



**DETROIT CITY COUNCIL – DISTRICT 5  
OFFICE OF COUNCIL MEMBER  
MARY SHEFFIELD**



November 29, 2016

Sen. Dale Zorn  
Chair, Michigan Senate Local Government Committee  
Farnum Building  
P.O. Box 30036  
Lansing, MI 48909-7536



**RE: Testimony in Support of Senate Bill 110 Amending Public Act 226 of 1988**

My name is Mary Sheffield and I am the Detroit City Council President Pro Tempore representing Detroit's 5<sup>th</sup> District. I serve as Chair of the Neighborhood and Community Services committee and as a member of the Budget, Finance and Audit committee. First to you Chairman Zorn and the members of this esteemed committee, especially my Senator the Hon. Coleman Young, II, thank you for the opportunity to address your honorable body this morning. I would like to also publicly thank Sen. Schmidt for his foresight in his effort to amend Public Act of 226 of 1988. With that said, I am here today to express my **full support** for **Senate Bill 110**.

Over the last five years, I have worked feverously to craft comprehensive and meaningful affordable housing policies which were codified in an ordinance. The ordinance builds upon the 20% affordable housing requirement some developers are bound by through the creation of a housing trust fund, the setting of standards for affordable units, the outlining of the affordability period and the creation of options and incentives for developers such as access to funding to cover gaps in financing. I want it to be clear that the ordinance was designed to spur development, create more job opportunities for Michigan residents and address the impending affordable housing shortage illustrated in a recent Detroit News story.

Having studied other municipalities and met with local legislators from across the United States from Councils to State Assemblies, it pains me to say that Detroit and Michigan has lagged behind in terms of attracting and retaining residents. As legislators I assume you lie awake sometimes, as do I, trying to figure out ways you can improve the quality of life of those who entrusted you to represent them. That is exactly what I am doing this morning. On

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behalf of the City of Detroit, the over 100,000 District 5 residents and 750,000 Detroiters, I humbly ask that you pass Senate Bill 110. Doing so adheres to the tenets of the Home Rule Act of 1909 allowing municipalities to be self-determinate with respect to utilizing their resources.

Detroit's and our Nation's economy is undoubtedly changing. In my humble opinion, it is our job as legislators to make sure that all residents who pay taxes, work for a living or worked for decades can benefit from the use of their tax dollars. Passage of Senate Bill 110 will allow us to do that on the local level. Passage of Senate Bill 110 will give Danny, the beer man at Comerica

Park, the ability to afford quality housing near his job. It will allow Elizabeth, an usher at the Fox Theater, to rent an apartment close to her job that is suitable for her grandchildren to visit and effectively cuts her transportation costs. Finally, passing Senate Bill 110 today will help Tiffany, a dealer at Greektown Casino, afford housing near her job and her children's school.

In closing, Michigan was the only State in the Union to lose population in the 2010 Census due in large part to a population drop in Detroit caused primarily by the lack of quality affordable housing in Michigan's largest city. Amending Public Act 226 of 1988 could help us avoid that distinction in the upcoming 2020 Census which could again cost the State tens of millions of dollars of federal funding for schools, libraries, seniors, recreation, etc... and possibly a congressional seat. I would add that I am not alone, with the Detroit City Council unanimously voting to approve a resolution in support of an earlier version of this proposed legislation. Finally, my constituents and a number of developers, alike, are supportive of Sen. Schmidt's bill amending Public Act 226 of 1988 realizing their future and success are infinitely tied together - as too is the State's and Detroit's.

Thank you, again, for this opportunity to address you this morning and I sincerely hope this committee, in its infinite wisdom, votes to pass Senate Bill 110.

Sincerely,



Mary Sheffield