

# Michigan's Statewide Housing

*Plan*



## East Michigan Housing Partnership

### Region H

### Quarterly Progress Report

### October - December 2024

Under Goal 6.3, a key priority of the rental housing working group, the growth in new construction reflected in new building permit counts suggests a rise in new rental housing construction. Several project groundbreakings and completions, particularly in Genesee and Shiawassee County, are helping to address this trend. For example, there were 2 LIHTC transactions completed in Owosso and 1 in Flint in 2024, bringing \$3.324m in new investment to regional affordable rental housing.

Goals	Description	Progress	Notes
<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>Almost Finished</b>	<p>The co-lead has compiled a draft resource directory using data gathered from all seven counties. This data has been shared with the workgroup via Google Sheets for review. Workgroup members are verifying the accuracy of the resource directory and updating it with any missing information.</p> <p>The workgroup is also exploring ways to display the data once it is complete. We are currently meeting with a consultant who is developing a proposal to help make this information accessible.</p>
<b>Goal 3.2</b>	Increase access to stable and affordable quality housing options for households with extremely low incomes.	<b>Almost Finished</b>	<p>The work group has begun meeting with consultants to complete the supportive housing report. We are currently gathering feedback and requesting proposals from consultants. Our goal is to develop a report that highlights emerging housing models for the populations identified in Strategy 3.2D of the statewide housing plan. Identifying a consultant to complete this report is the next major step toward achieving this goal.</p>
<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>	<p>In this quarter, members advocated for legislative changes that would make it easier to build more housing units, several of which were passed by the Michigan legislature.</p> <p>Additionally, a key goal is to increase the number of units permitted. Through the end of Q3 2024 Region H is already at 87% of its entire 2023 permit count, and we expect to meet our goal of a 10% growth in new units permitted.</p>
<b>Goal 4.4</b>	Increase the rehabilitation and/or preservation of housing stock.	<b>Almost Finished</b>	<p>Housing funding was increased in the 2024 budget process with several specific regional priorities funded. Additionally, The growth of Great Lakes Housing Services and their work with Region H members after our November Annual Update event is bearing fruit in terms of new funding applications by local communities for new housing. In order to fully meet this goal, Region H needs to determine a data source to note a distinction between permits for new construction and permits for adapt. reuse.</p>
<b>Goal 6.1</b>	Keep people housed by reducing the number of evictions.	<b>Almost Finished</b>	<p>The final signing of the ban on source of income discrimination was a priority of this working group and one that will open up new rental housing to existing neighbors. Further data collection is needed on eviction/homelessness rates by county, but we expect to see those with further PIT count data releases.</p> <p>We have not seen a sizeable rise in rental registries or standard rental inspection programs, and need to work further to support the establishment of services like these.</p>

<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>	398	64	144	220	60	70	53	<b>1010</b>
<b>Single Family Permits*</b>	319	64	144	215	60	68	53	<b>923</b>
<b>Multifamily Permits*</b>	79	0	0	6	0	2	0	<b>86</b>
<b>MSHDA Homeless Programs--Dollars</b>	NA	NA	NA	NA	NA	NA	NA	<b>\$2,493,659</b>
<b>Housing Choice Voucher Households (Q4 2024)</b>	1198	48	348	397	73	101	103	<b>2268</b>
<b>Housing Choice Voucher Dollars (Q4 2024)</b>	\$2,339,416	\$74,483	\$834,850	\$865,664	\$99,571	\$138,896	\$179,172	<b>\$4,532,052</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>	301	15	34	146	20	61	27	<b>604</b>
<b>Homeownership Dollars</b>	\$38,755,042	\$1,795,705	\$6,341,231	\$23,619,481	\$2,981,863	\$8,371,264	\$4,078,143	<b>\$85,942,729</b>
<b>4% LIHTC Units</b>	0	0	0	249	0	0	0	<b>249</b>
<b>4% LIHTC Dollars</b>	\$0	\$0	\$0	\$11,496,057	\$0	\$0	\$0	<b>\$11,496,057</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>	1	0	0	0	0	0	0	<b>1</b>
<b>Missing Middle Program Dollars</b>	\$640,000	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$640,000</b>
<b>Housing Readiness Initiative Grants</b>	1	0	1	1	1	1	1	<b>6</b>
<b>Housing Readiness Initiative Dollars</b>	\$287,800	\$0	\$50,000	\$130,300	\$132,840	\$62,500	\$33,000	<b>\$696,440</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>	80	0	0	9	0	6	0	<b>95</b>
<b>MI Neighborhood Program Dollars</b>	\$2,713,000	\$0	\$75,000	\$660,000	\$0	\$808,300	\$30,000	<b>\$4,286,300</b>
<b>County Unit Totals**</b>	<b>425</b>	<b>15</b>	<b>34</b>	<b>452</b>	<b>20</b>	<b>120</b>	<b>27</b>	<b>1,093</b>
<b>County Dollar Totals</b>	<b>\$45,902,675</b>	<b>\$1,870,188</b>	<b>\$7,301,081</b>	<b>\$38,260,999</b>	<b>\$3,214,274</b>	<b>\$10,880,960</b>	<b>\$4,320,315</b>	<b>\$111,750,492</b>

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

\*\* Totals do not include housing choice vouchers

NA = Not Available