



# Michigan's Statewide Housing

*Plan*

## **Eastern Upper Peninsula Housing Partnership**

### **Region C**

### **Quarterly Progress Report**

### **July - September 2024**

We began learning about advocating for SB 293. Met with Director Hovey to advocate for EUP housing initiatives and coordinated a meeting with Antonio from the Marquette Land Bank to build a relationship and learn about his program. We connected with housing organizations while facilitating RHP meetings and the Emerging Developers Roadshow. We worked with LSCP to learn about CUP developers. Sault Ste. Marie hired consultant to examine zoning in city limits and make recommendations to remove barriers to housing development.

<b>Goals</b>	<b>Description</b>	<b>Progress</b>	<b>Notes</b>
<b>Goal 2.2</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.	<b>Goal Met</b>	StateBook, which hosts ACS housing data, is now live on our Housing One-Stop webpage. We will be hosting an emerging developer's roadshow on October 16. 2 panels of diverse housing specialists will present to an audience comprised of emerging developers and community stakeholders.
<b>Goal 2.3</b>	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.	<b>Almost Finished</b>	Met with local financial coach/consultant who agreed to offer paid coaching/services to emerging developers on a case-by-case basis.
<b>Goal 3.2</b>	Increase access to stable and affordable quality housing options for households with extremely low incomes.	<b>Well Underway</b>	Progress on CLMCAA's housing project is ongoing. Continued participation in CLMCAA's homelessness group. CLMCAA annually collects point-in-time data of individuals experiencing homelessness in the EUP so they can show the need.
<b>Goal 4.1</b>	Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents.	<b>Almost Finished</b>	Making Google form to build RHP membership and get new stakeholders signed up. Our goal is to expand the RHP 80 potential stakeholders. A list of potential stakeholders is being built, and the invitation will be sent soon. Mackinac and Luce counties received the final versions of an updated housing market analysis from Community Research Services, LLC. These studies are housed on our One-Stop resource page.
<b>Goal 4.4</b>	Increase the rehabilitation and/or preservation of housing stock.	<b>Well Underway</b>	Scheduled an adaptive reuse speaker for virtual RHP meeting/scheduled zoning reform speaker for RHP meeting. Created document to show benefit of downtown mixed-use and real estate investments in lenders' portfolios. Housing = earning stability. This is now housed on our RHP webpage.
<b>Goal 4.6</b>	Increase missing middle and workforce housing stock to facilitate greater housing choice.	<b>Almost Finished</b>	Advocated to Director Hovey for more market rate or missing middle funding. On August 15, Mackinac Island sold \$3.1 million worth of bonds to fund construction of two new rental duplexes (4 units total) as Phase III of their Forest Way workforce housing project. Each unit will provide four bedrooms to accommodate families. These will add to the 24 two- and three-bedroom rental townhomes constructed in Phases I and II (12 units in each phase). Completion planned for Spring 2025.

