



Michigan's Statewide Housing

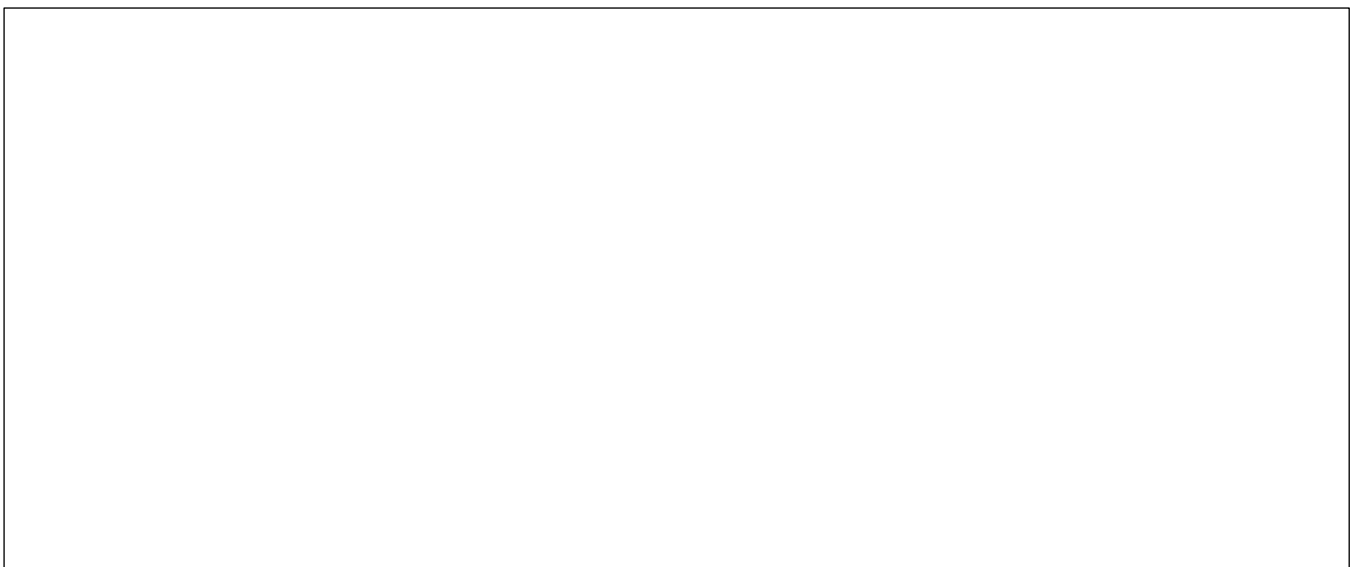
Plan

Southwest Housing Partnership

Region J

Quarterly Progress Report

July - September 2024



Goals	Description	Progress	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.	Almost Finished	Hosted an evening zoom training with MSUE called Exclusive to Inclusive, Planning tools for Equity. The recording is available to watch online. The work plan was updated to include new information and challenges.
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.	Just Underway	Updated the work plan. 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.
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.	Just Underway	Updated the work plan. The assessment of the construction workforce and contractor pipeline for Region J will be completed by the W.E Upjohn Institute. The team will focus on three elements of the pipeline: those who recently completed construction training programs at the secondary and post-secondary level, those working in construction occupations who may have an interest in becoming a contractor, and existing contractors who are interested in growing their business.
Goal 4.1	Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents.	Just Underway	Updated the 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 starting in Kalamazoo and Calhoun County.
Goal 5.1	Equitably expand the supply of affordable and accessible rental units statewide for older adults.	Just Underway	Updated a work plan and researched regional housing agency models.

