

# CAP CON 2026



# The Work We Do

**Direct Lobbying:** Securing policy wins through relationships, negotiation, and local impact expertise.

**Grassroots Lobbying:** Mobilizing public support and activating members to contact their lawmakers.

**Coalition Building:** Building alignment with organizations and stakeholders to move legislation across the finish line.

**Providing Information:** Translating local impact into legislative-ready data for policymakers.

**Engaging with State Agencies:** Shaping implementation so policy works for communities.

**Member Education:** Keeping local leaders informed with timely updates and action guidance.

# The League's Advocacy

Through advocacy at the state and federal levels, guided by our Core Principles, the League proactively supports municipalities to help them sustain highly livable, desirable, and unique places within the state.

## What we guard against:

- State preemption and one-size-fits-all mandates.
- Disinvestment in public services, spaces and amenities that shape daily life.
- Fiscal instability and revenue volatility that undermines long-term planning.
- Underinvestment and short-term fixes that ignore long-term system needs.



# Lobbying 2.0

## Breakout Session:

- Wednesday 1:30 – 2:30 p.m.
- The Michigan Legislature is constantly changing and taking on new issues. How can you keep up with it all? Join members of the League's lobbying staff as they share the ins and outs of the Legislature. This session is for both members who are just starting to dive into the Lansing arena as well as veterans seeking a refresher. Earn an Elected Officials Academy (EOA) Advocacy Credit in this session!

## Speakers:

- Jennifer Rigterink, Assistant Director, State & Federal Affairs, Michigan Municipal League
- Dave Hodgkins, Legislative Associate, State & Federal Affairs, Michigan Municipal League

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# Legislative Issues

- Revenue Sharing Trust Fund
- Economic Development Sunsets
- Transformational Brownfields
- Disabled Veterans
- Trial Court Funding
- Military Paid Leave
- Minimum Staffing
- Election Millages
- Oath of Office
- Election Primary Date Change
- BESS
- Data Centers
- Short Term Rentals
- Workers Compensation Expansion
- Water Affordability
- Governmental Immunity

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# Budget and Revenue Sharing

Executive Budget Recommendation: \$88.1 billion

*\*\*\*\$1.8 billion gap that needs to be addressed...\*\*\**

## Governor Whitmer's Proposal

- \$630M in reductions, efficiencies and redirection of existing revenue
- \$400M in reserves from the state's rainy-day fund
- \$780M in new revenue

## Statutory Revenue Sharing

- CVTs: \$ 333 million
- Counties: \$291 million

## Constitutional Revenue Sharing

- CVTs: \$1.045 billion



# Property Tax Reform

**Governor's Proposal:** Aims to save 335,000 seniors an average of \$345 annually

- A 10% property tax cut for homeowners aged 65+.
- Expanded Homestead Property Tax Credit.
- Estimated to cost \$90 million.

**Senate's Proposal** (Senators Anthony and Hoitenga)

- Modify Homestead Property Tax Credit to make it accessible to more households.
- Raises the maximum allowable annual credit from \$1,800 to \$2,000.
- Increases the percentage of rent used to calculate the tax credit from 23% to 25%
- Lowers the property tax burden threshold from 3.2% to 3% of household income.

# Property Tax Reform

## **Speaker Hall's Proposal:** Aims for \$4.9 billion in property tax cuts

- Approximately \$4.73 billion annually in new revenue via a 6% sales tax on currently untaxed services.
- The plan is expected to result in a net tax reduction of approximately \$270–\$275 million.
- The proposal aims to eliminate the 6-mill State Education Tax, the personal property tax, the state real estate transfer tax, and the "pop-up" tax on home sales.
- The plan mandates at least \$1 billion in utility rate rollbacks

*The plan targets "discretionary" or "luxury" services (e.g., private jets, country club dues, limousine services) while exempting essential services like health care, child care, and landscaping.*



# State of the State

## Literacy and Education

A primary focus on reversing falling literacy rates, continuing "Pre-K for All," and improving early childhood education.

## Health Care Affordability

Proposing measures to cap medical-debt interest rates, limiting medical debt on credit reports, protecting residents from liens, and protecting ACA subsidies.

