



Home Builders Association of Western Michigan
5700 West Michigan Avenue
Kalamazoo, MI 49009

(269) 375-4225
Fax: (269) 375-6493
www.kalamazoohomepage.com

Home Builders Association of Western Michigan Government Relations Committee

INFORMATION REQUEST FORM

Candidate Name: FRANK PEREZ

Street address: 889 S. CENTERVILLE RD

City: STURGIS State: MI Zip: 49091

Mailing address (if different from above): _____

County: ST. JOSEPH Duration at Current Residence: 8 yrs

Phone: (269) 503-7729 E-mail: FRANK@FRANKPEREZFORSTATEREP.COM

LinkedIn: FRANKPEREZ-INSURANCE AGENCY Website: WWW.FRANKPEREZFORSTATEREP.COM

Campaign committee name: CITE FRANK PEREZ

Campaign committee address: 889 S. CENTERVILLE RD STURGIS MI 49091

Current Occupation: AGENCY PRINCIPAL - FRANK PEREZ INSURANCE AGENCY LLC
DISTRICT 36 STEVE

Candidacy for which office? STATE REPRESENTATIVE Incumbent? CARRA

Please list endorsements received to date: _____

MISSION STATEMENT

The HBA exists so that members of the residential construction industry can ethically and efficiently provide our communities with safe, quality, and affordable housing. As a membership association, we're dedicated to helping our members grow and prosper while being a local resource for homeowners to find quality services and reliable contractors.

1 Are you currently serving in the MI Legislature? If No, have you ever run for elective office?

I am currently not serving in the MI Legislature. I have been elected Commissioner in the City of Sturgis and am presently the Mayor for the City of Sturgis.

2 What is your background?

I am a United States Army Veteran. However, during my time in the Reserves – I was a Director for Human Resources for TH Plastics, Owens Corning Inc, and the City of Sturgis Michigan. Currently, I am the proprietor of two esteemed enterprises located in Southwest Michigan. These include Southwest Michigan Beauty School LLC – Sturgis, a bastion of excellence in grooming and beauty education, and Frank Perez Insurance Agency LLC – serving the communities of Cadillac, Portage, and Sturgis with unwavering commitment and integrity.

I have also been involved with multiple organizations over the years.

Former Involvement with Organizations:

St. Joseph County Sheriff Department Translator (Volunteer)

Sturgis Police Translator (Volunteer)

Mentor for the Big Brother & Big Sister program in Three Rivers (Volunteer)

MSU Extension (Former Board Member)

Centro De Ayuda (Former President & Board Member)

Sturgis Chamber of Commerce (Former Board Member)

Hispanic American Council (Former President & Board Member)

Current Involvement with Organizations:

Sturgis Youth Soccer Organization

(Vice President & Board Member 2006-Present)

Trinity Lutheran Church (Member, 2009-Present)

Sturgis Area Community Foundation (Board Member, 2022-Present)

Safeco Insurance (Agent Advisory Council, 2023-Present)

3 If elected, what top concerns would you address first?

I am deeply committed to advocating for the rights and well-being of veterans, skilled tradespeople, business owners, and those experiencing hunger and poverty – issues that intertwine with the fundamental need for housing. Having personally experienced the challenges of homelessness and financial hardship, I understand the critical importance of secure and affordable housing for all.

For veterans, skilled tradespeople, and those facing economic adversity, access to stable housing is a just a necessity. By championing initiatives that prioritize affordable housing options and support systems tailored to their unique needs, we can ensure that no individual is left without a place to call home.

Moreover, I recognize the symbiotic relationship between business owners and the availability of skilled labor. Attracting and retaining qualified workers is an uphill battle without adequate housing options. As such, I am committed to streamlining the process for builders to construct residential housing, facilitating the creation of vibrant communities where businesses can thrive and individuals can prosper.

In essence, by addressing the housing crisis from multiple angles – advocating for veterans, skilled tradespeople, business owners, and those in need – we can foster a society where everyone has a fair chance to build a better future for themselves and their families.

4 Why should the residential, construction and remodeling community support your candidacy?

As Mayor of the City of Sturgis and a dedicated advocate for the people of Michigan, particularly in Cass and St. Joseph County, I am committed to enhancing the quality of life for all residents. My vision is clear: to make our communities a better place to work, live, and raise a family.

In pursuit of this vision, I have already embarked on the journey to streamline regulations and eliminate unnecessary rules and ordinances that hinder progress and prosperity. By fostering a business-friendly environment, we can attract investment, stimulate economic growth, and create job opportunities for our residents.

