



# Michigan's Statewide Housing

*Plan*

## **East Michigan Housing Partnership**

### **Region H**

### **Quarterly Progress Report**

### **July - September 2024**

MSHDA datasets now made public, including total MSHDA investments, building permit trackers, etc. are tremendously helpful in our work to track progress in our region. Additionally we are hosting an annual update on 11/14/2024 to note progress made in our region on achieving the goals of the statewide housing plan.

<b>Goals</b>	<b>Description</b>	<b>Progress</b>	<b>Notes</b>
<b>Goal 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.	<b>Well Underway</b>	The workgroup has received regional resources related to affordable housing, basic needs, shelters, food pantries, and clothing. This information is currently being verified and organized in a spreadsheet. The workgroup is also brainstorming ways to display these resources once the directory is complete.
<b>Goal 3.2</b>	Increase access to stable and affordable quality housing options for households with extremely low incomes.	<b>Well Underway</b>	The workgroup continues to seek data on supportive housing models and is actively brainstorming additional methods for data collection in this area.
<b>Goal 4.1</b>	Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents.	<b>Well Underway</b>	Recent progress here shown in the MI Building Permit Tracker is showing progress at a building permit level. Additionally, one of the goals was a development guide on different types of housing and the process to build them. Our RHP has begun sharing the excellent guide created by Jenifer Acosta that simplifies the development process and provides excellent advice on carrying a project through the development pipeline. It also includes sample local ordinance reforms, as suggested here.
<b>Goal 4.4</b>	Increase the rehabilitation and/or preservation of housing stock.	<b>Almost Finished</b>	MSHDA's rolling out of new partnerships, including Great Lakes Housing Services, stands as progress towards dedicated staff to support and facilitate housing construction, rehabilitation, and preservation. Additionally relying on building permit data shows some progress on new housing, though further research is needed as to how much is adaptive reuse vs. new builds.
<b>Goal 6.1</b>	Keep people housed by reducing the number of evictions.	<b>Almost Finished</b>	We continue to collect this data from partners at entities like LSEM, though the passage (and pending signing) of a ban on source of income discrimination in renting is meaningful progress towards reducing unhoused neighbors locked out of the rental market.

<b>Program Units and Dollars Q3 2024</b>	<b>Genesee</b>	<b>Huron</b>	<b>Lapeer</b>	<b>St. Clair</b>	<b>Sanilac</b>	<b>Shiawassee</b>	<b>Tuscola</b>	<b>Region H Totals</b>
<b>Total Building Permits*</b>	39	4	19	22	10	7	5	<b>106</b>
<b>Single Family Permits*</b>	39	4	19	20	10	7	5	<b>104</b>
<b>Multifamily Permits*</b>	0	0	0	2	0	0	0	<b>2</b>
<b>MSHDA Homeless Programs--Dollars</b>	NA	NA	NA	NA	NA	NA	NA	<b>\$343,375</b>
<b>Housing Choice Vouchers in Q3</b>	1,210	48	357	415	76	103	105	<b>2,314</b>
<b>Housing Choice Voucher Dollars</b>	\$2,339,795	\$62,306	\$819,676	\$887,995	\$100,033	\$136,442	\$165,911	<b>\$4,512,158</b>
<b>HOME Program/Housing Trust Fund Projects</b>	0	0	0	0	0	0	0	<b>0</b>
<b>HOME/Housing Trust Fund Dollars</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>0</b>
<b>Homeownership Transactions</b>	78	3	7	40	4	22	9	<b>163</b>
<b>Homeownership Dollars</b>	\$10,521,403	\$393,552	\$1,254,881	\$6,247,565	\$549,770	\$3,117,460	\$1,410,161	<b>\$23,494,792</b>
<b>4% LIHTC Units</b>	0	0	0	0	0	0	0	<b>0</b>
<b>4% LIHTC Dollars</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>9% LIHTC Units</b>	0	0	0	0	0	0	0	<b>0</b>
<b>9% LIHTC Dollars</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>Missing Middle Program Units</b>	0	0	0	0	0	0	0	<b>0</b>
<b>Missing Middle Program Dollars</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>Housing Readiness Initiative Grants</b>	1	0	0	1	0	0	1	<b>3</b>
<b>Housing Readiness Initiative Dollars</b>	\$0	\$0	\$0	\$50,000	\$0	\$0	\$33,000	<b>\$83,000</b>
<b>Legislative Enhancement Grant Projects</b>	0	0	0	0	0	0	0	<b>0</b>
<b>Legislative Enhancement Grant Dollars</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>MI Neighborhood Program Units</b>	0	0	0	0	0	2	0	<b>2</b>
<b>MI Neighborhood Program Dollars</b>	\$0	\$0	\$0	\$0	\$0	\$293,300	\$30,000	<b>\$323,300</b>
<b>County Unit Totals</b>	<b>1,288</b>	<b>51</b>	<b>364</b>	<b>455</b>	<b>80</b>	<b>127</b>	<b>114</b>	<b>2,479</b>
<b>County Dollar Totals</b>	<b>\$12,861,198</b>	<b>\$455,858</b>	<b>\$2,074,557</b>	<b>\$7,185,560</b>	<b>\$649,803</b>	<b>\$3,547,202</b>	<b>\$1,639,072</b>	<b>\$28,756,625</b>

