

House Workforce, Trades and Talent Committee  
An Update on Housing in the State of Michigan



# Permit History & 2021 Prediction

2004	45,881	2013	12,915
2005	54,721	2014	12,381
2006	24,782	2015	13,581
2007	15,000	2016	15,176
2008	8,984	2017	16,743
2009	6,236	2018	16,211
2010	7,755	2019	15,052
2011	7,937	2020	14,959
2012	10,234	2021	16,017 - PREDICTION
		as of Feb YtD	2296



# Housings Positive Impact on the Economy

2005 54,721 SFH

\$9.9 Billion in Income

\$3.3 Billion in Taxes to State and Local Governments

153,541 Jobs Created

2006 Those Same 54,721 SFH

\$1.9 Billion in Income

\$1.1 Billion in Taxes to State and Local Governments

31,221 Jobs Created



# Housings Positive Impact on the Economy

2007 15,000 SFH

\$2.3 Billion in Income

\$786 Million in Taxes to State and Local Governments

30,902 Jobs Created

2008 Those Same 15,000 SFH

\$736 Million in Income

\$440 Million in Taxes to State and Local Governments

10,628 Jobs Created



# Housing: Provides Good Paying Careers

There were an estimated number employed in the categories below in 2019:

Architects	2300
Carpenters	20,480
Carpet Installers	1,050
Cement Masons/Concrete Finishers	5,270
Building Inspectors	2,980
Construction Laborers	25,730



## Housing: Employs Many

There were an estimated number employed in the categories below in 2019:

Construction Managers	5,090
Cost Estimators	6,910
Drywall and Ceiling Tile Installers	1,250
Electricians	22,380
Glazers	1,520
HVAC	9,010



## Housing: Employs Many

There were an estimated number employed in the categories below in 2019:

Helpers - Installation, Maintenance & Repair	1,460
Insulation Workers, Floor, Ceiling and Wall	570
Painters, Construction and Maintenance	4,560
Plumbers, Pipefitters	12,180
Roofers	2,790
Excavators	1,350
TOTAL:	126,880



## Housing: Good Paying Careers

Those individual trades have wage ranges from:  
\$9.88 an hour in Excavating (at the 10<sup>th</sup> Percentile) to  
\$78.25 an hour in Construction Manager (in the 90<sup>th</sup> Percentile)

The average median wage range is  
\$13.51 (Helpers) to \$46.48 (Construction Manager)





# What is the HBA of Michigan doing to Solve the Workforce Shortage

Three Barriers to Housing

Lack of Workforce

Materials

Regulations at all Levels of Government



# Skilled To Build Michigan Foundation

Non-Profit side of the Home Builders Association of Michigan's  
Mission is to Cultivate, Educate, and Recruit



# Cultivate

March is Reading Month

Partnered with the Michigan Association of School Counselors on  
Billy the Builder Bear Builds a House - K-3 grade

October is Careers in Construction Month

Creating an Activity Book - 4-6 Grade



# Educate

Present to Construction Trades CTE Programs

Partnered with the Michigan Construction Teachers Association

Participate in Job Fairs and MICareerQuest (Middle and High School)

Created a guidebook for students and the general population



# Recruit

Partnered with the Michigan Department of Corrections - Vocational Village Program

Partnered with Department of Military and Veterans Affairs  
Created a guidebook specifically for Veterans



# Cost, and Lack of Materials

## Lumber:

In the last year has increased the cost of a new home by at least \$16,000. OSB has gone from \$9.00 a sheet to \$50.00 a sheet.

Weyerhaeuser may run out of the resin that is needed to make OSB.

## Siding:

Two of the largest suppliers in vinyl siding just discontinued their 15 most popular colors this month.

## Real Life Example from Kalamazoo:

In 2019 the lumber cost for a new build was \$67,000. Today, the cost is \$127,000 for the same home.



# Lack of Tools Available for Local Municipalities



Thank YOU!



Questions?