## Housing Affordability

Pushing for a state-level tax credit to increase housing supply, supporting the construction of 75,000+ new homes, and reducing building regulations to tackle rising costs for workers. Call to "demolish" restrictive construction requirements and streamline local zoning to allow for more diverse housing like duplexes and in-law suites.

# Housing Preemption

## **Lot Size Minimum (House Bills 5529-5530)**

- Prohibits a minimum parcel size greater than 1,500 square feet for detached single-family residence where the parcel is accessible and will be served by public water and sewer.

## **Site Plan Requirements (House Bill 5531)**

- Allows local units of government to require reasonably necessary studies in site plan application. Limits circumstances of when additional information can be required for the same application after initial approval. Creates a 60-day decision shot clock after receipt of a site plan for a local unit of government.

## **Protest Petitions (HB 5532)**

- Expands the qualifying petition area to 300 ft and sets a 60% signature threshold when increasing dwelling units allowed. Adds petition content requirements and penalties.

# Housing Preemption

## **Minimum Dwelling Size (House Bill 5581)**

- Prohibits a minimum area requirement greater than 500 square feet for a dwelling.

## **Parking Requirements (House Bill 5582)**

- Mandates parking requirements at no more than one space, including guest parking, per dwelling unit for a multifamily residential use of property. Allows mobile homes in any residential zone.

## **Minimum Setback Requirements (House Bill 5583)**

- Mandates setback requirements at 15 feet or less from the front property line and five feet from the side or rear for a dwelling or outbuilding if the local unit of government is located in whole or part within a metropolitan statistical area (MSA) or is located adjacent to a MSA area. Up to a 25-foot setback may be imposed from a wetland, inland lake or stream, or the ordinary high-water mark of the Great Lakes or Lake St. Clair.

# Housing Preemption

## **Duplex by Right (House Bill 5584)**

- Creates a statewide definition of duplex. Mandates a duplex is a permitted use in any district in which single-family residences are permitted and not subject to any procedures different from a single-family residence.

## **Accessory Dwelling Units (House Bill 5585)**

- Creates a statewide definition of accessory dwelling unit (ADU). Mandates ADUs are a permitted use of property and not subject to a public hearing. ADUs are prohibited from density calculations, additional parking requirements and owner occupancy requirements. Allows mobile homes in any residential zone.

# MI Home Program

## 1. Zoning Reform Assistance and Matchmaking

- Continue funding Housing Readiness Incentive Grants for the purpose of updating zoning regulations in support of housing needs.
- Create a statewide matchmaking platform to identify housing opportunities and make connections between the state, municipalities, and developers.

## 2. Grants for Builders and Developers

- Establish grant fund to pay for building or rehabbing qualified residential property. Capped at \$100,000 for new construction and \$50,000 for rehab per dwelling unit but can't exceed 1/3 of the cost of construction or rehab.



# MI Home Program

## 3. Revolving Loan Fund

- Create a revolving loan fund that addresses finance gaps for building or rehabbing qualified residential property.
- Can be used in conjunction with the grant funding.

## 4. Employer Assisted Housing

- Continue providing funding for the Employer-Assisted Housing Fund to promote public-private partnerships, with the state matching employer contributions to workforce housing.





# Get Housing Ready: Zoning Best Practices for Every Community

## Breakout Session:

- Wednesday 3 – 4 p.m.
- Recently, the League proposed the MI Home Program. This innovative initiative supports investment to accelerate housing construction and rehabilitation, while also promoting updates to local zoning regulations that will help cultivate thriving communities and stimulate economic vitality. This session will explore zoning best practices to promote housing reforms that can be calibrated to the local level, prepare our communities for a wide range of housing types, and share ways to tailor housing policies to fit community specific needs.

## Speakers:

- Adam Cook, Principal, OHM Advisors
- Mark Nickita, President, ArchiveDS

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# 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.



# Local Decisions Empower Durable Outcomes

Local decision-making empowers residents. It allows for the creation of policies that reflect community needs.

Local reform produces durable outcomes. Michigan's diverse communities require flexibility, not artificial statewide mandates.

Accountability is clearest at the local level. Residents know who makes decisions and can participate directly and influence outcomes.

Zoning is democracy in practice. It empowers communities to manage housing, infrastructure, local economic growth, and neighborhood character.

