



Michigan's Statewide Housing

Plan

Southwest Housing Partnership

Region J

Quarterly Progress Report

October – December 2024

During the fourth quarter of 2024 we had an RHP planning and funding meeting. This meeting had 53 RHP members in attendance for presentations from MSHDA, MEDC and Housing TIF. At this meeting we reviewed the results of a RHP survey, reviewed accomplishments, did county situation assessments, and working groups connected on goals. In November the working groups made additions for 2025. Planning started for regional CDBG learning opportunities and the Region J Housing Summit.

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.	Goal Finished	We hosted 3 full day workshops in Van Buren, Kalamazoo and Branch counties. These covered the best practices for equitable zoning with MSU Extension. Over 59 people attended the in-person workshops. An evening version was also recorded for sharing through our website and email.
Goal 2.1	Reduce the average timeline from permit application to occupancy by establishing 2-3 AmeriCorps members in the region to help with RRC capacity.	Goal Finished	Three AmeriCorps placements have been formally approved by LISC. Kalamazoo County, Van Buren County, and Cornerstone Alliance in Berrien County will host AmeriCorps members that will work with Redevelopment Ready Communities. The members will work with local communities to assist them in removing common barriers to development.
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.	Well Underway	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. The plan needs additional funding to be completed
Goal 4.1	Create two new revolving loan funds in Region J/8 using public and private partnerships.	Nearly Finished	LISC Kalamazoo is working with multiple community partners to create local revolving loan funds. One fund has been established in Battle Creek and the second fund underway in Kalamazoo.
Goal 5.1	Equitably expand the supply of affordable and accessible rental units statewide for older adults.	Just Underway	A new partnership was established with the Office of Rural Prosperity housed in LEO. They will be assisting with regional asset mapping and strategy conversations around creating a housing agency for Region J.

<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*	377	41	125	122	322	119	157	1263
Single Family Permits*	325	41	125	122	283	119	153	1168
Multifamily Permits*	52	0	0	0	39	0	4	95
MSHDA Homeless Programs--Dollars	NA	NA	NA	NA	NA	NA	NA	\$4,121,062
Housing Choice Voucher Households (Q4 2024)	482	59	315	40	1183	43	112	2234
Housing Choice Voucher Dollars (Q4 2024)	\$806,784	\$72,492	\$560,580	\$58,893	\$2,453,663	\$49,585	\$156,118	\$4,158,115
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	79	20	157	26	181	37	28	528
Homeownership Dollars	\$12,266,177	\$3,184,780	\$22,070,755	\$4,147,649	\$28,949,955	\$5,726,624	\$5,073,167	\$81,419,107
4% LIHTC Units	46	0	0	0	34	0	66	146
4% LIHTC Dollars	\$28,070,572	\$0	\$0	\$0	\$14,580,872	\$0	\$17,989,874	\$60,641,318
9% LIHTC Units	0	0	96	0	48	0	0	144
9% LIHTC Dollars	\$0	\$0	\$1,650,000	\$0	\$1,214,700	\$0	\$0	\$2,864,700
Missing Middle Program Units	1	0	0	0	1	0	0	2
Missing Middle Program Dollars	\$2,594,500	\$0	\$0	\$0	\$920,178	\$0	\$0	\$3,514,678
Housing Readiness Initiative Grants	1	1	1	1	1	0	1	6
Housing Readiness Initiative Dollars	\$130,800	\$50,000	\$93,835	\$98,685	\$320,000	\$0	\$170,500	\$863,820
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	10	0	26	0	0	0	30	66
MI Neighborhood Program Dollars	\$440,000	\$73,899	\$1,174,000	\$0	\$0	\$0	\$550,000	\$2,237,899
County Unit Totals	136	20	279	26	264	37	124	886
County Dollar Totals	\$44,308,833	\$3,381,171	\$25,549,170	\$4,305,227	\$48,439,368	\$5,776,209	\$23,939,659	\$155,699,637

* Figure is 95% of units permitted to model completions

** Totals do not include housing choice vouchers

NA = Not Available