<b>Program Units and Dollars Q3 2024</b>	<b>Chippewa</b>	<b>Luce</b>	<b>Mackinac</b>	<b>Region C Total</b>
<b>Total Building Permits*</b>	12	1	5	<b>18</b>
<b>Single Family Permits*</b>	7	1	5	<b>13</b>
<b>Multifamily Permits*</b>	5	0	0	<b>5</b>
<b>MSHDA Homeless Programs--Dollars</b>	NA	NA	NA	<b>\$32,652</b>
<b>Housing Choice Vouchers in Q3</b>	104	3	15	<b>122</b>
<b>Housing Choice Voucher Dollars</b>	\$176,592	\$4,461	\$14,476	<b>\$195,529</b>
<b>HOME Program/Housing Trust Fund Projects</b>	0	0	0	<b>0</b>
<b>HOME/Housing Trust Fund Dollars</b>	\$0	\$0	\$0	<b>\$0</b>
<b>Homeownership Transactions</b>	3	0	0	<b>3</b>
<b>Homeownership Dollars</b>	\$327,297	\$0	\$0	<b>\$327,297</b>
<b>4% LIHTC Units</b>	0	0	0	<b>0</b>
<b>4% LIHTC Dollars</b>	\$0	\$0	\$0	<b>\$0</b>
<b>9% LIHTC Units</b>	0	0	0	<b>0</b>
<b>9% LIHTC Dollars</b>	\$0	\$0	\$0	<b>\$0</b>
<b>Missing Middle Program Units</b>	0	0	0	<b>0</b>
<b>Missing Middle Program Dollars</b>	\$0	\$0	\$0	<b>\$0</b>
<b>Housing Readiness Initiative Grants</b>	0	0	0	<b>0</b>
<b>Housing Readiness Initiative Dollars</b>	\$0	\$0	\$0	<b>\$0</b>
<b>Legislative Enhancement Grant Projects</b>	0	0	0	<b>0</b>
<b>Legislative Enhancement Grant Dollars</b>	\$0	\$0	\$0	<b>\$0</b>
<b>MI Neighborhood Program Units</b>	2	0	0	<b>2</b>
<b>MI Neighborhood Program Dollars</b>	\$94,400	\$0	\$0	<b>\$94,400</b>
<b>County Unit Totals</b>	<b>109</b>	<b>3</b>	<b>15</b>	<b>127</b>
<b>County Dollar Totals</b>	<b>\$598,289</b>	<b>\$4,461</b>	<b>\$14,476</b>	<b>\$649,878</b>

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

**NA = Not Available**

<b><i>Program Units and Dollars 2024 YTD</i></b>	<b><i>Chippewa</i></b>	<b><i>Luce</i></b>	<b><i>Mackinac</i></b>	<b><i>Region C Total</i></b>
<b>Total Building Permits*</b>	48	6	27	<b>80</b>
<b>Single Family Permits*</b>	43	6	27	<b>75</b>
<b>Multifamily Permits*</b>	5	0	0	<b>5</b>
<b>MSHDA Homeless Programs--Dollars</b>	\$0	\$0	\$0	<b>\$2,766,878</b>
<b>Housing Choice Voucher Dollars</b>	\$528,923	\$14,469	\$49,214	<b>\$592,606</b>
<b>HOME Program/Housing Trust Fund Projects</b>	0	0	0	<b>0</b>
<b>HOME/Housing Trust Fund Dollars</b>	\$0	\$0	\$0	<b>\$0</b>
<b>Homeownership Transactions</b>	11	1	1	<b>13</b>
<b>Homeownership Dollars</b>	\$1,426,542	\$11,268	\$4,622	<b>\$1,442,432</b>
<b>4% LIHTC Units</b>	0	0	0	<b>0</b>
<b>4% LIHTC Dollars</b>	\$0	\$0	\$0	<b>\$0</b>
<b>9% LIHTC Units</b>	0	0	0	<b>0</b>
<b>9% LIHTC Dollars</b>	\$0	\$0	\$0	<b>\$0</b>
<b>Missing Middle Program Units</b>	0	0	0	<b>0</b>
<b>Missing Middle Program Dollars</b>	\$0	\$0	\$0	<b>\$0</b>
<b>Housing Readiness Initiative Grants</b>	1	0	1	<b>2</b>
<b>Housing Readiness Initiative Dollars</b>	\$50,000	\$0	\$22,800	<b>\$72,800</b>
<b>Legislative Enhancement Grant Projects</b>	0	0	0	<b>0</b>
<b>Legislative Enhancement Grant Dollars</b>	\$0	\$0	\$0	<b>\$0</b>
<b>MI Neighborhood Program Units</b>	6	0	0	<b>6</b>
<b>MI Neighborhood Program Dollars</b>	\$283,200	\$0	\$0	<b>\$1,442,432</b>
<b><i>County Unit Totals*</i></b>	<b>17</b>	<b>1</b>	<b>1</b>	<b>19</b>
<b><i>County Dollar Totals</i></b>	<b>\$2,288,665</b>	<b>\$25,737</b>	<b>\$76,636</b>	<b>\$3,550,270</b>

**\* Does not include the number of Housing Choice Vouchers in use**

**NA = Not Available**