Dawn Crandall

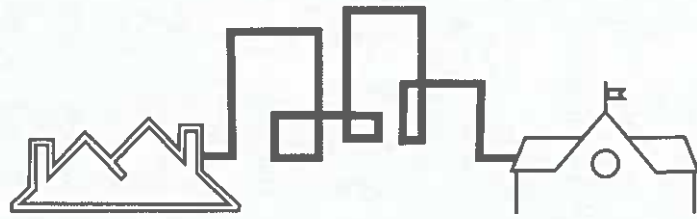
Home Builders Association of Michigan

517-582-3000 (cell)

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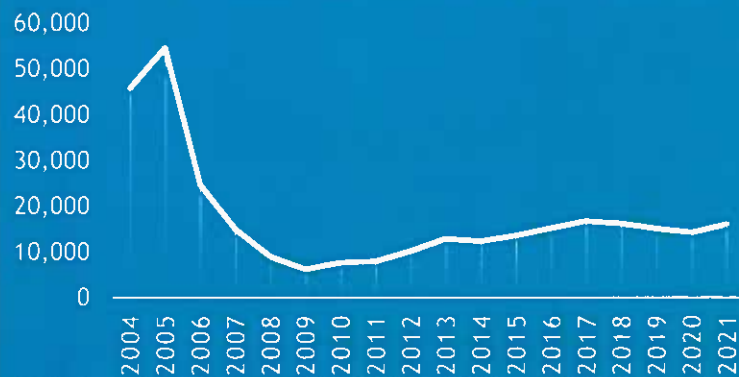
# **HOUSING** MICHIGAN

