



LET'S TALK HOUSING

CONVERSATION STARTERS WHEN MEETING YOUR LEGISLATOR IN DISTRICT

According to our National Association of Home Builders, roughly \$94,000 of the cost of a new home goes into regulations, building codes, land use, environmental and other rules:



National Association of Home Builders

Source: NAHB/Wells Fargo Housing Market Index (HMI)

The median cost of a new home in MI in 2024 is

\$448,520

In 2023

\$375,352

The income needed to qualify in 2024 is

\$143,593

In 2023

\$119,817

REGULATORY COSTS \$93,870 PER HOME

(11% Gain 2016 to 2021)

23.8% OF HOME PRICE

During development:
\$41,330

OSHA/other labor requirements during development \$1,179

Pure cost of delay during development \$1,442

Pure cost of delay during construction \$941

During construction:
\$52,540

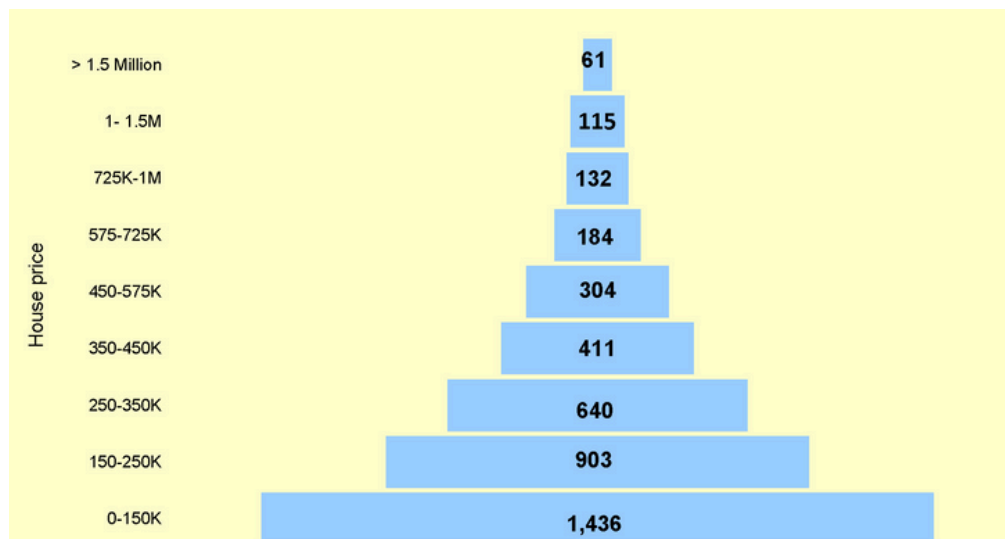


3,222 HOUSEHOLDS

are priced out of the market for every \$1,000.00 increase. We ask as you consider policy changes – either by legislation or rules – through the lens of the impact it will have on housing. Will it be a barrier, or will it work to solve the housing crisis we are currently in?

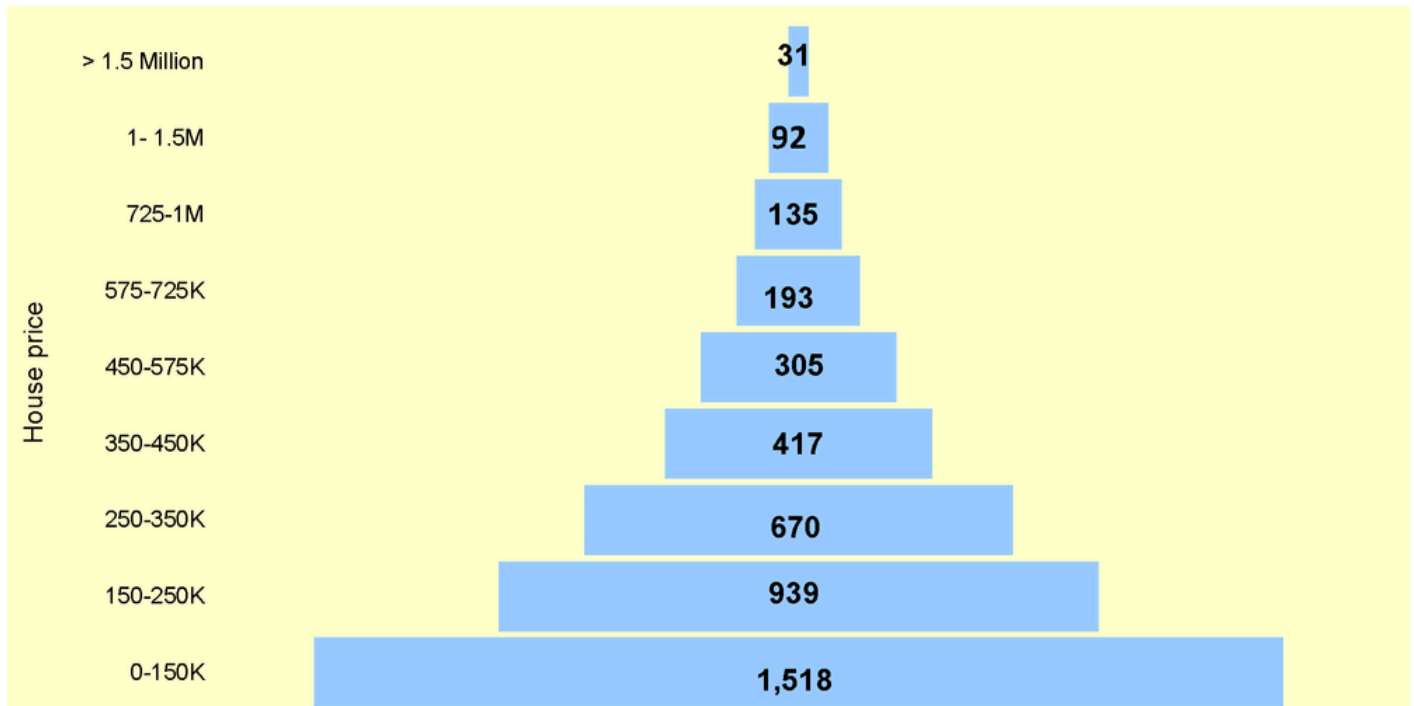
2023: 4,521 HOUSEHOLDS

Michigan Households (in Thousands) by Highest Priced Home They Can Afford Based on Income: 2024



Calculations by the National Association of Home Builders Housing Policy Department based on income data from the 2023 American Community Survey, U.S. Census Bureau

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MICHIGAN IS IN A HOUSING CRISIS.

Housing IS Economic Development and we support the Make It In Michigan (SOAR) initiatives that allow up to 20% of the funds being used to bring a company into Michigan to go towards a communities need – i.e. infrastructure and housing.

Michigan also has a workforce shortage.

Our non-profit, Skilled to Build Michigan Foundation, was fortunate to receive funding in the FY23 budget to print and distribute to every 8-12 grader in the state the book, *Build Your Future, A Complete Guide to a Career in Skilled Trades*.

We (Skilled to Build Michigan Foundation) are seeking \$2.7 M so we can begin reaching students in K-6 and incoming 8th graders with age-appropriate books on construction. We are reaching out and having conversations with members of the appropriations committee, and we would appreciate your support.

Single family permits:

2005 ~ 54,000

2007 ~ 15,000

2009 ~ 6,900

Nov 2024 YTD 12,979