Furthermore, I recognize the importance of effective representation at the state level. It is unacceptable that District 36 has been without proper leadership since 2020. As your elected official, I pledge to restore strong and principled leadership in Lansing, advocating tirelessly for the needs and interests of our communities. Whether it's fighting for increased funding for essential services, championing infrastructure improvements, or advocating for policies that support small businesses and working families, I will be a vocal and relentless voice for positive change.

5 Why should the residential, construction and remodeling community NOT support your opponent's candidacy?

As a candidate vying for leadership in District 36, I am deeply concerned by the lack of effective representation and collaboration in Lansing. It is disheartening to witness the incumbent's removal from committees, signaling a troubling inability or unwillingness to work with colleagues for the betterment of our community.

In stark contrast, I am fully committed to fostering unity and cooperation among all parties and peers in Lansing. I firmly believe that progress and positive change can only be achieved through collaboration and bipartisan effort. My priority is to work with anyone who prioritizes the interests of Michigan and its residents above all else.

My pledge to the people of Cass and St. Joseph County is unwavering: I will tirelessly advocate for policies and initiatives that make our region a better place to work, live, and raise a family. This includes championing economic development, improving access to quality education and healthcare, and investing in critical infrastructure projects.

6 Today, the home building and remodeling community is confronted with a wide array of complex issues. Within your community, what resource(s) do you look to for advice / counsel?

In Sturgis, as a small community, we must harness the collaborative power of local government and developers to tackle the challenges in our housing market head-on.

Local government plays a pivotal role in fostering an environment conducive to housing development. By offering strategic incentives such as tax breaks and incentives, we can encourage developers to invest in the construction of much-needed housing units. Moreover, local authorities can explore creative solutions, including providing land and infrastructure support, to alleviate the financial burdens faced by developers and expedite the housing development process.

Furthermore, we must prioritize the holistic well-being of our residents by enhancing access to counseling and advice services. While resources may be limited, collaboration between local government, non-profit organizations, and community stakeholders can help expand and optimize existing services to meet the diverse needs of our population.

By harnessing the collective efforts of government, developers, and community organizations, we can pave the way for a more inclusive and prosperous future for Sturgis. Together, we can build a community where every individual has access to affordable housing and the support they need to thrive.

7 Government regulations, policies, ordinances and codes are trending issues for the residential, construction and remodeling industry. How would you reduce regulations to better support the promotion of additional housing?

Introducing new legislation to promote additional housing is a proactive step towards addressing the pressing housing needs in our community. As a legislator, I would prioritize drafting and advocating for policies that incentivize and facilitate housing development while ensuring the protection of residents' rights and the preservation of our community's character.

Key components of this legislation could include:

1. ****Incentives for Developers:**** Implementing tax incentives, grants, or low-interest loans to encourage developers to invest in housing projects, particularly those targeting affordable and workforce housing needs.
2. ****Streamlined Regulations:**** Simplifying and streamlining the permitting and approval processes for housing developments to reduce bureaucratic hurdles and expedite construction timelines.
3. ****Zoning Reform:**** Updating zoning ordinances to allow for greater density and flexibility in housing development, including mixed-use developments and accessory dwelling units (ADUs), while still maintaining the integrity of our neighborhoods.
4. ****Public-Private Partnerships:**** Facilitating partnerships between local government and private developers to leverage resources and expertise in addressing housing challenges, including the provision of land and infrastructure support.
5. ****Affordable Housing Trust Fund:**** Establishing a dedicated fund to support the development and preservation of affordable housing units, with contributions from government sources, developers, and community stakeholders.
6. ****Inclusionary Zoning:**** Implementing policies requiring a certain percentage of new housing developments to include affordable units or contribute to a fund for affordable housing initiatives.

7. ****Tenant Protections:**** Strengthening tenant protections and rights to ensure fair and equitable treatment in rental housing, including measures to prevent discrimination and eviction without just cause.

By championing legislation that promotes additional housing, we can create a more inclusive and resilient community where all residents have access to safe, affordable, and stable housing options. I am committed to working collaboratively with my colleagues, stakeholders, and community members to advance these initiatives and make meaningful progress toward addressing our housing needs.

8 What is your philosophy on residential development, impact fees, property taxes, etc.?

Offering tax breaks and incentives to developers can indeed be a powerful strategy for encouraging residential housing development. It can make projects more financially feasible and attractive, especially in areas where profit margins might be tight. Providing land and infrastructure can further sweeten the deal, reducing upfront costs and streamlining the development process.

By easing the burden on developers, you can stimulate more construction activity, which in turn can help address housing shortages and create jobs. Additionally, offering incentives for developers to build affordable housing units can promote socio-economic diversity and help ensure that housing remains accessible to a wider range of people.