Housing a Talented Workforce

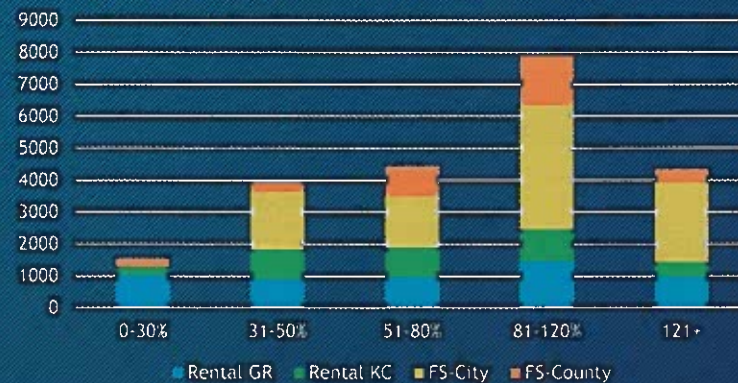
# West Michigan



## MI HOUSING PERMITS



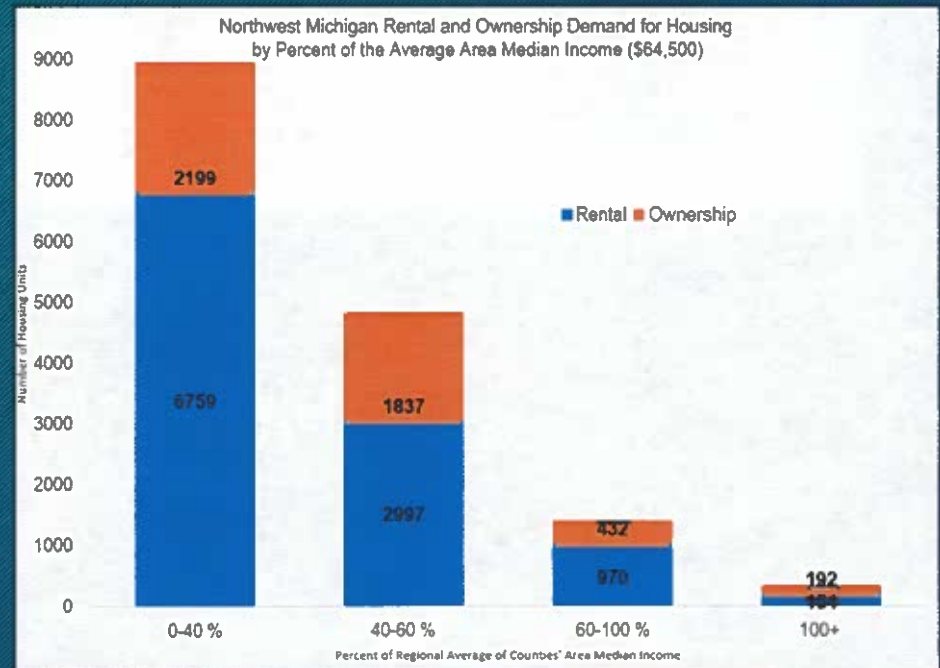
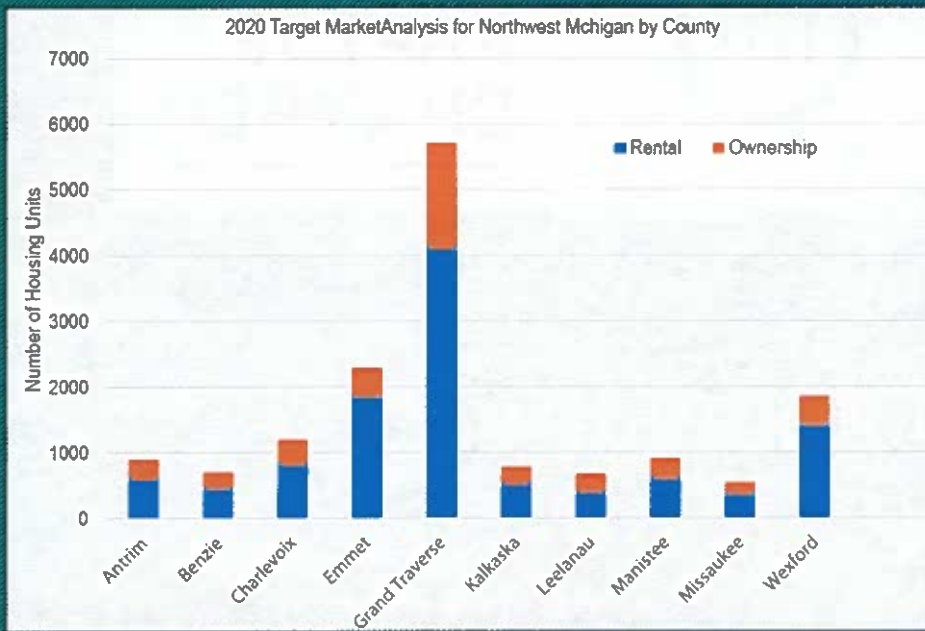
## Kent County Rental/For Sale Need by 2025



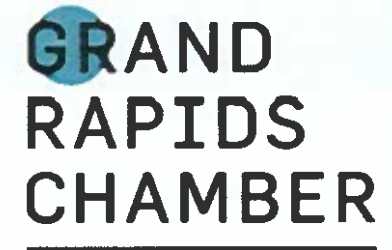
**Homes for sale:** As of 2015, the average home sales price in the GR metro area was \$141,549. At the end of 2020, the average sale price had climbed to \$237,837. **A roughly 68% increase in average sales price over 6 years.**

**Homes for rent:** As of 2015, the average home/apartment rented for \$930/mo. At the end of 2020, the average rent had climbed to \$1,296/mo. **A roughly 39% increase in average rent over 6 years**

# Northern Michigan



**EXECUTIVE COMMITTEE**



Housing Michigan



COALITION MEMBERS



## Initial Legislation - TODAY!

<b>Tax Credit &amp; Funding Mechanisms</b>	<b>Sponsored By:</b>
Allow PILOTS for Housing	Sen. Schmidt
Employer-Supported Housing Credit	Sen. Victory & Rep. Huizenga
Residential Facilities Exemption	Sen. Horn & Rep. Roth
Expand NEZ's to Additional Local Gvt Units	Sen. Moss & Rep. Bolden
Attainable Housing & Rehabilitation Act	Sen. Brinks & Rep. Sabo
<b>Regulations</b>	
Discourage ordinances that prohibit products in the SCC	Sen. Outman & Rep. Cavanagh
Re-Establish Code Promulgation Committee	Sen. Daley & Rep. Tate
Housing Impact Statement	Sen. Daley & Rep. Tate

## What's Next?



- This doesn't solve housing
- We are working on several other bills
- Looking at ways to grow the construction workforce
- Urge the Legislature to quickly take up these bills

