

Legislative Analysis



REQUIRE LOCAL MASTER PLANS TO INCLUDE HOUSING

Phone: (517) 373-8080
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House Bill 5557 as introduced

Sponsor: Rep. Kristian C. Grant

Committee: Economic Development and Small Business

Housing Subcommittee

Complete to 5-15-24

Analysis available at
<http://www.legislature.mi.gov>

SUMMARY:

House Bill 5557 would amend the Michigan Planning Enabling Act to require land use planning commissions to consider local housing needs in developing or revising a master land use plan. Commissions would also have to be representative of the local unit of government's housing interests.

Master plans

The Michigan Planning Enabling Act provides guidance in the development of master plans adopted or amended by local units of government and requires the consideration of certain criteria. Under the bill, a master plan would have to promote or adequately provide for a range of housing types, costs, affordability, attainability, ages, and other characteristics (such as single- and multiple-family dwellings) to serve the housing demands of a diverse population.

A master plan also must include subjects that reasonably can be considered pertinent to the area's future development, such as a land use plan, components of infrastructure and a transportation system, and recommendations for redeveloping blighted areas. House Bill 5557 would add an assessment of the community's existing and forecasted housing demands, and strategies and policies to address those demands, to the list of subjects.

Commission membership

The act requires members of a local planning commission to be representative of important segments of the community in accordance with the major interests existing in the local unit, such as agriculture, recreation, education, public health, government, transportation, industry, and commerce. Under House Bill 5557, housing would also be one of those major interests.

MCL 125.3807 et al.

FISCAL IMPACT:

The expanded requirements for master plans under the bill could result in additional costs for local units of government. The amount of any additional costs cannot readily be determined, but it is assumed that they will be relatively minimal.

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