



# Michigan's Statewide Housing

*Plan*

## **Northwest Housing Partnership**

### **Region D**

### **Quarterly Progress Report**

### **October - December 2024**

During 2024, Rural Readiness grants supported predevelopment capacity in five counties. Nine projects received MI Neighborhood awards for a total of 49 units and \$3.85 million in funding. Nine municipalities have received MSHDA Housing Readiness Grant awards. Many communities increased their involvement in the Redevelopment Ready program through MEDC. There are now six certified and 19 engaged Redevelopment Ready Communities in the region. We shared updated handouts on PILOTs and HTIF with partners.

Goals	Description	Progress	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.	<b>Well Underway</b>	We hosted the 10th annual NW Michigan Housing Summit with over 200 attendees and held a session for RHP input. Four counties held community meetings to strategize around housing planning, incentives, and affordability tools. Leelanau Co. developed a draft housing action plan guided by community input sessions and a survey. We secured full funding for zoning atlas work that will begin in Grand Traverse County and we have applied for funding with the goal of providing the atlas in 10 counties.
<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.	<b>Well Underway</b>	<p>The 113 units created for individuals at or below 30% AMI during 2024 were maintained. 95 Supportive housing units were maintained. 52 people were housed in CoC program housing.</p> <p>The City of Traverse City and Grand Traverse County both allocated resources towards those experiencing homelessness and towards permanent supportive housing.</p>
<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.	<b>Well Underway</b>	Regionally, there were building permits for 1705 housing units issued in 2025. As of Dec.2025 approx. 4,889 units are in progress. Projects were awarded \$ 3.85 million in MI Neighborhood funds totaling 49 units. The production of rental units at or below 60% AMI is at a slower pace than the production of rental units for 60%-120% AMI in GT County. Manistee and Petoskey are administering CHILL grants to support housing stock preservation. Funding opportunities have been shared with partners.
<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.	<b>Well Underway</b>	We have secured funding to begin the zoning atlas in Grand Traverse County and identified additional funding to expand it to other counties. We supported Representative Grant's Zoning Reform Bill and a budget supplemental for our Regional Housing Fund. Leelanau County completed an action plan with stakeholders. Benzie Co. held a community workshop to understand housing needs. An updated zoning ordinance for Eastbay Township was adopted in December following MAPs zoning reform toolkit.

<i>Program Units and Dollars 2024 YTD</i>	<i>Antrim</i>	<i>Benzie</i>	<i>Charlevoix</i>	<i>Emmet</i>	<i>Grand Traverse</i>	<i>Kalkaska</i>	<i>Leelanau</i>	<i>Manistee</i>	<i>Missaukee</i>	<i>Wexford</i>	<i>Region D Total</i>
<b>Total Building Permits*</b>	96	105	107	153	839	36	191	104	33	124	<b>1787</b>
<b>Single Family Permits*</b>	96	105	102	151	335	36	191	104	33	76	<b>1228</b>
<b>Multifamily Permits*</b>	0	0	6	2	504	0	0	0	0	48	<b>559</b>
<b>MSHDA Homeless Programs--Dollars</b>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<b>\$2,429,181</b>
<b>Housing Choice Voucher Households (Q4 2024)</b>	33	30	26	76	250	20	6	52	31	129	<b>653</b>
<b>Housing Choice Voucher Dollars (Q4 2024)</b>	\$50,334	\$55,375	\$31,573	\$132,825	\$589,399	\$23,459	\$14,440	\$86,791	\$47,725	\$244,486	<b>\$1,276,407</b>
<b>HOME Program/Housing Trust Fund Projects</b>	0	0	0	0	1	0	0	0	0	0	<b>1</b>
<b>HOME/Housing Trust Fund Dollars</b>	\$0	\$0	\$0	\$0	2065353	\$0	\$0	\$0	\$0	\$0	<b>\$2,065,353</b>
<b>Homeownership Transactions</b>	1	3	1	1	5	4	0	21	6	21	<b>63</b>
<b>Homeownership Dollars</b>	\$176,840	\$648,736	\$221,105	\$130,600	\$946,841	\$768,452	\$0	\$3,115,117	\$908,138	\$3,497,598	<b>\$10,413,427</b>
<b>4% LIHTC Units</b>	146	0	0	0	180	0	0	0	0	0	<b>326</b>
<b>4% LIHTC Dollars</b>	\$14,300,000	\$0	\$0	\$0	\$67,514,388	\$0	\$0	\$0	\$0	\$0	<b>\$81,814,388</b>
<b>9% LIHTC Units</b>	0	0	0	0	64	0	0	0	0	0	<b>64</b>
<b>9% LIHTC Dollars</b>	\$0	\$0	\$0	\$0	\$778,000	\$0	\$0	\$0	\$0	\$0	<b>\$778,000</b>
<b>Missing Middle Program Units</b>	0	0	0	1	1	0	0	0	0	1	<b>3</b>
<b>Missing Middle Program Dollars</b>	\$0	\$0	\$0	\$7,140,000	\$5,000,000	\$0	\$0	\$0	\$0	\$5,000,000	<b>\$17,140,000</b>
<b>Housing Readiness Initiative Grants</b>	1	0	1	1	0	0	0	1	0	1	<b>5</b>
<b>Housing Readiness Initiative Dollars</b>	\$50,000	\$0	\$87,546	\$130,000	\$0	\$0	\$0	\$33,000	\$0	\$50,000	<b>\$350,546</b>
<b>Legislative Enhancement Grant Projects</b>	0	0	0	0	0	0	0	0	0	0	<b>0</b>
<b>Legislative Enhancement Grant Dollars</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>MI Neighborhood Program Units</b>	0	0	16	0	12	0	2	0	0	2	<b>32</b>
<b>MI Neighborhood Program Dollars</b>	\$0	\$0	\$1,148,000	\$0	\$458,000	\$0	\$236,000	\$0	\$0	\$236,000	<b>\$2,078,000</b>
<b>County Unit Totals**</b>	<b>147</b>	<b>3</b>	<b>17</b>	<b>2</b>	<b>262</b>	<b>4</b>	<b>2</b>	<b>21</b>	<b>6</b>	<b>24</b>	<b>488</b>
<b>County Dollar Totals</b>	<b>\$14,577,174</b>	<b>\$704,111</b>	<b>\$1,488,224</b>	<b>\$7,533,425</b>	<b>\$77,351,981</b>	<b>\$791,911</b>	<b>\$250,440</b>	<b>\$3,234,908</b>	<b>\$955,863</b>	<b>\$9,028,084</b>	<b>\$118,345,302</b>

\* Figure is 95% of units permitted to model completions

\*\* Totals do not include housing choice vouchers

NA = Not Available