

RESIDENTIAL DUPLEXES

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<http://www.house.mi.gov/hfa>

House Bill 6097 as reported from committee
Sponsor: Rep. Kristian Grant
Committee: Economic Development and Small Business
Complete to 12-7-24

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

SUMMARY:

House Bill 6097 would amend the Michigan Zoning Enabling Act to provide both of the following for a local unit that is wholly or partly located within, or is adjacent to, a *metropolitan statistical area*:

- A residential duplex is a permitted use in any district in which a single-family residence is a permitted use.
- A duplex is not subject to a special or conditional use permit or procedure that single-family residences are not subject to.

Metropolitan statistical area would mean that term as defined by the US Office of Management and Budget. (As of July 2023, that office has delineated the following metropolitan statistical areas in Michigan: Ann Arbor, Battle Creek, Bay City, Detroit-Warren-Dearborn, Flint, Grand Rapids-Wyoming-Kentwood, Jackson, Kalamazoo-Portage, Lansing-East Lansing, Midland, Monroe, Muskegon-Norton Shores, Niles, Saginaw, South Bend-Mishawaka [part of Michigan], and Traverse City.¹)

Proposed MCL 125.3517

BRIEF DISCUSSION:

According to committee testimony, most affordable types of housing, including duplexes, are illegal to build in most neighborhoods in Michigan. In Kent County, for example, 98% of the land is zoned for single-family residences, with only the remaining 2% available for multi-family housing. Supporters of House Bill 6097 argue that, with Michigan currently facing a housing shortage of 200,000 units, some basic state-level regulations are necessary to ensure that more homes can be built. They believe that, especially in communities that do not want large-scale developments, duplexes are a good solution to local housing shortages that increase the housing stock at more affordable price points without bringing down property values or distinguishably impacting the character of a neighborhood. Further, some supporters argue that increasing density and multifamily housing options will reduce pollution.

Opponents of the bill argue that it would take away municipalities' ability to address community-specific needs through local zoning and would instead prescribe a one-size-fits-all

¹ <https://www.whitehouse.gov/wp-content/uploads/2023/07/OMB-Bulletin-23-01.pdf>

Standards for determining are here: <https://www.federalregister.gov/documents/2021/07/16/2021-15159/2020-standards-for-delineating-core-based-statistical-areas>

A map from 2020 is here: https://www2.census.gov/programs-surveys/metro-micro/reference-maps/2020/state-maps/26_Michigan_2020.pdf

approach, which would be ineffective because developers do not necessarily pursue duplexes in single-family residential zones just because some communities allow them to be built there. Opponents suggest that better solutions to the housing shortage could include requiring municipalities to update their zoning laws every 10 years, prioritizing local governments that pursue zoning reform for state housing grants, and retrofitting vacant office space for housing.

FISCAL IMPACT:

The bill would have no fiscal impact on the state or local units of government.

POSITIONS:

Representatives of the following entities testified in support of the bill (12-3-24):

- Abundant Housing Michigan
- Climate Cabinet
- Communities First Inc.
- Home Builders Association of Michigan
- Housing North
- Michigan Association of Planners
- Michigan Realtors

The following entities indicated support for the bill (12-3-24):

- Apartment Association of Michigan
- Community Economic Development Association of Michigan
- Grand Rapids Chamber
- Mackinac Center for Public Policy
- Michigan Environmental Council
- Michigan League of Conservation Voters
- Natural Resources Defense Council
- Rental Property Owners Association of Michigan

Representatives of the following entities testified in opposition to the bill (12-3-24):

- City of Dexter
- Michigan Municipal League
- Michigan Townships Association

The City of Wyoming indicated opposition to the bill. (12-3-24)

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■ This analysis was prepared by nonpartisan House Fiscal Agency staff for use by House members in their deliberations and does not constitute an official statement of legislative intent.