amount
Avg. Monthly Rent	1,850
Avg. Annual Rent	$4,662,000
5% Vacancy	-$233,100
Utilities Expense	-$140,000
Shelter Rent	$4,288,900
4% PILOT Payment	**$171,556**



QUESTIONS????

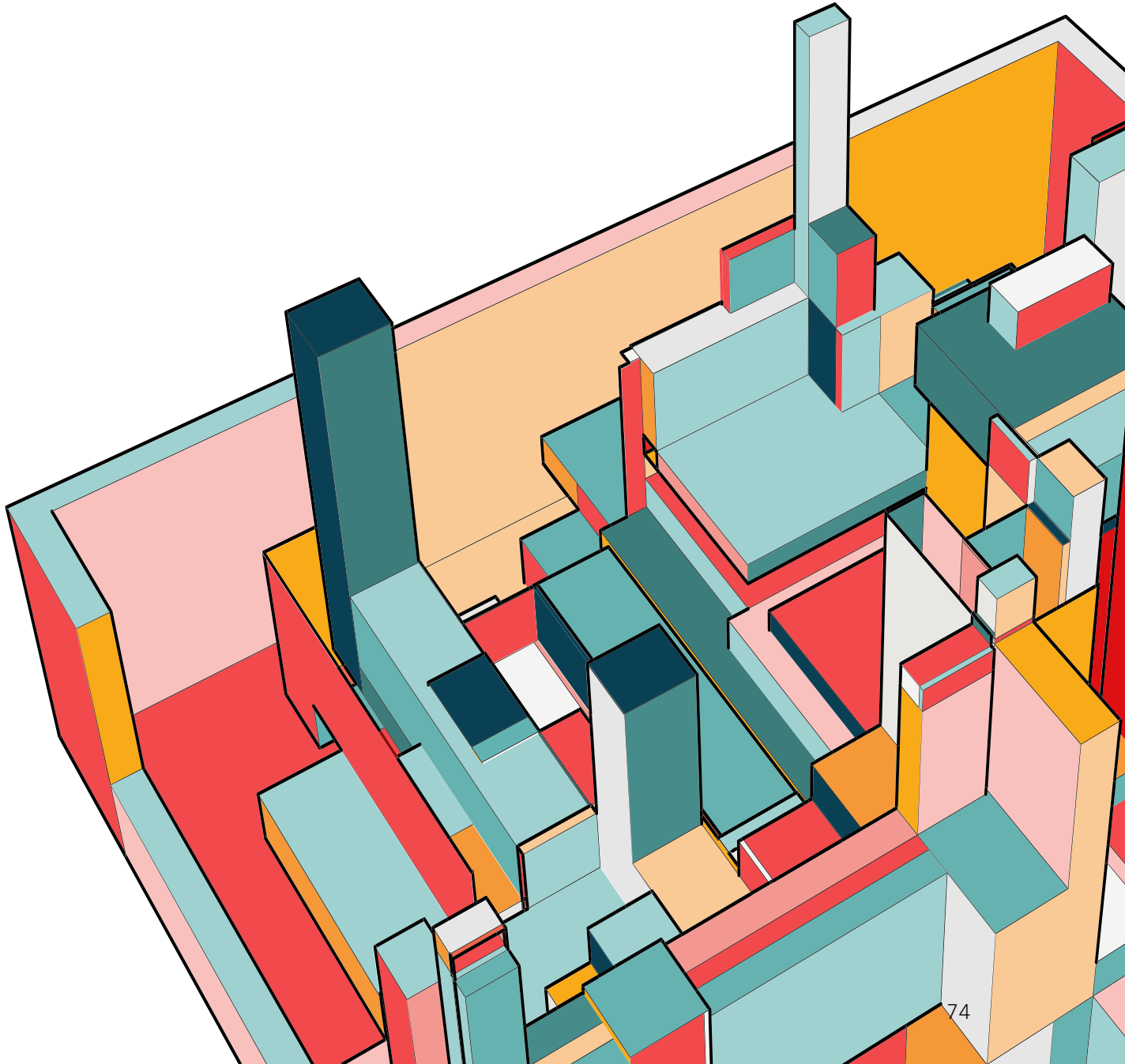


BEN CARLISLE

President at CWA

Bcarlisle@cwaplan.com

CWAPLAN.COM





Sterling Heights, MI: Addressing Housing Supply

Jake Parcell

SEMCOG
June 16, 2026

City of Sterling Heights
InnovatingLiving

Sterling Heights by the Numbers

Population	134,346
Owner Occupied Units	75%
Renter Occupied Units	25%
Median Household Income	$81,102
Median Home Value	$287,600
Population Born Outside United States	25%



