



# Federal Legislation Update

Michigan Association of Land Banks Conference



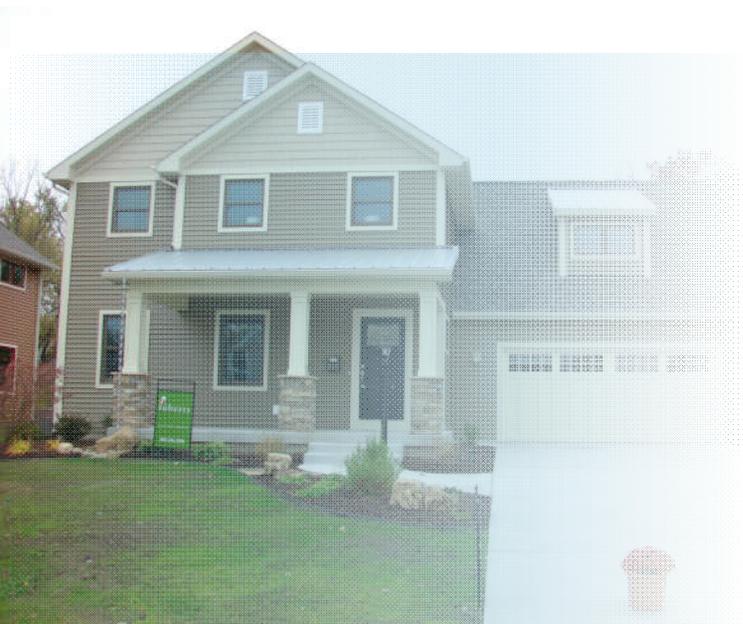
**Brian Larkin | Director**  
National Land Bank Network

# How we got here...

## 2021 Priorities

- Pass the HEROES Act
- National Land Bank Network Act
- Neighborhood Homes Investment Act
- COVID Response Bill

Center for Community Progress | [communityprogress.net](http://communityprogress.net)



# Federal Legislation Introduced – 117th

- S. 98 Neighborhood Homes Investment Act
  - **NHIA Reintroduced January 28, 2021**
  - **Sens. Cardin (D-MD) and Portman (R-OH)**
  - **Sen. Coons (D-DE); Sen. Young (R-IN); Sen. Brown (D-OH); Sen. Scott (R-SC)**

# Federal Legislation Introduced – 117th

- **H.R. 816 Restoring Communities Left Behind Act**
  - **Rep. Kaptur (D-OH) and Rep. Tlaib (D-MI)**
  - Rep. Waters (D-CA) and Financial Services Cmt. Deeply involved and supportive
  - **CCP, GSN, LISC, NCST, and Habitat** partnered
  - 29 cosponsors and counting
    - **Rep. Fred Upton (R-MI)**

# Legislative Movement

53% don't have adequate funding to cover basic expenses

## REVITALIZATION

**\$60M**

National Land Bank  
Network Act (ACT)

COMING SOON

## COMMUNITY DISTRESS

**\$5  
B**

Restoring  
Communities Left  
Behind Act

INTRODUCED

## COVID-19 RELIEF

**\$360B**

American Rescue  
Relief Plan Act  
(ARRPA)

SIGNED

Restoring Communities Left Behind *becomes* Community Restoration and Revitalization Fund

**\$5B annually**



Legislation

**\$7.5B** One time  
Appropriation

**RCLB**

**CRRF**

# Build Back Better Act: Housing

**\$327 Billion**

Rental Assistance

Public Housing

Housing Trust Fund

HOME

Housing Investment Fund

CDBG

CRRF

Remediation

Revitalization

Rural Housing

Fair Housing

Down Payment Assistance

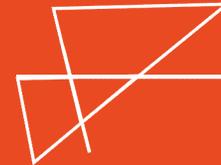
Tribal

Section 811 & 202

## Introduced in House Financial Services Committee

A portion of the larger infrastructure bill. Initially proposed at \$3.5 Trillion, current discussion is around \$1.9 Trillion.

## Next Steps



- Final decision on the bill expected in the coming days.
- Any encouragement for housing activity is warranted
- NHIA exists outside of the \$327B package
- Key deadlines approaching
  - October 31<sup>st</sup> Highway funding deadline
  - November 1<sup>st</sup> President international trip
  - November 2<sup>nd</sup> Election Day

The background features a large, semi-transparent watermark of the Michigan State University seal. The seal is circular and contains a central figure of a Native American holding a bow and arrow, with a sheaf of wheat above. The words "MICHIGAN STATE UNIVERSITY" are written around the perimeter of the seal.

# MICHIGAN LEGISLATION UPDATE

*Michigan Association of Land Banks  
Annual Summit*

Jim Tischler, Development Director  
Michigan State Land Bank Authority



# Proposed American Rescue Plan Investments from LEO (Labor and Economic Opportunity) Department

– includes MSHDA, MEDC, SLBA

## Brownfield Bridge Fund: \$200,000,000

- Support the development of workforce housing and industrial spec buildings in locations that demonstrate high demand.
- Awards will provide a benefit equivalent to a performance-based grant to the developer.
- Subject to federal guidelines, there could be a tax increment repayment component on some projects that will result in a sustainable revolving source of funding for similar projects in the future.
- The program responds to stakeholder requests for more tools to support development of these highly-challenged sites, alleviating the need to privately finance costs associated with alleviating brownfield conditions - considerations and guidelines would be built off the existing Brownfield TIF Program Guidelines, and the draft Brownfield Grant and Loan Guidelines.