Program Units and Dollars Q3 2024	Berrien	Branch	Calhoun	Cass	Kalamazoo	St. Joseph	Van Buren	Region J Totals
Total Building Permits*	32	5	13	14	38	16	8	126
Single Family Permits*	27	5	13	14	25	16	8	108
Multifamily Permits*	5	0	0	0	13	0	0	18
MSHDA Homeless Programs--Dollars	NA	NA	NA	NA	NA	NA	NA	\$357,469
Housing Choice Vouchers in Q3	469	61	321	44	1,194	44	110	2,243
Housing Choice Voucher Dollars	\$780,315	\$70,470	\$555,105	\$63,458	\$2,496,252	\$48,381	\$156,432	\$4,170,413
HOME Program/Housing Trust Fund Projects	0	0	0	0	0	0	0	0
HOME/Housing Trust Fund Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Homeownership Transactions	20	8	42	12	49	10	6	147
Homeownership Dollars	\$3,423,540	\$1,189,031	\$6,048,718	\$1,873,503	\$7,856,795	\$1,514,605	\$1,082,760	\$22,988,952
4% LIHTC Units	0	0	0	0	0	0	0	0
4% LIHTC Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9% LIHTC Units	0	0	0	0	0	0	0	0
9% LIHTC Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Missing Middle Program Units	0	0	0	0	0	0	0	0
Missing Middle Program Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Readiness Initiative Grants	1	0	0	0	3	0	0	4
Housing Readiness Initiative Dollars	\$50,000	\$0	\$0	\$0	\$100,000	\$0	\$0	\$150,000
Legislative Enhancement Grant Projects	0	0	0	0	0	0	0	0
Legislative Enhancement Grant Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MI Neighborhood Program Units	0	0	0	0	0	0	0	0
MI Neighborhood Program Dollars	\$0	\$73,899	\$0	\$0	\$0	\$0	\$0	\$73,899
County Unit Totals	490	69	363	56	1,246	54	116	2,394
County Dollar Totals	\$4,253,855	\$1,333,400	\$6,603,823	\$1,936,961	\$10,453,047	\$1,562,986	\$1,239,192	\$27,383,264

*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>Berrien</i>	<i>Branch</i>	<i>Calhoun</i>	<i>Cass</i>	<i>Kalamazoo</i>	<i>St. Joseph</i>	<i>Van Buren</i>	<i>Region J Totals</i>
Total Building Permits*	153	131	70	98	241	100	121	462
Single Family Permits*	145	111	70	98	206	100	117	423
Multifamily Permits*	8	20	0	0	35	0	4	39
MSHDA Homeless Programs--Dollars	NA	NA	NA	NA	NA	NA	NA	\$3,544,716
Housing Choice Voucher Dollars	\$2,375,013	\$224,661	\$1,665,825	\$191,888	\$7,568,422	\$151,352	\$465,757	\$8,185,531
HOME Program/Housing Trust Fund Projects	0	0	0	0	0	0	0	0
HOME/Housing Trust Fund Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Homeownership Transactions	57	17	108	22	128	27	21	176
Homeownership Dollars	\$6,750,259	\$2,064,236	\$13,298,826	\$2,488,946	\$16,902,999	\$3,363,469	\$3,166,729	\$23,433,196
4% LIHTC Units	46	0	0	0	0	0	66	66
4% LIHTC Dollars	\$18,295,218	\$0	\$0	\$0	\$0	\$0	\$13,125,066	\$13,125,066
9% LIHTC Units	0	0	96	0	48	0	0	48
9% LIHTC Dollars	\$0	\$0	\$1,650,000	\$0	\$1,214,700	\$0	\$0	\$1,214,700
Missing Middle Program Units	0	0	0	0	14	0	0	14
Missing Middle Program Dollars	\$0	\$0	\$0	\$0	\$920,178	\$0	\$0	\$920,178
Housing Readiness Initiative Grants	4	0	2	3	7	0	3	10
Housing Readiness Initiative Dollars	\$80,800	\$0	\$66,000	\$98,685	\$270,000	\$0	\$88,000	\$358,000
Legislative Enhancement Grant Projects	0	0	0	0	0	0	0	0
Legislative Enhancement Grant Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MI Neighborhood Program Units	1	0	27	23	28	0	0	28
MI Neighborhood Program Dollars	\$472,000	\$73,899	\$1,224,000	\$1,459,717	\$728,500	\$0	\$0	\$728,500
County Unit Totals	104	17	231	45	218	27	87	332
County Dollar Totals	\$27,973,290	\$2,362,796	\$17,904,651	\$4,239,236	\$27,604,799	\$3,514,821	\$16,845,552	\$47,965,171

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