Preempting local authority diminishes trust. Strong, nonpartisan local governance keeps decision-making closest to the people it serves.

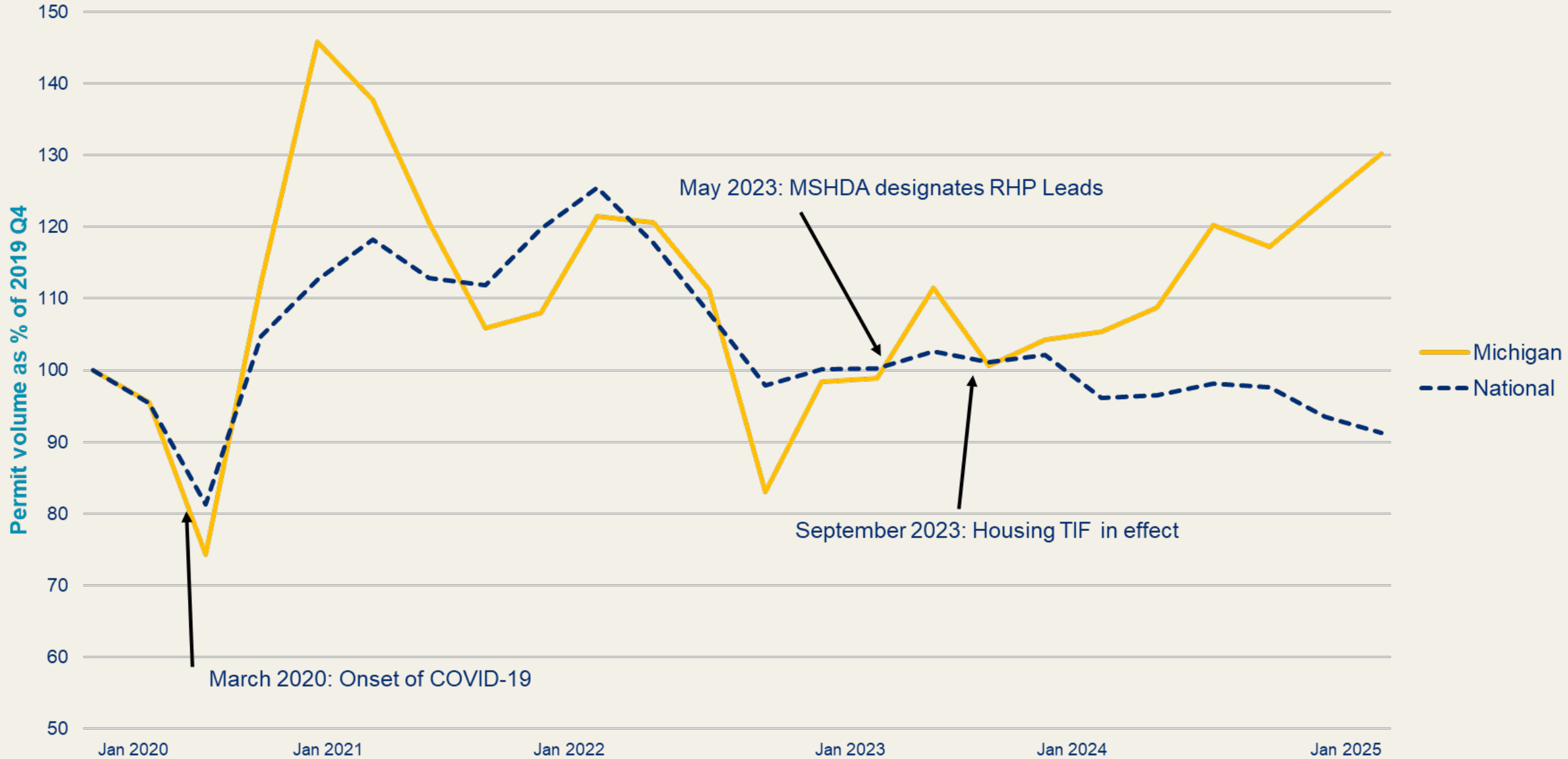
# ACT NOW!

