

#1

**MYTH: The Legislature is preempting local authority.**

FACT: The package preserves public hearings, planning commissions, discretion over a wide range of development rules, and local votes. It establishes clear statewide standards so local debate leads to predictable outcomes rather than indefinite delay. State standards are appropriate when local rules collectively contribute to a statewide housing shortage and are already common in a host of development processes in Michigan.

#2

**MYTH: Zoning is democracy in practice and must remain entirely local.**

FACT: Zoning is a policy tool adopted through democratic processes. Once adopted, it should be applied fairly and predictably. These reforms modernize outdated zoning rules without eliminating public input or local planning authority.

#3

**MYTH: Local reform produces more durable outcomes than statewide standards.**

FACT: Michigan's persistent housing shortage demonstrates that voluntary local reform alone has not produced sufficient housing. The legislation sets baseline standards while preserving local flexibility above those standards.

#4

**MYTH: Accountability is clearest at the local level.**

FACT: Accountability depends on clear rules and timelines. The package limits duplicative studies, sets firm decision deadlines, and requires approval when projects meet adopted standards—making responsibility clear to residents.

#5

**MYTH: Duplexes by right will change neighborhood character.**

FACT: Duplexes are a modest housing type already present in many Michigan neighborhoods and often look no different than a traditional single-family home. Allowing them by right in metro areas legalizes gentle infill that blends into existing communities while increasing housing supply.

#6

**MYTH: Parking caps will create congestion.**

FACT: The bill caps *mandatory* parking at one space per residential unit but does not prohibit additional parking. Excessive parking mandates raise housing costs and limit walkability without improving outcomes. Michigan cities like Kalkaska, Ann Arbor, River Rouge, and Mt. Pleasant [have already reformed their parking regulations](#) without major congestion challenges.

#7

**MYTH: Minimum lot size requirements protect neighborhoods.**

FACT: Excessive minimum lot sizes make many existing vacant, platted lots legally unbuildable—even where streets and utilities already exist. Capping minimums allows infill housing, lowers per-unit land costs, and supports neighborhood stability.

#8

**MYTH: Smaller homes reduce housing quality.**

FACT: Minimum dwelling size caps allow more housing options, not lower standards. Building codes and safety requirements remain unchanged while enabling starter homes and downsizing options.

#9

**MYTH: ADUs will overwhelm infrastructure.**

FACT: ADUs are small-scale housing often used for seniors, caregivers, or family members. Clear statewide standards reduce red tape while preserving safety, setbacks, and local oversight.

#10

**MYTH: Developers will bypass review under these reforms.**

FACT: Local governments retain review authority and can deny applications that don't meet standards. The legislation limits repetitive or unnecessary study demands and requires approval when projects meet zoning, planning, and state or federal standards clearly expressed by the local government.