



Michigan's Statewide Housing

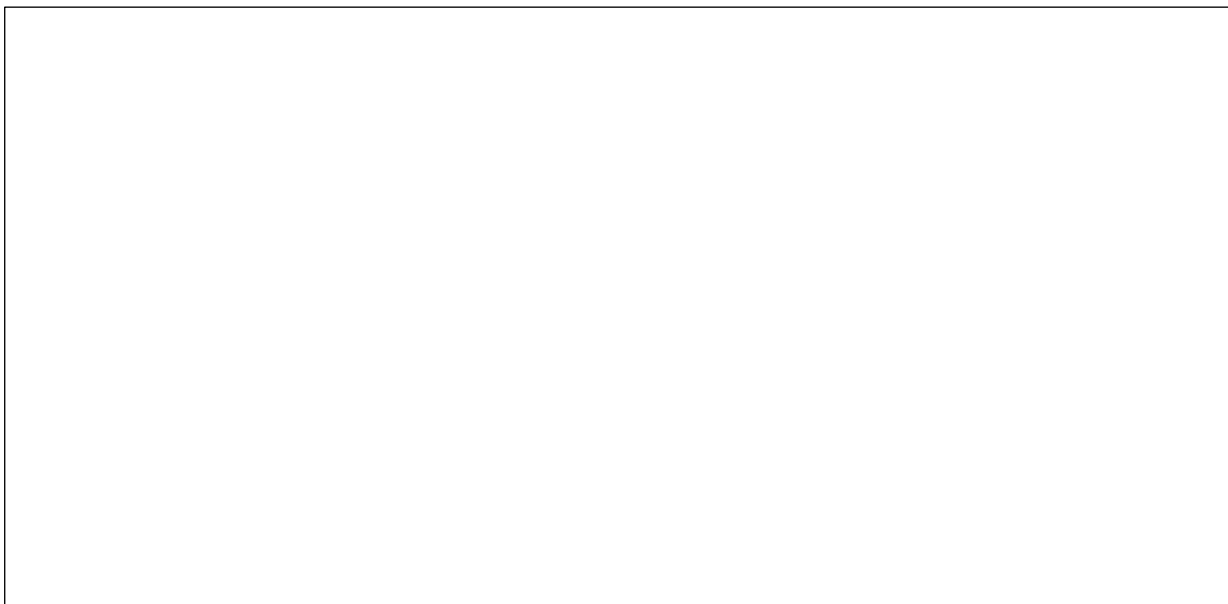
Plan

Southwest Housing Partnership

Region J

Quarterly Progress Report

January to March 2024



Region J Progress

Goals	Description	Not Started	Just Started	Well Underway	Almost Finished	Goal Met	Notes
Goal 1.2	Identify and advocate for modifications to policies and practices to remove barriers across the housing continuum for BIPOC, immigrants, migrants, refugees, people with disabilities, LGBTQ+, those with low incomes, and other marginalized populations.						We finalized the training with MSUE for an Equity in Housing Zoning workshop throughout the region. The 3 workshops will be in April, May and June. With a shorter online version in August. We are reassessing the need for an intent to rent letter in our housing voucher programs and focusing on how to still fill the gap in understanding between client and landlords. We are also looking at how to prepare local landlords for the change in housing standards from HUD in October of 2024.
Goal 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.						Numerous counties are in discussions about using the AmeriCorps program through Kalamazoo LISC. This program would help to provide capacity for communities looking to become certified in the Redevelopment Ready Community Program. An application was submitted to the Kalamazoo Foundation for funding to start a housing agency. If awarded this would be the first county to participate in a proposed regional housing agency.
Goal 2.3	Support an expansion of housing that is affordable and fairly assessed by increasing the availability and demographic diversity of workers in the construction, planning and zoning, and real estate industries.						Created a work plan, list of apprenticeship programs across the state and region, and participated in contractor and developer connect events. We are also working with federal and local partners to secure funding to assess the construction trades, apprentice, and entrepreneur ecosystems to increase the supply of contractors.
Goal 4.1	Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents.						Created a work plan and researched revolving loan fund models. Partnered with LISC Kalamazoo for further implementation of county revolving loan funds. LISC Kalamazoo is working with multiple community partners on the collaboration of creating local county revolving loan funds.
Goal 5.1	Equitably expand the supply of affordable and accessible rental units statewide for older adults.						Created a work plan and researched regional housing agency models. An application was submitted to the Kalamazoo Foundation for funding to start a housing agency. If awarded this would be the first county to participate in a proposed regional housing agency.

Region J Building Permits and MSHDA Production in Q1 2024

	Berrien	Branch	Calhoun	Cass	Kalamazoo	St. Joseph	Van Buren	Regional Total
Q1 2024 Units Permitted (Census Estimate) *	35	8	19	29	67	19	31	209
Single-family Units	35	8	19	29	66	19	31	207
Multifamily Units	0	0	0	0	2	0	0	2
MSHDA Homeless Programs								
Total Grant Amounts	NA	NA	NA	NA	NA	NA	NA	\$ 2,617,833
Housing Choice Voucher Program								
# of Vouchers	496	67	333	44	1224	46	113	2,323
HOME Program								
# of Units	--	--	--	--	--	--	--	--
Dollars	--	--	--	--	--	--	--	--
Homeownership Programs								
# of Households	30	5	45	9	56	13	12	170
Dollars	\$ 2,393,965	\$ 190,295	\$ 4,669,622	\$ 459,766	\$ 5,998,914	\$ 1,281,744	\$ 1,630,987	\$ 16,625,292
Low Income Housing Tax Credit Program								
# 4% Units	--	--	--	--	--	--	66	66
Dollars Allocated	--	--	--	--	--	--	\$ 13,125,066	\$ 13,125,066
# 9% Units	--	--	96	--	48	--	--	144
Dollars Allocated	--	--	\$ 1,650,000	--	\$ 1,214,700	--	--	\$ 2,864,700
Missing Middle Program								
# of Units	--	--	--	--	14	--	--	14
Dollars	--	--	--	--	\$ 920,178	--	--	\$ 920,178
MIHOPE Program								
# of Units	--	--	--	--	--	--	--	--
Dollars	--	--	--	--	--	--	--	--
MSDHA Mod								
# of Units	--	--	--	--	--	--	--	--
Dollars	--	--	--	--	--	--	--	--
Neighborhood Enhancement Program								
# of Grants	--	--	1	2	1	--	--	4
Dollars	--	--	\$ 50,000	\$ 107,000	\$ 50,000	--	--	\$ 207,000
Legislative Enhancement Grants								
# of Grants	--	--	--	--	--	--	--	--
Dollars	--	--	--	--	--	--	--	--
Community Development Block Grants								
# of Grants	1	--	--	1	--	--	--	2
Dollars	\$ 472,000	--	--	\$ 500,000	--	--	--	\$ 972,000
Housing Readiness Incentive Grants								
# of Grants	1	--	2	2	4	--	2	11
Dollars	\$ 30,800	--	\$ 66,000	\$ 98,685	\$ 170,000	--	\$ 88,000	\$ 453,485
Total MSHDA Activity in Region J								
# of Units/Grants								2,734
Dollars								\$ 37,785,554

*Figures shown are 95% of all units permitted, since not all permitted units are completed.