# Proposed American Rescue Plan Investments from LEO (Labor and Economic Opportunity) Department

– includes MSHDA, MEDC, SLBA

## Community Revitalization and Placemaking Grants: \$100,000,000

- Grants of up to the lesser of \$5M or 50% of costs associated with the rehabilitation of vacant and blighted buildings or costs associated with the repurposing of space left vacant as a result of the COVID-19 pandemic.
- Grants of up to \$1M for permanent place-based infrastructure associated with social-zones, outdoor dining and similar place-based public spaces.
- Grants of up to the lesser of \$5M or 50% to support redevelopment or revitalization of historic properties in coordination with the Michigan Certified Local Government program or other historic resource redevelopment programs.
- Grants of up to the lesser of \$5M or 50% of project costs for priority sites identified by certified Michigan Redevelopment Ready Communities (RRC).

Grants would be open to a variety of applicants including developers, including non-profit and economic development organizations, local units of government, Brownfield Authorities, or Land Bank Fast Track Authorities.



# Proposed American Rescue Plan Investments from LEO (Labor and Economic Opportunity) Department

– includes MSHDA, MEDC, SLBA

## Michigan Housing and Community Development Fund: \$100,000,000

- Expand access to affordable and attainable housing, help close equity gaps and support the development of vibrant communities.
- The flexibility of the HCDF will provide MSHDA with an important toolkit for meeting unique housing challenges across the State, and it can specifically target workforce housing and “missing middle” housing for those transitioning from low-income into middle-income housing, two areas of need in Michigan.
- No less than 25% for rental housing projects that do not qualify under preferences for special population groups or other preferences contained in the allocation plan.
- No less than 30% for projects that target extremely low-income households, including at a minimum, developing housing for the homeless, supportive housing, transitional housing and permanent housing.
- Rental projects and home ownership projects assisted by the fund must set aside at least 20% of the rental or housing units for households earning no more than 60% of the area median income.



# Proposed American Rescue Plan Investments from LEO (Labor and Economic Opportunity) Department – includes MSHDA, MEDC, SLBA

## Large and Strategic Site Development: \$100,000,000

- Allocated to a Large and Strategic Site Development Initiative to make crucial infrastructure and other site improvements that will increase Michigan's inventory of sites 300 acres and larger, and substantially improve the readiness of other strategic sites around the state. This investment will enable the State of Michigan to partner with its local communities to make investments that will support the creation of thousands of accessible, high-wage jobs for Michigan workers for years to come.
- The Initiative will aim to develop at least three large sites (300 acres or larger) and an additional 15 smaller strategic sites statewide.
- Investing in needed infrastructure and site readiness could directly support the creation of more than 8,000 new, high-wage jobs and over \$10 billion in private investment, in addition to thousands of new job opportunities and private investment by existing and new suppliers in Michigan.
- Per federal guidelines, this investment would be targeted to geographic areas and/or industries most impacted by the pandemic.



# Proposed American Rescue Plan Investments from LEO (Labor and Economic Opportunity) Department

– includes MSHDA, MEDC, SLBA

## Regional Resiliency Fund: \$250,000,000

- Support for regional *planning and analysis* by regional partners, by providing funds to stand up/convene “Regional Resiliency Councils” that convene local workforce developers, economic developers, community developers, business groups, labor organizations and local elected officials, with state government liaisons. These councils could be already-existing groups or newly created.
- Create “Regional Economic Resiliency Plans” to *improve the efficacy* of effort to address negative economic impacts, including disparities/gaps in outcomes for underserved and underrepresented populations. *Data analysis* for each council would be funded, including for on-going data infrastructure. These plans would have to consider major pillars of Michigan’s economic recovery and include plans for increasing household incomes, building a talented workforce, and investing in our communities’ infrastructure including affordable housing and broadband access/adoption, in order to make Michigan a desirable place to live and invest in.
- These projects would require at least a 1:1 local match.



# Housing Michigan Coalition – package of 6 bills passed by the Senate and now moving through the House

## EXECUTIVE COMMITTEE





## Housing Michigan Coalition – package of 6 bills passed by the Senate and now moving through the House

- Attainable Housing and Rehabilitation Act – SB 362 / HB 4647
- Construction Code – SB 363 / HB 4648
- Expand NEZs – SB 364 / HB 4646
- Employer Support of Housing Tax Credit – SB 360 & 361 / HB 4649 & 4650
- Residential Facilities Exemption – SB 422 / HB 4827
- Expand ability of local governments to provide PILOTS for housing – SB 432

MORE INFO: <https://housingmichigan.weebly.com/legislation.html>

This bicameral, bipartisan coalition is also in support of amending Acts 381 and 57 to allow for increased qualified parcels and eligible activities using TIF (tax increment financing) for attainable housing development – more information on this to be released in the upcoming few months