



mayors
innovation
project

CREATING AN AFFORDABLE HOUSING ECOSYSTEM

Andy Schor | Mayor | City of Lansing, MI

SUMMER
2024

A panoramic view of the Lansing, Michigan skyline. In the background, the tall clock tower of the Michigan State Capitol building is visible. To the right is a large, modern brick building with many windows. In the foreground, there's a street with a guardrail, a street sign for 'WEST' and 'CAPITOL LOOP', and a 'No Parking' sign. The sky is blue with some light clouds. A semi-transparent white box is overlaid in the center of the image, containing the text 'City of Lansing' and 'Mayor Andy Schor'.

City of Lansing

Mayor Andy Schor

Lansing's Time is Now

- Took office as Mayor in 2018
- Capital city of Michigan
- Population: 112,537
- Major employers: state government, General Motors, Michigan State University, insurance (Auto-Owners, Jackson, Accident Fund)
- 80% of the area median income (AMI) for 3-person household: \$66,500

Home is Out of Reach

- Supply is down: Homes for sale in mid-Michigan are down by 15.33% compared to this time last year.
- Values are up: Home prices have increased by 12.41% over this time last year and are up 18% since 2019.
- The median age of homes in our region is 50 years. The median year of structures built is 1972.
- Nearly $\frac{3}{4}$ of home sales nationwide today are new construction. People are choosing to build; this is less affordable.
- Our region is short 20,000 new housing units, limiting opportunity.

Historic Preservation Meets Housing: Walter French Adaptive Reuse

- Former junior high school sat vacant for the past 20 years.
- Acquired by Capital Area Housing Partnership (our Community Housing Development Organization [CHDO] as certified by HUD).
- 200,000 square feet renovation:
 - 76 apartments (1, 2, 3-bedroom) rented at or below 80% AMI.
 - 17 units reserved for persons experiencing homelessness.
 - First floor childcare facility for up to 100 children.
 - Non-profit headquarters relocation.
- Capital stack (~\$35 million):
 - Low Income Housing and Historic Tax Credits.
 - City of Lansing PILOT (4%) and CDBG Loan.
 - ARPA – Revitalizing and Placemaking (RAP) Grant.
 - MSHDA HOME Loan.
 - Federal Home Loan Bank AHP Grant.
 - Non-profit private investment.



New Vision Lansing

- Revitalizing our downtown in the wake of the COVID pandemic.
- Developer proposed \$215+ million to create 450 residential units.
 - Prioritizes workforce housing.
 - 25 story new construction: “Tower on the Grand.”
 - Two former office building conversions.
- Capital stack
 - Private investment.
 - \$40 million state appropriation.
 - Transformational brownfield incentive.



Advancing Equitable Housing

- Support programs and policies that create and sustain affordable housing and housing stability.
 - Subsidize affordable housing developments, vouchers, emergency housing assistance, and eviction prevention.
- Increase and broaden access to safe credit and lending products for underserved communities.
 - Financial Empowerment Center, expansion of down payment assistance, promotion of fairer lending products.
- Advocate for, create land use policies and inclusionary zoning practices.
 - End racial and economic exclusionary zoning and NIMBYism.
- Build economic mobility and access to communities with opportunity.
 - Eviction Prevention Coordinator, strengthen fair housing laws, meaningful inclusion of underrepresented communities in planning decisions.

Thank you!



Mayor Andy Schor

lansing.mayor@lansingmi.gov

(517) 483-4141

City Hall

124 W Michigan Avenue

Lansing, MI 48933