

How CAI advocates for community associations in Michigan

Grassroots Efforts

Most likely, you have taken part in our grassroots efforts by responding to our 'Calls to Action'. CAI sends alerts to mobilize our membership on an important policy issue and when you take action, it helps legislators make good decisions on legislation impacting community associations.



Thank you for your continued support! www.caionline.org/TakeAction

Direct Lobbying – Legislative Action Committee (LAC)

Lobbying is about building relationships with legislators and their key staff. In Michigan and 35 other states, CAI actively supports a Legislative Action Committee (LAC) that works to monitor state legislation, educate lawmakers, and protect the interests of those living and working in community associations.



Each LAC is comprised of homeowner leaders, community managers, and representatives from community association business partners who graciously volunteer their time for you. The Advocacy Fee included in your membership goes to your state LAC to hire lobbyists and run state advocacy campaigns. www.caionline.org/LAC



Michigan's Leading Advocate
for Responsible Communities

State LACs conduct fundraisers like the *Dollar-a-Door* or *More* campaign to increase advocacy efforts. Individual and corporate donations are allowed and greatly appreciated.

Political Action Committee – **cai**★**PAC**

It takes money to get elected and re-elected. Our CAI★PAC allows us to play an important role in supporting legislators who support community association housing model.

We are stepping up our CAI★PAC fundraising efforts this year because of the significant increase in legislation threatening community associations. CAI is keenly aware of the pay-to-play environment in state and federal politics. Only individual contributions are allowed at the federal level.

www.caionline.org/PAC

Serving 1.4 million Michigan residents in more than 8,400 community associations

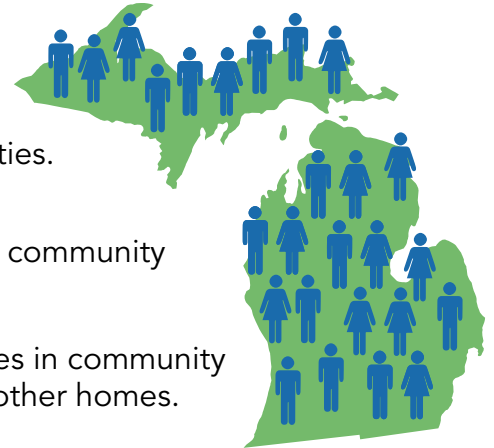
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Michigan Community Associations facts & figures

» Approximately **1,400,000** Michiganders living in **574,000** homes in **8,400** community associations.

» These residents pay **\$2.6 billion** a year to maintain their communities. These costs would otherwise fall to the local government.



» **47,500** Michiganders serve as volunteer leaders in their community associations each year, providing **\$42.7 million** in service.

» The median home value in Michigan is **\$146,200**. Homes in community associations are generally valued at least **4%*** more than other homes.

» By **2040** the community association housing model is expected to become the most common form of housing.




94 » percent say their association's rules protect and enhance property values (71%) or have a neutral effect (23%).


74 » percent of residents oppose additional regulation of community associations.

89 » percent of residents rate their community association experience as positive (70%) or neutral (19%).

64 » percent always or usually vote in national elections and 76% always or usually vote in local and state elections.

9.28.20

 Community associations are private entities, not governments. Residents vote for fellow homeowners to provide leadership—making decisions about operation, administration and governance of the community.

 Assessments paid by association members cover the costs of conducting association business—such as common area maintenance, repair and replacement, essential services, routine operations, insurance, landscaping, facilities maintenance as well as savings for future needs.

CAI supports public policy that recognizes the rights of homeowners and promotes the self-governance of community associations—affording associations the ability to operate efficiently and protect the investment owners make in their homes and communities.



www.caionline.org
(888) 224-4321

 @CAIAdvocacy

SOURCES

Community Associations Fact Book 2019. Published by the Foundation for Community Association Research - foundation.caionline.org. Note: Statistics published are estimates generated from seven public/private data sources; including the American Communities Survey.

Home Sweet HOA: 2020 Homeowner Satisfaction Survey.

Community Next: 2020 And Beyond, 2018.

*Clark, W. & Freedman, M. (2019). The Rise and Effects of Homeowners Associations. *Journal of Urban Economics*, 112, 1-15.