CITY OF Sterling Heights
InnovatingLiving

Challenges in Sterling Heights

QUICK AFFORDABLE AND ATTAINABLE HOUSING STATISTICS

Key Statistics:

Housing Units (2022 ACS):	52,791
Occupied Housing Units (2022 ACS):	50,989
Projected Occupied Units (2050 SEMCOG):	56,191
Owner-Occupied Units (2022 ACS):	38,733 (76%)
Renter-Occupied Units (2022 ACS):	12,256 (24%)

Single-Family Building Permits: 332 building permits have been issued from 2021 to 2024, per SEMCOG.

Vacancy: Residential vacancy rates have shrunk 5.2% to 3.3% from 2010 to 2023, per ESRI data.

Data from U.S. Census Bureau's 2018-2022 American Community Survey (ACS) unless otherwise noted.

- Balancing development interests
- Impact of high traffic roads on housing demand
- Limited housing diversity
- Managing a fully built out community

QUICK STATISTICS: 2020 LAND COVER IN STERLING HEIGHTS

Impervious (buildings, roads, driveways, parking lots):	42%
Trees (woody vegetation, trees):	17%
Open Space (agricultural fields, grasslands, turfgrass):	39%
Bare (soil, aggregate piles, unplanted fields):	1%
Water (rivers, lakes, drains, ponds):	1%

Data from SEMCOG





The Public Engagement Process

- The City has had success with recent long-range planning projects and ordinance reform.
- Engagement is heavily used as an educational tool and has helped to increase our approval rate.
- Our 2025 Master Plan involved over 6,000 residents in-person and virtually from early 2024 until adoption.
- Engaging residents of all ages has helped ensure inclusivity.





Unique Development Options

- The City has to continually utilize zoning overlays, sub-area plans, and PUDs.
- The City acts as a partner in development to help facilitate projects through the RFP process.
- All residential uses have been streamlined through zoning overlay districts.
- Financing discussions are often had to ensure project viability.





Using Underutilized Land as Housing

- There are no greenfield left to develop in the City that are not encumbered with floodplain or environmental issues.
- Impervious surface is 42% of the City's land cover.
- Infill efforts have led to the City's first mixed-use project.
- Infill development is being used to help revitalize commercial areas and support local businesses.

What's Next?

- First comprehensive rewrite of the City's zoning ordinance in nearly 55 years.
- Introduction of a new residential zoning district surrounding commercial nodes that will allow for patternbook housing styles.
- Exploration of accessory dwelling units for the first time.
- Increased flexibility in designated areas to help facilitate development that is more well integrated into our nodes and corridors.





Thank you

Jake Parcell

jparcell@sterlingheights.gov
586-446-2352

City of Sterling Heights
InnovatingLiving

Addressing Housing Supply & Affordability in Dearborn

Jordan Twardy

Economic Development Director, Dearborn, MI

ECONOMIC DEVELOPMENT

SEMCOG University: June 16, 2026

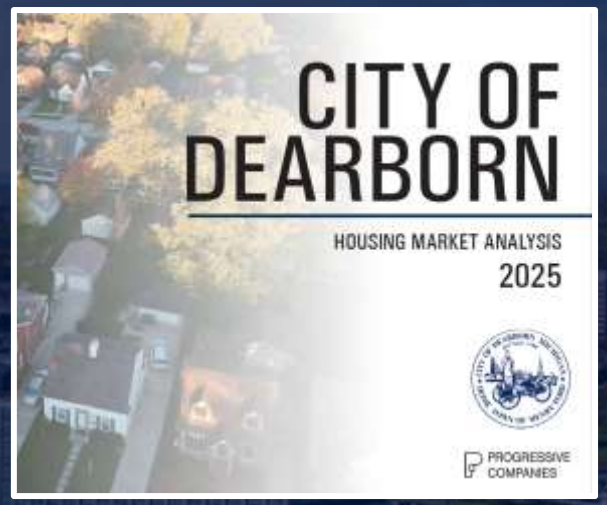
SEMCOG
SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS

Dearborn's Housing Context

- 1,500 units needed by 2035; 80% absorption rate; 73% of units built pre-1959; ~26 new units/yr
- Shortage of 1BR units (10K 1-person households, 5K units); affordable starter and age-in-place ownership opportunities
- Growing, young population: ~30% of population is under 18; over 1,700 newborns per year.
- 80K daytime workers, less than 10K live here



Dearborn's Approach



Set & validate vision with current and credible data

CERTIFIED Redevelopment Ready Community

MICHIGAN INFRASTRUCTURE OFFICE

MSHDA
HOUSING READINESS INCENTIVE

Align vision & regulation through zoning reform



De-risk and recruit investment through pre-development

ECONOMIC DEVELOPMENT

SEMCOG University: June 16, 2026

SEMCOG
SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS

Data-informed Vision

- 2020: US Census - *validated our growth.*
- 2022-2025: Engagement & Zoning Reform - *acted on local ideas; initial wins*
- 2025: Housing Market Analysis - *validated demand & needs.*
- 2025: Hotel Market Analysis - *made case for major redev.*
- 2026: Mayor's Strategic Plan - *articulated goals & metrics.*
- 2026-27: Master Land Use Plan Update - *institutionalize the vision.*

Aligning Vision & Regulation

- Aligned FBC with mixed use construction needs
- Parking exemption for downtown districts
- Stopped sending easy decisions to ZBA
- Investing $500K+ in Master Plan, zoning update
- Aligned with state BMPs/goals
- Housed all land use services within Econ Dev



De-Risking Investment Through Pre-development

- $3M+ invested in land assembly & planning
- Lundy: 21 acres, city-owned; 300 units, MIO grant
- Fairlane: master plan to build consensus & momentum
- Lonyo: 30+ city parels; pre-reviewed plans, infill
- City Parking lots: listing after setting dev parameters
- Private Projects: fast-tracking incentives via goal setting
- Development Day: 100+ vendors in attendance



ECONOMIC DEVELOPMENT

SEMCOG University: June 16, 2026

SEMCOG
SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS

Strategies for Supporting Affordability

- Offsetting development costs with pre-development:
  - City investment - master planning, zoning overlays, pre-reviewed plans, infrastructure planning & imp.
  - Sources: CDBG-DR, MIO; pairing with other projects (JLG, SS4A, DNR, etc.)
- Creative layering of incentives:
  - MSHDA TIF; tying local brownfield to ownership opportunities; exploring HOME/CDBG for downpmt assist.



Projects in the Works (600+ units)

- 329 units ready to go pending MSHDA TIF approval:
  - 218 apartments; former Hyatt (mixed use hotel, apartments, convention ctr.)
  - 111 townhomes; vacant land near city site & Carhartt HQ
- Lundy Site - 21 acres, 300 units
- Lonyo Site - 30+ parcels, 40-60 units (SF, duplex + JLG)



ECONOMIC DEVELOPMENT

SEMCOG University: June 16, 2026

SEMCOG
SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS



ECONOMIC DEVELOPMENT

SEMCOG University: June 16, 2026

SEMCOG
SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS

Addressing Housing Availability Through Zoning in Dexter

Michelle Aniol

Community Development Manager

City of Dexter

Addressing Housing Availability Through Zoning

- Permitting and Guidelines for Accessory Dwelling Units (ADU)
- Public Engagement Process
- Permitting Duplexes by Right
- Addressing Parking Minimums



What Dexter Is Already Doing

ADUs Permitted

ADUs allowed by right on any single-family lot since 2021. Streamlined admin approval. 5 ADUs built to date.
Last month Zoning Ordinance amended to allow a Duplex/Two-family Dwelling in the VR-1 Residential Zoning District to have one ADU by right.