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

NA = Not Available

<i>Program Units and Dollars 2024 YTD</i>	<i>Genesee</i>	<i>Huron</i>	<i>Lapeer</i>	<i>St. Clair</i>	<i>Sanilac</i>	<i>Shiawassee</i>	<i>Tuscola</i>	<i>Region H Totals</i>
<b>Total Building Permits*</b>	254	49	103	166	48	59	42	<b>720</b>
<b>Single Family Permits*</b>	236	49	103	161	48	57	42	<b>694</b>
<b>Multifamily Permits*</b>	18	0	0	6	0	2	0	<b>26</b>
<b>MSHDA Homeless Programs--Dollars</b>	NA	NA	NA	NA	NA	NA	NA	<b>\$2,155,052</b>
<b>Housing Choice Voucher Dollars</b>	\$6,939,166	\$195,949	\$2,507,453	\$2,707,814	\$315,338	\$409,232	\$509,222	<b>\$13,584,174</b>
<b>HOME Program/Housing Trust Fund Projects</b>	0	0	0	0	0	0	0	<b>0</b>
<b>HOME/Housing Trust Fund Dollars</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>Homeownership Transactions</b>	349	10	23	96	12	44	26	<b>560</b>
<b>Homeownership Dollars</b>	\$25,676,577	\$949,014	\$3,581,393	\$13,790,703	\$1,384,931	\$5,438,298	\$3,084,304	<b>\$53,905,220</b>
<b>4% LIHTC Units</b>	0	0	0	0	0	0	0	<b>0</b>
<b>4% LIHTC Dollars</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>9% LIHTC Units</b>	43	0	0	48	0	53	0	<b>144</b>
<b>9% LIHTC Dollars</b>	\$1,167,417	\$0	\$0	\$1,489,497	\$0	\$1,500,000	\$0	<b>\$4,156,914</b>
<b>Missing Middle Program Units</b>	0	0	0	0	0	0	0	<b>0</b>
<b>Missing Middle Program Dollars</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>Housing Readiness Initiative Grants</b>	8	0	1	2	3	2	1	<b>17</b>
<b>Housing Readiness Initiative Dollars</b>	\$217,800	\$0	\$30,220	\$50,000	\$59,340	\$62,500	\$33,000	<b>\$452,860</b>
<b>Legislative Enhancement Grant Projects</b>	0	0	0	0	0	0	0	<b>0</b>
<b>Legislative Enhancement Grant Dollars</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>MI Neighborhood Program Projects</b>	81	0	1	0	0	12	1	<b>95</b>
<b>MI Neighborhood Program Dollars</b>	\$3,562,500	\$0	\$75,000	\$0	\$0	\$888,600	\$67,500	<b>\$4,593,600</b>
<b>County Unit Totals</b>	<b>473</b>	<b>10</b>	<b>24</b>	<b>144</b>	<b>12</b>	<b>109</b>	<b>27</b>	<b>799</b>
<b>County Dollar Totals</b>	<b>\$37,563,460</b>	<b>\$1,144,963</b>	<b>\$6,194,066</b>	<b>\$18,038,014</b>	<b>\$1,759,609</b>	<b>\$8,298,630</b>	<b>\$3,694,026</b>	<b>\$76,692,768</b>

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