



# **Michigan's Statewide Housing**

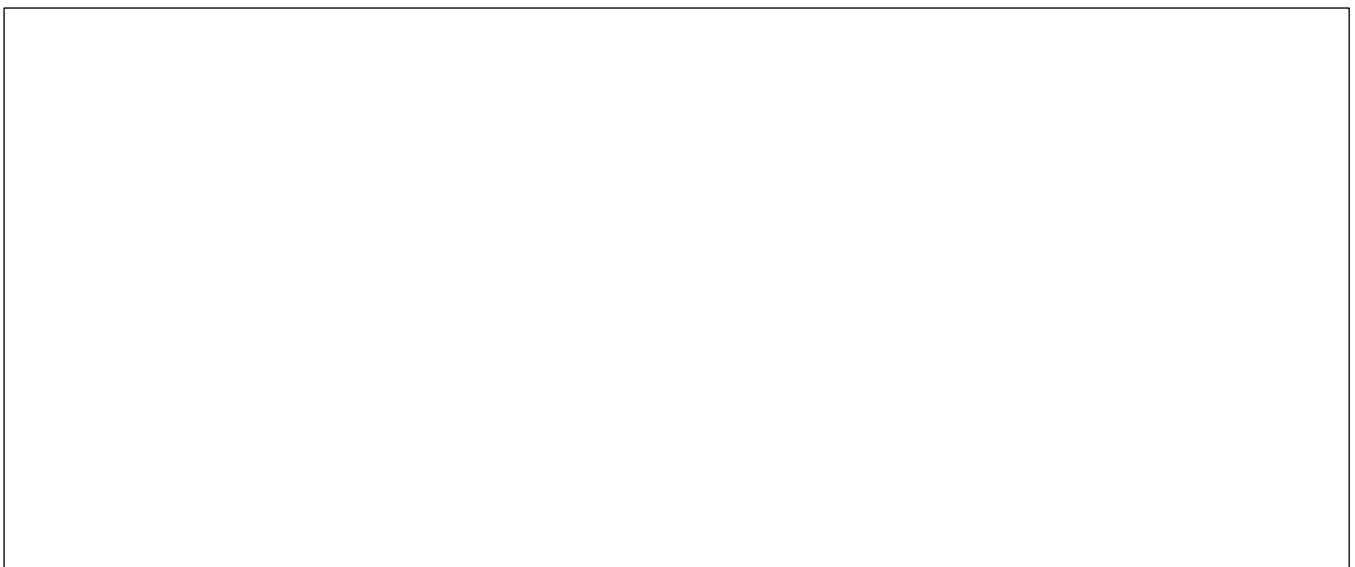
*Plan*

**Northwest Housing Partnership**

**Region D**

**Quarterly Progress Report**

**April-June 2024**



**Region D Progress**

Goals	Description	Not Started	Just Started	Well Underway	Almost Finished	Goal Met	Notes
<b>Housing Ecosystem Goal 1 (SHP 2.1)</b>	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 held workshops on the new housing tools, presented them to various units of government and are developing a structure for a regional housing fund. Our partners are working on a regional economic development plan and we are beginning the zoning atlas work in Grand Traverse County and hope to expand this to all 10 counties pending funding. We also saw support for an educator housing project that will expand supply and enhance collaboration.
<b>Preventing and Ending Homelessness Goal 1 (SHP 3.2)</b>	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.						We are tracking building permits and expect about 900 units to be built in 2025. We are tracking many units in the pipeline including zoning changes to allow for more housing opportunities. We will share this progress towards the HNA in our regional dashboards. Our region is supporting at least ten projects that are applying for or have applied for the Mi Neighborhood program. These projects increase housing units for those below 120% AMI. We are also moving forward with a zoning atlas project.
<b>Housing Stock Goal 1 (SHP 4.1)</b>	Increase the supply of the full spectrum of housing, including workforce housing and missing middle that is affordable and attainable to Michigan residents.						We introduced best practices for zoning to all units of government and are working with at least 10 communities to align their master plans with zoning ordinances. We also shared the new toolkits/housing tools with a focus on PILOTs and HTIF to all units of government and continue to encourage the use of the HNA to inform policies for these tools. We are learning about the impact of the zoning atlas results in West Michigan and are seeking funding to bring this to our region.
<b>Housing Stock Goal 2 (SHP 4.7)</b>	Expand the use of equitable and holistic local planning and zoning practices to increase housing supply.						The update for Q2: 49 individuals were housed through the partners of the NW Michigan Coalition to End Homelessness (NWCEH). Traverse City awarded Goodwill Northern Michigan an unprecedented \$360,000 to start housing people experiencing chronic homelessness at East Bay Flats (gap funding for rental assistance until vouchers associated with the tax credit award are allocated). The NWCEH partners have housed 6 people in Q2 in Permanent Supportive Housing who were experiencing chronic homelessness.

**Region D Building Permits and MSHDA Production in Q2 2024**

	<b>Antrim</b>	<b>Benzie</b>	<b>Charlevoix</b>	<b>Emmet</b>	<b>Grand Traverse</b>	<b>Kalkaska</b>	<b>Leelanau</b>	<b>Manistee</b>	<b>Missaukee</b>	<b>Wexford</b>	<b>Regional Total</b>
<b>Units Permitted (Census Estimate) *</b>	28	31	32	55	143	10	56	30	10	32	<b>429</b>
<b>Single-family Units</b>	28	31	32	53	80	10	56	30	10	18	<b>350</b>
<b>Multifamily Units</b>	0	0	0	2	64	0	0	0	0	14	<b>80</b>
<b>MSHDA Homeless Programs</b>											
<b>Total Grant Amounts</b>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<b>\$393,986</b>
<b>Housing Choice Voucher Program</b>											
<b># of Vouchers</b>	34	32	30	76	262	18	6	54	35	129	<b>676</b>
<b>Homeownership Programs</b>											
<b># of Households</b>	--	--	--	--	--	2	--	6	2	3	<b>13</b>
<b>Dollars</b>	--	--	--	--	--	\$345,259	--	\$978,548	\$288,953	\$502,970	<b>\$2,115,730</b>
<b>Low Income Housing Tax Credit Program</b>											
<b># 4% Units</b>	--	--	--	--	52	--	--	--	--	--	<b>52</b>
<b>Dollars Allocated</b>	--	--	--	--	\$17,043,460	--	--	--	--	--	<b>\$17,043,460</b>
<b># 9% Units</b>	--	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Dollars Allocated</b>	--	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>MI Neighborhood Program</b>											
<b># Units</b>	--	--	4	3	--	--	--	--	--	2	<b>9</b>
<b>Dollars</b>	--	--	\$826,000	\$336,000	--	--	--	--	--	\$236,000	<b>\$1,398,000</b>
<b>Missing Middle Program</b>											
<b># of Units</b>	--	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Dollars</b>	--	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Legislative Enhancement Grants</b>											
<b># of Grants</b>	--	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Dollars</b>	--	--	--	--	--	--	--	--	--	--	<b>--</b>
<b>Housing Readiness Incentive Grants</b>											
<b># of Grants</b>	1	--	--	--	--	--	--	--	--	1	<b>2</b>
<b>Total MSHDA Activity in Region D</b>											
<b># of Units/Grants</b>											<b>752</b>
<b>Dollars</b>											<b>\$20,951,176</b>

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