



Michigan's Statewide Housing

Plan

Northwest Housing Partnership

Region D

Quarterly Progress Report

July - September 2024

In Charlevoix County there are two RFQ's for projects in East Jordan and Boyne City. In Benzie and Leelanau County are working on housing opportunity maps, hosting focus group meetings and working on a communication plan and economic development toolkit that can be shared with the rest of the region. We also shared updated handouts on PILOTs and HTIF to local units of government in the region.

Program Units and Dollars Q3 2024	Antrim	Benzie	Charlevoix	Emmet	Grand Traverse	Kalkaska	Leelanau	Manistee	Missaukee	Wexford	Region D Totals
Total Building Permits*	10	7	10	15	51	4	35	10	4	13	159
Single Family Permits*	10	7	10	15	26	4	35	10	4	8	129
Multifamily Permits*	0	0	0	0	25	0	0	0	0	5	30
MSHDA Homeless Programs--Dollars	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$327,370
Housing Choice Vouchers in Q3	34	32	29	76	258	18	7	52	34	129	669
Housing Choice Voucher Dollars	\$41,971	\$53,560	\$35,296	\$127,531	\$566,065	\$23,247	\$11,342	\$83,756	\$51,453	\$233,361	\$1,227,582
HOME Program/Housing Trust Fund Projects	0	0	0	0	1	0	0	0	0	0	1
HOME/Housing Trust Fund Dollars	\$0	\$0	\$0	\$0	\$2,065,353	\$0	\$0	\$0	\$0	\$0	\$2,065,353
Homeownership Transactions	0	1	0	0	1	1	0	7	0	8	18
Homeownership Dollars	\$0	\$208,840	\$0	\$0	\$212,050	\$204,000	\$0	\$864,478	\$0	\$1,392,255	\$2,881,623
4% LIHTC Units	0	0	0	0	52	0	0	0	0	0	52
4% LIHTC Dollars	\$0	\$0	\$0	\$0	\$23,149,008	\$0	\$0	\$0	\$0	\$0	\$23,149,008
9% LIHTC Units	0	0	0	0	0	0	0	0	0	0	0
9% LIHTC Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0
Missing Middle Program Units	0	0	0	0	0	0	0	0	0	50	50
Missing Middle Program Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$5,000,000
Housing Readiness Initiative Grants	0	0	1	0	0	0	0	0	0	0	1
Housing Readiness Initiative Dollars	\$0	\$0	\$22,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,000
Legislative Enhancement Grant Projects	0	0	0	0	0	0	0	0	0	0	0
Legislative Enhancement Grant Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MI Neighborhood Program Units	48	0	12	0	12	0	0	0	0	0	72
MI Neighborhood Program Dollars	\$3,600,000	\$0	\$676,000	\$0	\$458,000	\$0	\$0	\$0	\$0	\$0	\$4,734,000
County Unit Totals	82	33	41	76	323	19	7	59	34	187	861
County Dollar Totals	\$3,641,971	\$262,400	\$733,296	\$127,531	\$26,450,476	\$227,247	\$11,342	\$948,234	\$51,453	\$6,625,616	\$39,406,936

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

NA = Not Available

Goals	Description	Progress	Notes
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.	Well Underway	We hosted two happy hours bringing together cross sector partners to provide input on the plan. We are beginning the zoning atlas work in Grand Traverse County and have identified potential funding to expand this to two more counties. AES put on a developer Day in Wexford/Missaukee counties. Housing organizations have supported local units of government by directing them to resources. GT County has on boarded a Community Development Coordinator and we introduced new handouts on housing tools.
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.	Well Underway	Thirty units were created for individuals at or below 30% AMI. Ninety-five supportive housing units were maintained. Fifty-nine people were housed in CoC program housing.
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.	Well Underway	We are tracking building permits including 1600 units to be under construction in 2025. We continue to track units in the pipeline including zoning changes to allow for more housing opportunities. We continue to share information on funding opportunities with developers and support them with acquiring project financing. Seven projects been awarded funding for the MI Neighborhood program. These projects include rental and homeownership units and increase housing units for those below 120% AMI.
Housing Stock Goal 2 (SHP 4.7)	Expand the use of equitable and holistic local planning and zoning practices to increase housing supply.	Well Underway	Funding is secured for a zoning atlas in Grand Traverse County and hope to expand to at least two counties in 2025. We supported Manistee County with drafting a short term rental ordinance and are tracking Representative Grant's Zoning Reform packet. We have begun focus groups in Benzie County to gather input from the community to begin exploring areas suitable for housing. We are working in Leelanau County create a housing action plan. Cadillac and East Bay Township are working on zoning reform.

Program Units and Dollars 2024 YTD	Antrim	Benzie	Charlevoix	Emmet	Grand Traverse	Kalkaska	Leelanau	Manistee	Missaukee	Wexford	Region D Total
Total Building Permits*	58	59	86	123	417	28	154	78	25	92	195
Single Family Permits*	56	59	83	121	226	28	154	78	25	48	151
Multifamily Permits*	2	0	4	2	191	0	0	0	0	33	33
MSHDA Homeless Programs--Dollars	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$2,317,570
Housing Choice Voucher Dollars	\$127,677	\$159,167	\$122,318	\$360,177	\$1,648,791	\$71,609	\$36,758	\$244,354	\$162,923	\$692,974	\$1,100,251
HOME Program/Housing Trust Fund Projects	0	0	0	0	1	0	0	0	0	0	0
HOME/Housing Trust Fund Dollars	\$0	\$0	\$0	\$0	2065353	\$0	\$0	\$0	\$0	\$0	\$0
Homeownership Transactions	3	2	2	3	4	5	0	24	7	15	46
Homeownership Dollars	\$13,429	\$211,317	\$8,415	\$22,285	\$457,747	\$754,509	\$0	\$2,544,747	\$647,364	\$2,366,014	\$5,558,125
4% LIHTC Units	0	0	0	0	184	0	0	0	0	0	0
4% LIHTC Dollars	\$0	\$0	\$0	\$0	\$58,377,803	\$0	\$0	\$0	\$0	\$0	\$0
9% LIHTC Units	0	0	0	0	64	0	0	0	0	0	0
9% LIHTC Dollars	\$0	\$0	\$0	\$0	\$778,000	\$0	\$0	\$0	\$0	\$0	\$0
Missing Middle Program Units	0	0	0	0	0	0	0	0	0	50	50
Missing Middle Program Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$5,000,000
Housing Readiness Initiative Grants	2	0	3	2	0	0	0	1	0	1	2
Housing Readiness Initiative Dollars	\$50,000	\$0	\$87,546	\$80,000	\$0	\$0	\$0	\$33,000	\$0	\$0	\$33,000
Legislative Enhancement Grant Projects	0	0	0	0	0	0	0	0	0	0	0
Legislative Enhancement Grant Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MI Neighborhood Program Units	48	0	16	3	12	0	0	1	0	2	3
MI Neighborhood Program Dollars	\$3,600,000	\$0	\$1,502,000	\$336,000	\$458,000	\$0	\$0	\$500,000	\$0	\$236,000	\$736,000
County Unit Totals	51	2	18	6	264	5	0	25	7	67	99
County Dollar Totals	\$3,791,106	\$370,484	\$1,720,279	\$798,462	\$63,785,694	\$826,118	\$36,758	\$3,322,101	\$810,287	\$8,294,988	\$14,744,946

* Does not include the number of Housing Choice Vouchers in use
NA = Not Available