**We Need Your Signature to Protect Local Decision-Making and  
Community-Led Housing Solutions**

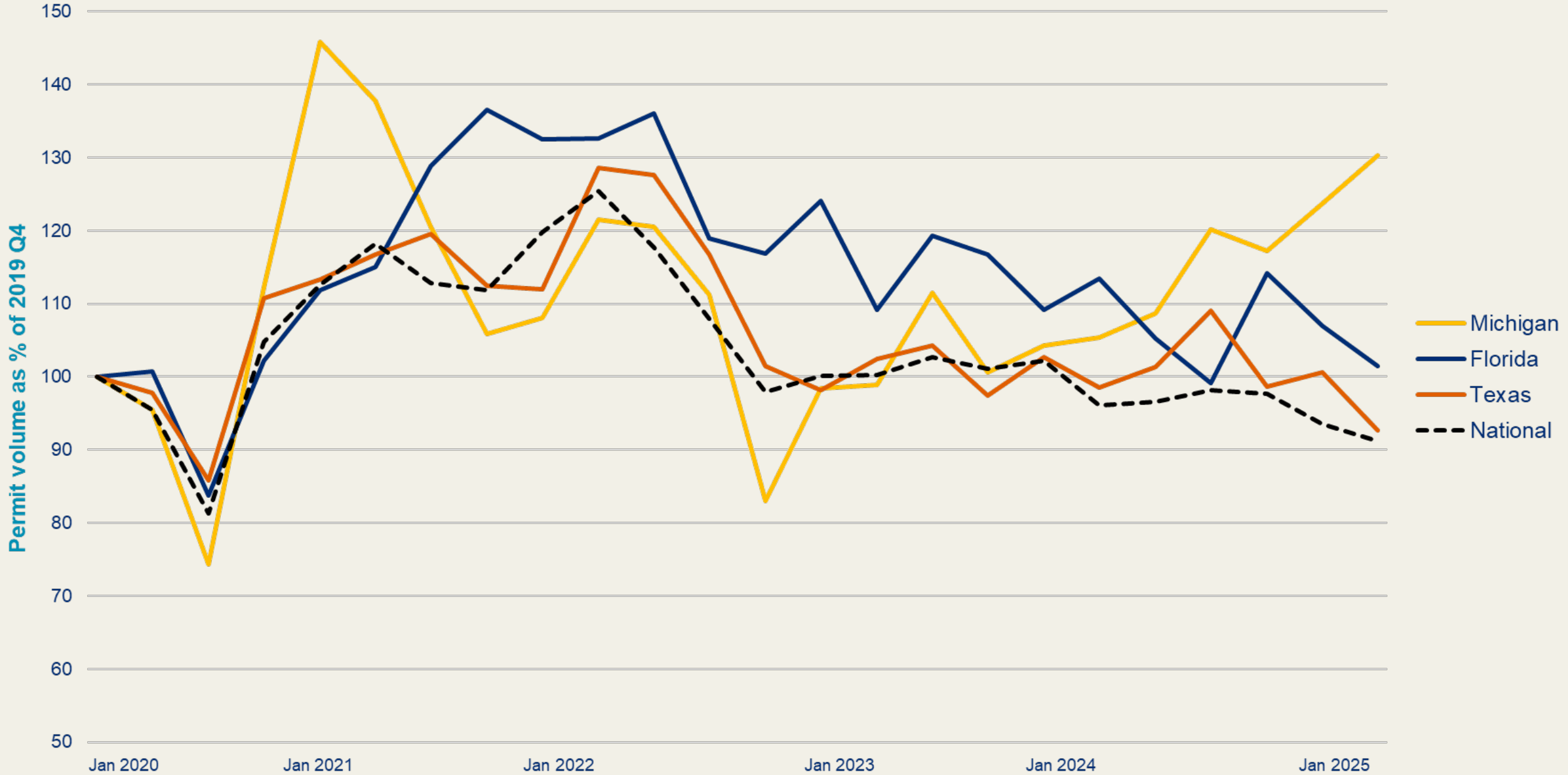
We are asking for your immediate help in opposing this proposal.



