



Michigan's Statewide Housing

Plan

Northwest Housing Partnership

Region D

Quarterly Progress Report

October-December 2023

Region D reported progress on four of their goals during this period. The region is really actively working on all the goals and strategies. It will take time to get around to all the units of government and partners but we are making progress. They also hope to have an in person meeting to go over the implementation plan for our region in April.

Region D Progress

Goals	Description	Region D Progress				Goal Met	Notes
		Not Started	Just Started	Well Underway	Almost Finished		
Housing Ecosystem Goal 1 (SHP 2.1)	Increase the efficiency and effectiveness of the housing ecosystem by enhancing collaboration on housing among state agencies, philanthropy, local governments, Tribal Nations, education and the wide variety of private-sector organizations that make up the housing ecosystem.						We have done significant work on 3 of the 4 items. #1-we are creating and updating toolkits and resources and are poised to share them in March of 2024. We also had at least 10 workshops on zoning and the new housing tools in four communities. #2-We are also working with partners on infrastructure expansion and at least 4 communities received funding for Housing Ready and 6 received rural readiness to help with this goal. For #4 we just deployed Housing Ready Teams to cover all 10 Counties.
Preventing and Ending Homelessness Goal 1 (SHP 3.2)	Increase the availability of statewide, regional, county-level, local/municipal level, and market-level data on housing needs and opportunities to inform and improve policy, resource, and program decision-making.						Progress is being made with the campaign to end homelessness in the five county region. It is well underway and strategies are being formed to end homelessness in Traverse City specifically. A PILOT project is being proposed by Goodwill of Northern Michigan to provide housing to those experiencing homelessness.
Housing Stock Goal 1 (SHP 4.1)	Increase the supply of the full spectrum of housing, including workforce housing and missing middle that is affordable and attainable to Michigan residents.						Many projects are underway in our region but are stalled due to lack of funding or barriers such as infrastructure or zoning. With a focus to bring projects across the finish line in 2024, our region is working hard to remove these barriers to allow us to meet the significant need for housing. We spent time this quarter providing presentations on the Housing Data, new tools and ways communities can align their master plans, with zoning ordinances and the tools (grants, programs) that can help.
Housing Stock Goal 2 (SHP 4.7)	Expand the use of equitable and holistic local planning and zoning practices to increase housing supply.						For Strategy #2, we are working hard to share the new housings tools and had at least #6 units of government approve projects using these new tools. We are also hosting workshops and sharing presentations on the new tools. We are also creating a dashboard to track zoning changes and progress towards our housing goals.

Region D Building Permits and MSHDA Production in 2023

	Antrim	Benzie	Charlevoix	Emmet	Grand Traverse	Kalkaska	Leelanau	Manistee	Missaukee	Wexford	Regional Total
2023 Total Units Permitted	94	121	111	151	724	36	164	99	35	98	1,633
Single-family Units	94	121	97	143	322	36	164	99	35	63	1,174
Multifamily Units	0	0	14	8	402	0	0	0	0	35	459
MSHDA Homeless Programs											
Dollars	\$ 40,056	\$ 40,056	\$ 40,056	\$ 40,056	\$ 40,056	\$ 40,056	\$ 40,055	\$ 40,055	\$ 40,056	\$ 40,056	\$ 400,556
Housing Choice Voucher Program											
Dollars	\$ 157,460	\$ 180,356	\$ 119,032	\$ 425,589	\$ 1,942,688	\$ 81,441	\$ 31,842	\$ 332,313	\$ 229,189	\$ 943,480	\$ 4,443,390
HOME Program											
# of Transactions	--	--	--	--	1	--	--	--	--	--	1
Dollars	--	--	--	--	\$ 400,000	--	--	--	--	--	\$ 400,000
Homeownership Programs											
# of Transactions	1	--	--	--	5	1	--	17	5	22	51
Dollars	\$ 184,330	--	--	--	\$ 923,565	\$ 144,081	--	\$ 2,430,378	\$ 680,539	\$ 3,584,307	\$ 7,947,200
Homeowner Assistance Fund											
# of Transactions	9	8	13	13	48	51	5	22	9	31	209
Dollars	\$ 77,901	\$ 68,967	\$ 99,368	\$ 135,583	\$ 410,070	\$ 208,142	\$ 38,062	\$ 143,421	\$ 61,217	\$ 235,926	\$ 1,478,657
Low Income Housing Tax Credit Program											
# 4% Transactions	--	--	--	--	--	--	--	--	--	--	--
Dollars Allocated	--	--	--	--	--	--	--	--	--	--	--
# 9% Transactions	--	--	--	--	1	--	--	--	--	--	1
Dollars Allocated	--	--	--	--	\$ 1,118,121	--	--	--	--	--	\$ 1,118,121
Missing Middle Program											
# of Transactions	--	--	--	2	1	--	1	--	--	--	4
Dollars	--	--	--	\$ 9,640,000	\$ 5,000,000	--	\$ 480,000	--	--	--	\$ 15,120,000
MIHOPE Program											
# of Transactions	--	--	--	--	--	--	--	--	--	--	--
Dollars	--	--	--	--	--	--	--	--	--	--	--
MSHDA Mod											
# of Transactions	--	--	--	--	--	--	--	--	--	--	--
Dollars	--	--	--	--	--	--	--	--	--	--	--
Neighborhood Enhancement Program											
# of Transactions	--	--	--	--	--	--	--	--	--	--	--
Dollars	--	--	--	--	--	--	--	--	--	--	--
Legislative Enhancement Grants											
# of Transactions	--	--	--	--	1	--	--	--	--	--	1
Dollars	--	--	--	--	\$ 300,000	--	--	--	--	--	\$ 300,000
Total MSHDA Activity in Region D											
# of Transactions											267
Dollars											\$ 31,207,924