



HOUSE of REPRESENTATIVES

STATE OF MICHIGAN

Appropriations Requests for Legislatively Directed Spending Items

1. The sponsoring representative's first name:
John
2. The sponsoring representative's last name:
Roth
3. The cosponsoring representatives' names. All cosponsors must be listed. If none, please type 'n/a.' A signed letter from the sponsor approving the co-sponsorship and a signed letter from the member wishing to co-sponsor are required. Attach letters at question #9 below.
n/a
4. Name of the entity that the spending item is intended for:
Northwest Michigan Rural Housing Partnership
5. Physical address of the entity that the spending item is intended for:
818 Red Drive, Suite 10 Traverse City, MI 49684
6. If there is not a specific recipient, the intended location of the project or activity:
n/a
7. Name of the representative and the district number where the legislatively directed spending item is located:
Rep. Roth (104), Rep. Borton (105), Rep. Fairbairn (106), Rep. Coffia (103), Rep. VanderWall (102), Rep. Fox (101)
8. Purpose of the legislatively directed spending item. Please include how it provides a public benefit and why it is an appropriate use of taxpayer funding. Please also demonstrate that the item does not violate Article IV, S 30 of the Michigan Constitution.
Description of funding proposal's public benefit and the need for state funding:
Both local and state governments have expressed formally that housing is a public interest and public benefit. Access to low cost financing is a critical component of housing development and rehabilitation, and is an especially missing component for housing units targeted for citizens making at or below 120% AMI. Housing North is creating a revolving loan fund to serve the 10-county northwest lower Michigan service

region (Region D per the Michigan Statewide Housing Plan) to ensure there is access to low cost capital for housing development and rehabilitation for decades to come.

Please provide a description of any research or evidence backing the project's approach to its stated goal (include any attachments):

A 2023 Housing Needs Assessment showed we need over 31,000 homes in our 10-county region from 2023 to 2027 to meet the demand. The bulk of that need is for those making less than 120% of the Area Median Income (22,000 units). To date, about 4,400 homes have been built, most of them either single family homes or priced above market rate. In addition, the HNA for the same 10-county region broke down those needs further into targets for each AMI category and housing product type (for rent & for purchase).

Summaries of those reports are attached.

We anticipate housing projects filling this need will have a total gap of over \$455,000,000 million to make these units affordable to those making 120% of the AMI or less. Conversion of northwest Michigan housing inventory to seasonal housing and short-term rentals has increased at an alarming pace, drastically limiting housing options, and added a hurdle for the region's economy by hindering businesses from attracting and retaining talent. The Rapid Response Fund will supplement existing programs and also provide opportunities for purchasing or holding land, gap financing, loan guarantees, and other unique forms of project financing.

Have you sought any community input on this project? If so, please provide a brief description:

Over the last five years, we have worked to gain vast amounts of community input on this subject. The need is highlighted above and well known to community leaders. Our organization hears about the need for local financing options for below-market rate housing on a daily basis, which is why we are taking on this effort. We know the need exists for developers, and the desire exists from the community, as shown by an attached sign on letter that continues to grow.

Has this project or requesting entity received state funding in the past? If so, please provide a brief description, including previous state funding sources, fiscal years, and amounts:

The Rapid Response Fund has not received past state funding. Housing North, the requesting entity, received a \$300,000 grant for "Housing Ready and Capacity" work in the 2023-2024 state budget to increase technical support and expertise for units of government looking to take a more active role in procuring housing development and rehabilitation in their communities. We also focused on cultivating and tracking housing projects for the rapid response fund.

How long has funding been sought for this project? How long has state funding been sought for this project?

Housing North started the concept and initial funding asks for the RRF roughly two years ago through a PILOT project in partnership with a Consumers Energy Foundation grant and a local community land trust. Over the past year our efforts have generated over \$300,000. We are already seeing the repayment on this loan back to the fund and

anticipate being able to lend up to \$150,000 in 2025.

Will this project be receiving other funding? If so, how much and what are the funding sources?

It is our intention that the Rapid Response Housing Fund will be a receptacle for various forms of private, public, and philanthropic support that will be directed to attainable housing de

9. Attach documents here if needed:

Attachments added to the end of this file.

10. The amount of state funding requested for the legislatively directed spending item.

10000000

11. Has the legislatively directed spending item previously received any of the following types of funding? Check all that apply.

["State"]

12. Please select one of the following groups that describes the entity requesting the legislatively directed spending item:

Non-profit organization

13. For a non-profit organization, has the organization been operating within Michigan for the preceding 36 months?

Yes

14. For a non-profit organization, has the entity had a physical office within Michigan for the preceding 12 months?

Yes

15. For a non-profit organization, does the organization have a board of directors?

Yes

16. For a non-profit organization, list all the active members on the organization's board of directors and any other officers. If this question is not applicable, please type 'n/a.'

Josh Mills, President Sarah VanHorn, Vice President Sharon Oriel, Secretary Janet Koch, Treasurer Lindsey Bur Craig Ardis Cash Cook Ashley Halladay-Schmandt Carrie VanderMolen Ellen Shapiro Brad Lonberger

17. "I certify that neither the sponsoring representative nor the sponsoring representative's staff or immediate family has a direct or indirect pecuniary interest in the legislatively directed spending item."

Yes, this is correct

18. Anticipated start and end dates for the legislatively directed spending item:

10/2026-9/2028

19. "I hereby certify that all information provided in this request is true and accurate."

Yes