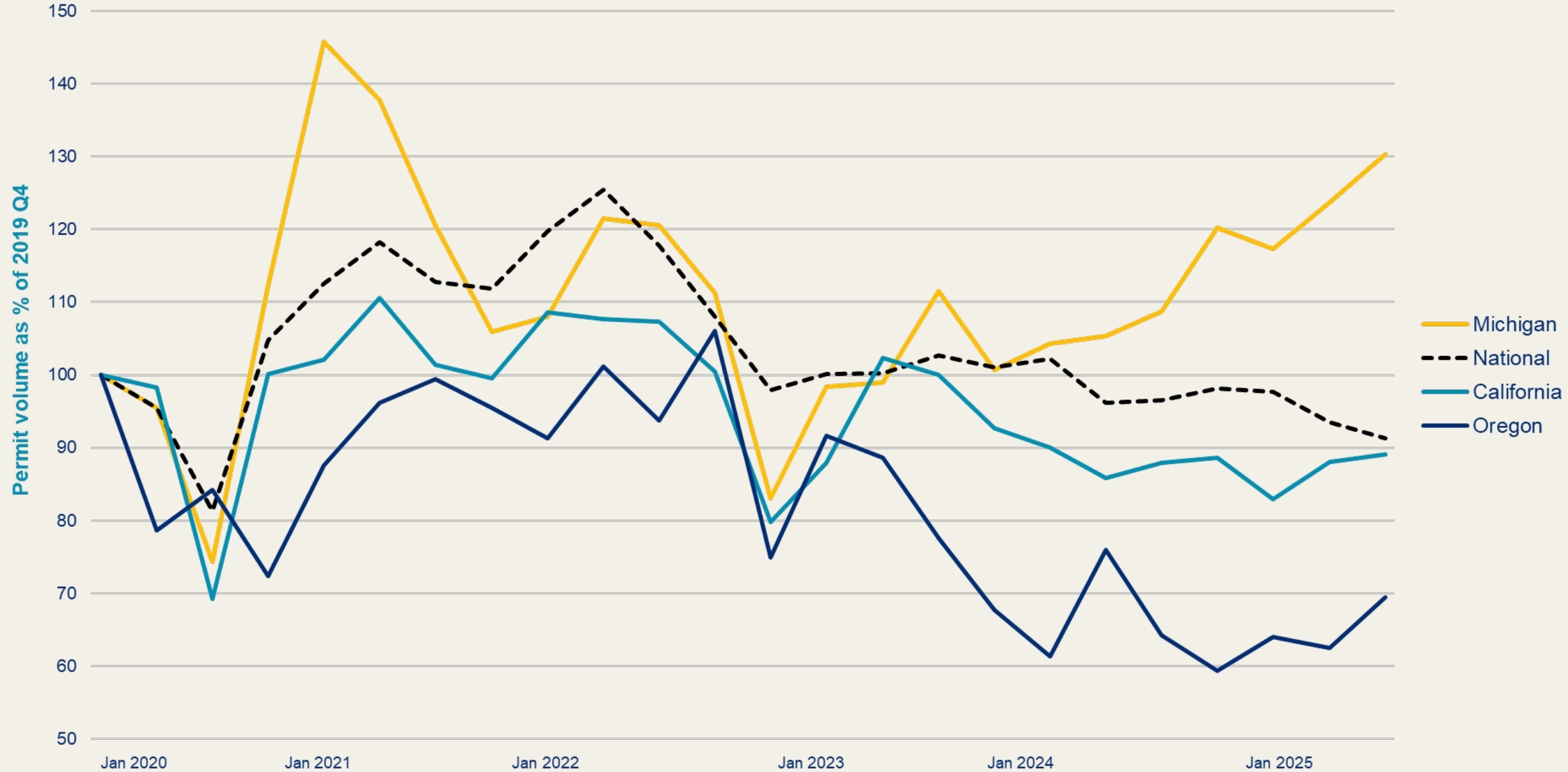
# New Home Permit Recovery vs 2019 Benchmark



# New Home Permit Recovery vs 2019 Benchmark



# New Home Permit Recovery vs 2019 Benchmark



# *Partnership over Preemption*

The MI Home Program will support investment to accelerate housing construction and rehabilitation, while also promoting updates to local zoning regulations that will help cultivate thriving communities and stimulate economic vitality.

The program enables a powerful partnership between the state and local units of government to improve access to attainable housing.

**JOIN US IN SUPPORT!**



**Thank You!**