Public Engagement Process

Community-driven planning ensures zoning decisions reflect Dexter's unique character, infrastructure, and priorities.

Duplexes By Right — Since 1939

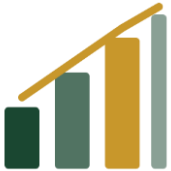
Dexter has permitted duplex (two-family) dwellings by right in designated residential districts for over 85 years.

Parking Minimums

Locally calibrated parking standards that account for Dexter's infrastructure capacity and development patterns.

Introduction: Dexter Housing Task Force Report, 2020

WHY IS THERE A SHORTAGE?



Supply & Demand Imbalance

Dexter is highly desirable — excellent schools, historic downtown, and recreational amenities drive housing demand, but supply is critically short.

Contributing Factors

- Geographic limits are set — much of the city is built-out
- Zoning regulations limit affordable housing supply
- Most new housing built over last 20 years - single-family detached

Most Affected by Affordability

- Young professionals (teachers, public safety)
- Service and retail workers
- Seniors, young families, and other low-income individuals

KEY HOUSING DISTINCTION

Affordable Housing

Rental or ownership housing with income restrictions (typically ≤60% AMI for rental, ≤80% AMI for ownership) governed by housing assistance programs.

Housing Affordability

Access to homeownership or rental options based on housing price relative to household income.

DEXTER BY THE NUMBERS

~$300K
Avg. single-family home price

$200/sf
Average price per sq ft

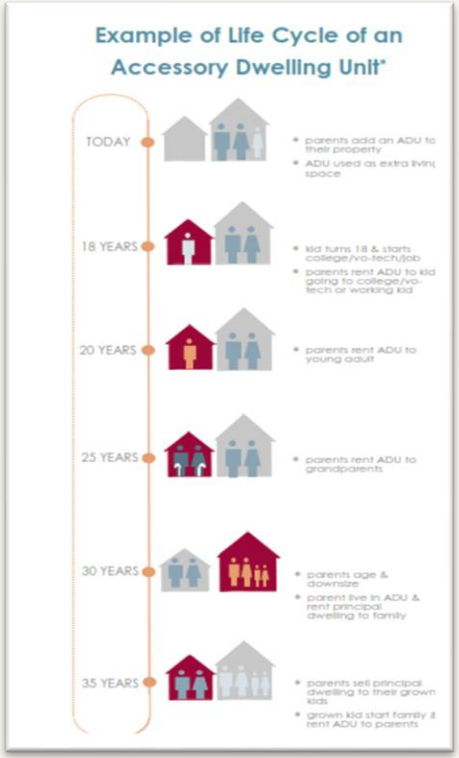
>$200K
Minimum home prices

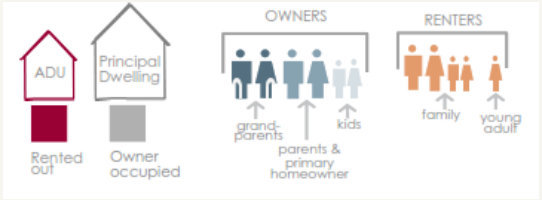
~$65K
Median county household income

ADU Life Cycle

How ADUs adapt over a family's lifetime — adapted from Christopher Strom Architects

ADUs flex with families across decades — the same property can serve grandparents, grown children, young renters, and back again.





A Brief History

Early 20th century:
ADUs common in single-family neighborhoods.
Post-WWII:
Suburban boom + Euclidean zoning led to ADU decline as housing emphasized nuclear family and large lots.
1950s–60s:
Demand for low-density development removed ADUs from most zoning codes.
1970s–80s:
Some municipalities adopted ADU programs; many failed due to inflexible regulations.
Today:
Growing awareness of ADUs as an affordable, flexible housing tool is driving renewed interest.

ADU Advantages & Disadvantages

ADUs offer significant benefits for homeowners, renters, and the community — with manageable trade-offs.

