

VILLAGE OF PINCKNEY

TALKING POINTS FOR (CDBG)

Core Framing

- “This is about helping *our residents stay in their homes.*”
- “This brings \$1.5 million into Pinckney without raising taxes.”
- “This is small, controlled, and targeted—not large-scale development.”

Common Concern #1: “Low-income housing will hurt property values.”

Response:

- This is a **7-unit project**, not a large complex.
- It is **new construction**, which typically *improves* surrounding areas.
- The program also includes **\$550K in home improvements**, which *raises* property values.
- Well-managed, small-scale housing does **not have the negative impact people assume.**

“This project improves existing homes and adds quality housing—it strengthens neighborhoods, not weakens them.”

Common Concern #2: “Who will live there?”

Response:

- Likely:
 - Local workers
 - Young adults staying in the community.
 - Senior’s downsizing
- This is **not open, unmanaged housing.**
- It must meet **state and federal eligibility requirements.**

“This is designed for people already connected to our community—not an influx from outside.”

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Common Concern #3: “Why are we spending money on admin?”

Response:

- Required by federal law.
- Covers compliance, reporting, and oversight.
- Ensures the Village avoids legal and financial risk.

“Without proper administration, we wouldn’t be allowed to receive the \$1.5 million at all.”

Common Concern #4: “Why not spend this on roads/sewer instead?”

Response:

- CDBG funds are **restricted by category**.
- This funding round is focused on **housing**.
- We continue to pursue **other funding sources** for infrastructure.

Common Concern #5: “Is this permanent government housing?”

Response:

- No—this is **standard housing development with guidelines**.
- It will function like **normal rental housing**.
- Built to **modern standards and maintained accordingly**.

“This is about taking care of the people who already live here, strengthening our housing, and bringing outside investment into Pinckney—without asking taxpayers to carry the burden.”