

JOCELYN BENSON

for GOVERNOR

Affordability Agenda | Housing

No matter where I go in Michigan, the high cost of housing is one of the biggest issues people bring up. In Traverse City, farmers can't find a place to raise their families when homes cost nearly a million dollars. In Detroit, families who have lived in the city for generations are being priced out by skyrocketing rents. The problem is clear: we don't build enough and our property taxes are too high. We need to build more quality housing – efficiently and effectively.

As Governor I will:

- ✓ **Make it easier to build homes faster** from the local level to the state level. We'll streamline the entire process so builders spend weeks on approvals instead of waiting months for each agency to sign off, saving money that can go toward building more affordable homes and addressing regional and rural housing shortages.
- ✓ **Create opportunities for first-time home buyers** with an expanded tax credit for families who are ready to purchase but struggling to save enough – while making sure we're building enough new homes so this actually lowers costs instead of just pushing prices higher.
- ✓ **Create a statewide housing data system** that shows us exactly where Michigan needs more housing, what it costs, and whether we're making progress. By working voluntarily with municipal governments, permitting and building systems will align with community needs.
- ✓ **Give communities control over vacation rentals.** I'll create a statewide system to track short-term rentals and tax them to fund local services and Michigan tourism, while letting towns set their own rules about how many are allowed in residential neighborhoods.
- ✓ **Stop international corporations from pricing Michiganders out of their neighborhood** by banning the sale of homes to private equity firms and institutional investors for the first 100 days they are on the market.
- ✓ **Expand and modernize the Michigan Homestead Property Tax Credit** to reflect today's housing costs and inflation. This will raise income eligibility limits and adjust benefit levels so more working families, seniors, and fixed-income homeowners can qualify and keep up with rising property tax bills.
- ✓ **Make new builds energy efficient** so families pay less to heat their home. We will also expand our federal energy assistance dollars to go toward making low-income housing energy efficient and cheaper.



Assist first-time home buyers



Make it easier to build homes faster

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