ADVANTAGES

- Extra income for homeowners, especially those on fixed incomes
- Less expensive to build than a new home — no lot purchase needed
- Increases community housing supply without extending infrastructure
- Allows development within city boundaries (important for built-out Dexter)
- Attractive to elderly/disabled persons who want to live near family
- Attractive to empty nesters and young adults entering the workforce
- Can be designed to blend with neighborhood architecture
- Often the only affordable studio/1-BR rental option in SFR neighborhoods
- Adaptable over time for different household types, income levels, and life stages

DISADVANTAGES

- Property taxes may increase
- Possible issues with renters & maintenance
- Not all HOAs allow ADUs
- Diminishes privacy
- NIMBYism (Not In My Back Yard)

Addressing NIMBYism

Public education and modest design guidelines (mass, scale, height, site position) inject predictability and compatibility — reducing neighborhood opposition.

Removing Regulatory Barriers & Addressing Public Concerns



Transparent, predictable regulations — not a special land use process — are key to making ADUs a viable housing tool.

Permitted Use

One ADU allowed by right in all single-family zoning districts — no SLU process required.

A duplex/two-family dwelling may have one ADU by right in the VR-1 Zoning District.

Unit Size

600 sq ft minimum to 800 sq ft maximum, depending on lot size.

Eligibility

Owner-occupancy required in ADU or Principal Dwelling

Neighbor Notice

Adjacent property owner notification required.

Rentals

Long-term rentals allowed; short-term & vacation rentals (e.g., Airbnb) are prohibited.

Lot & Setbacks

Minimum lot sizes, setbacks, and design guidelines established to ensure neighborhood compatibility.

Utilities

Must connect to existing utility connections of principal dwelling and no tap fee.

Permits

Permit required along with annual renewal and tied to rental inspections.

Parking

Existing on-street parking may be used where available.

Setbacks

Detached ADU setbacks consistent with regulations for detached accessory structures.

Guardrails

Deed restrictions

Master Plan Consistency, Resources & Contacts

MASTER PLAN & ZONING CONSISTENCY

Consistency with Master Plan:
ADUs foster the responsible use of land and are a sustainable use of existing public services, utilities, and infrastructure — an overall land use goal for the City.

The recently updated Master Plan
envisions ADUs as one option to provide a residential environment with diverse housing options. It also recognized that a Zoning Ordinance amendment was needed to allow ADUs.

Compatibility:
Design guidelines addressing mass, scale, height, and site position inject predictability and ensure compatibility with the principal structure and surrounding neighborhood.

ADUs are not widely available in Michigan — local ordinances often prohibit them. Dexter's approach removes those barriers with clear, predictable regulations.

Why This Matters

- Studies show neighborhood impacts from ADU development are minimal
- Thousands of ADUs will NOT sprout up overnight
- ADUs will not dramatically alter the landscape of existing neighborhoods
- Development will be slow and scattered throughout the city

RESOURCES

Report, Dexter Housing Task Force, 2020

Accessory Dwelling Unit Guidebook, Florida Housing Coalition, 2019

ABC's of ADUs – AARP 2019

Zoning Practice - Accessory Housing, American Planning Association 2012

PAS Quick Notes – Accessory Dwelling Units, Planners Advisory Service (PAS) American Planning Association (APA) 2009

Accessory Dwelling Units: Case Study, U.S. Department of Housing and Urban Development, 2008

Accessory Dwelling Units, Model State Act and Local Ordinance, a Publication of the Public Policy Institute of the Association of American Retire Persons (AARP) and the American Planning Association (APA), 2000

Purpose & Intent of the ADU Ordinance

It is the policy of the City of Dexter to promote and encourage the creation of legal accessory dwelling units (ADUs) in a manner that:

a. Housing Affordability

Supports the City's housing affordability goals.

b. Infrastructure Efficiency

Supports the efficient use of existing housing stock and public infrastructure.

c. Changing Family Needs

Provides housing that responds to changing family need, smaller households, and increasing housing costs.

d. Resident Housing Needs

Meets the housing needs of residents.

e. Seniors & Disabilities

Provides accessible housing for seniors and persons with disabilities.

f. Neighborhood Enhancement

Enhances residential neighborhoods.