However, it's essential to strike a balance between incentivizing development and ensuring responsible growth. You'll want to design these incentives in a way that encourages sustainable and inclusive development, considering factors like environmental impact, neighborhood integration, and long-term affordability.

Collaboration between government entities, developers, and community stakeholders is crucial in crafting effective policies that achieve these goals while maximizing benefits for all parties involved.

9 If elected / re-elected, what steps would you take to encourage and support new housing development?

Nonpartisan collaboration is key to addressing complex issues like the housing shortage effectively. By working together across party lines, you can harness a broader range of perspectives and expertise to craft legislation that is both practical and inclusive.

When it comes to housing development, involving stakeholders from various sectors — including government, developers, community organizations, and residents — can lead to more comprehensive solutions. This might involve not only offering tax breaks and incentives but also streamlining regulatory processes, investing in infrastructure, and supporting initiatives for affordable housing.

Ensuring that the legislation addresses the root causes of the housing shortage and promotes sustainable development practices can help create long-lasting impact. Additionally, transparency and public engagement throughout the legislative process can build trust and support for the proposed measures.

Ultimately, by fostering a spirit of cooperation and compromise, you can increase the chances of passing legislation that effectively addresses the housing shortage and benefits the community.

10 What is your position on property owners' rights regarding development, redevelopment and remodeling?

Respecting property rights and allowing property owners to maintain their properties as they wish is an important principle. Property ownership comes with certain rights and responsibilities, including the ability to use and manage one's property within the bounds of the law and local regulations.

However, it's also important to balance individual property rights with the broader interests of the community. While property owners should have autonomy over their properties, there are instances where regulations may be necessary to ensure that properties are maintained in a way that doesn't pose risks to public health, safety, or the environment.

For example, zoning regulations and building codes exist to regulate the use and development of land in a way that promotes orderly growth and protects the well-being of residents. These regulations typically set standards for things like building size, setbacks, and property maintenance to ensure that properties are developed and maintained in a manner that is compatible with the surrounding area and doesn't create nuisances for neighbors.

Finding the right balance between property rights and community interests can be challenging, but it's essential for creating vibrant, livable communities where both individual property owners and the broader community can thrive. Effective communication, collaboration, and a transparent regulatory process can help ensure that the interests of all stakeholders are considered and respected.

11 How would you define positive housing market growth within the community?

Defining the housing shortage based on changes in the number of housing units from one year to the next is one way to measure the problem. This approach focuses on the net increase or decrease in the housing supply over time and can provide valuable insights into trends and dynamics in the housing market.

A decrease in the number of housing units from one year to the next could indicate a housing shortage, especially if demand for housing is outpacing supply. This could be due to factors such as population growth, urbanization, or changes in household formation rates.

Conversely, an increase in the number of housing units may suggest that the housing market is meeting demand and potentially alleviating the shortage. However, it's essential to consider the quality, affordability, and distribution of the new housing units to fully understand their impact on addressing housing needs in the community.

Using changes in the number of housing units as a metric for measuring the housing shortage can help policymakers and stakeholders track progress over time and evaluate the effectiveness of housing policies and interventions. However, it's important to complement this measure with other indicators, such as affordability metrics, vacancy rates, and housing quality, to gain a more comprehensive understanding of the housing market dynamics and the extent of the shortage.

12 How can the HBA of Western Michigan assist you if elected / re-elected?

The HBA (Home Builders Association) of Western Michigan can assist you in several ways if elected:

1. **Advocacy and Representation**: The HBA can advocate for policies and regulations that support the home building industry. This can include lobbying for favorable zoning laws, building codes, and permits.
2. **Education and Training**: They can offer various educational programs and training sessions to keep you updated on the latest trends, technologies, and best practices in home building. This could include workshops on sustainable building practices, energy efficiency, or new construction techniques.
3. **Networking Opportunities**: The HBA provides a platform for networking with other professionals in the industry, including builders, contractors, suppliers, and developers. This networking can lead to new partnerships, business opportunities, and collaborations.
4. **Access to Resources**: As a member, you can gain access to a range of resources such as market research, industry reports, and legal advice. These resources can help you make informed decisions and navigate challenges in the home building business.
5. **Promotion and Marketing**: The HBA can help promote your business through various channels such as their website, social media, or industry events. This increased visibility can attract potential clients and customers to your services.
6. **Community Engagement**: They often engage in community outreach and philanthropic activities, which can enhance your company's reputation and demonstrate your commitment to giving back to the community.

Overall, the HBA of Western Michigan can serve as a valuable ally and resource for your business, providing support, advocacy, and opportunities for growth in the home-building industry.