

# News Release from



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## **SINGLE FAMILY BUILDING PERMITS DOWN 7% OVER LAST YEAR**

*Much Needed Housing Michigan Coalition Legislative Package Passes House & Senate*

**Lansing, MI** - Today the Home Builders Association of Michigan (HBAM) announced that single family housing permits across the state are down roughly 7% over this time last year. According to U.S. Census data, some 13,174 single family housing permits have been pulled through October, compared to 14,091 through the same period in 2021. HBAM did note, however, that permits for the month of October, alone, were up by 5.5% compared to the month of October last year, with 1,194 permits pulled last month compared to 1,132 in October of 2021.

“Some may be surprised to see production up slightly this October over last,” noted HBAM CEO Bob Filka. “But the reality is we still have a housing shortage across the state. Strong need and demand are keeping builders busy, even with higher interest rates. Supply simply hasn’t been able to keep up with demand for more than a decade in our state. That is what often gets lost in national housing stories. Michigan’s limited production capacity, among other things, has made it virtually impossible to keep up with the need for more housing in our state. This, in turn, has fueled increases in home values and rental rates, making it harder and harder for the average Michigan citizen to find decent, attainable housing.”

In making this announcement, Filka underscored the need to address the dysfunctional housing marketplace in our state. “The State Legislature, on a bipartisan basis, is recognizing the huge challenge Michigan has in being able to build workforce housing as some refer to it. Yesterday, the State Senate concurred in approving recent House-passed bills that are aimed at providing more financial tools to local governments for the development of attainable housing across the state. Given the many local zoning challenges that exist, along with other regulatory, development, building material and escalating labor costs, let alone higher interest rates, it is virtually impossible to build homes at price points where need and demand is the highest. These bills (Senate Bills 362, 422, 364 and 432) will provide financing tools to help change the math for workforce housing developments, bringing purchase and/or rental prices down for the average Michigander,” said Filka.

This past year HBAM helped form the Housing Michigan Coalition which consists of nearly one hundred community, business, and government organizations whose efforts are targeted at policy changes that will increase attainable housing supply. Filka concluded, “We are pleased to see these bills being sent to the Governor. There is more to do and change in our state to make decent housing more attainable for everyone, but these measures are a great start and will empower communities who want to develop more workforce housing options.”

*The Home Builders Association of Michigan, a professional trade association comprised of 20 local homebuilder associations around the state and their 5,000 builder, subcontractor and supplier members. As the state’s largest association representing construction-related sectors, the HBA of Michigan works to positively promote the building industry and impact legislative, regulatory and legal issues affecting housing attainability.*

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