ADU Types & Definition

Guide 2 ADUs | City of Dexter Zoning Ordinance

Definition: ADUs — also known as accessory apartments, second units, garden apartments, mother-in-law suites, or granny flats — are additional living quarters located on single-family lots, independent of the primary dwelling, equipped with kitchen and bathroom facilities, and for not more than one family.

ATTACHED

Living spaces added onto the primary dwelling.

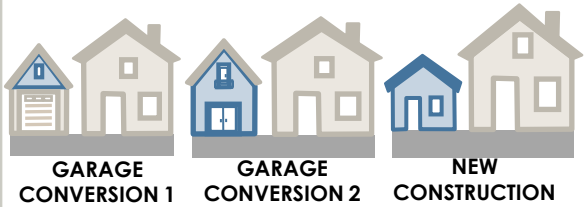
- Side or rear addition to primary structure
- Conversion of an attached garage
- New addition constructed on top of an attached garage



DETACHED

Structurally separate from the primary dwelling.

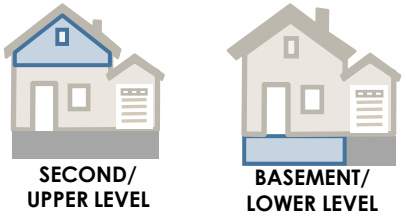
- New accessory stand-alone structure
- Constructed over or within an existing accessory structure
- Conversion of an existing detached garage



INTERIOR

*Located within the primary dwelling.**

- Conversion of existing interior space
- Attic or upper-level conversion
- Basement or lower-level conversion



** Duplex/Two-family dwellings not included*

2024 Master Plan Update: Public Engagement Process

CONTEXT

Since the 2019 Master Plan, Dexter experienced significant change:

- Housing Task Force report (2020)
- Full Zoning Ordinance rewrite
- Controversial development proposals

The MPEA 5-year review became an opportunity for a deep public engagement on housing, community character, and the future of the Second Street corridor.

HOUSING ENGAGEMENT

Oct. 2024 Listening Session

Small groups discussed:

- What residents liked about housing
- What housing types were needed
- What "small-town character" means
- What to preserve or strengthen

Scientific Sample Survey

Built on listening session themes to dig deeper into housing priorities and community character values.

Outcome

Planning Commission used survey, listening session, and a housing analysis to establish goals, objectives, and implementation steps — with a focus on housing affordability.

SECOND STREET CORRIDOR

Walking Tour + ESRI Story Map

Previously overlooked in the Master Plan and Zoning Ordinance updates. A controversial proposal to reuse an industrial building prompted meaningful direct engagement.

Mailed postcards invited all residents and businesses to a walking tour. An ESRI Story Map enabled virtual participation.

Outcome

In-person and virtual input shaped a new Future Land Use category created specifically for the Second Street corridor.

Guiding Principle

Public voices shaped decisions throughout drafting. The amendment reflects the priorities of those who participated.

Staff, consultants, and Planning Commissioners relied on public input to shape their decisions — the amendment reflects the voices of those who participated.

Questions?

Michelle Aniol

Community Development Manager,
City of Dexter

maniol@dextermi.gov

(734) 580-2233

Upcoming Webinars

- **Housing Series #2 – State and Federal Financing Tools to Support Housing Needs**
  - Thursday, July 16, 2026
  - Webinar
- **Housing Series #3 – Housing for Everyone**
  - Thursday, August 20, 2026
  - Webinar
- If you are interested in attending either or both webinars, or have any additional questions, please contact Noah Bussell, AICP, Economic and Community Vitality Planner:
  - (313) 301-4328
  - bussell@semcog.org

Please Join Us for Lunch!

- **For our facilitated discussion, consider some of these questions on the needs, opportunities, challenges in your communities:**
  - What actions or policies your community has taken to increase supply, availability and/or affordability of housing?
  - What challenges have you heard from developers pursuing housing developments in your community?
  - Which populations are facing the most barriers when it comes to housing affordability?
  - What state or federal policies would be most helpful to your community's ability to increase supply and/or affordability?