



Michigan's Statewide Housing

Plan

Southeast Housing Partnership

Region K

Quarterly Progress Report

October - December 2024

Community Action Agency, along with our committee members, are designing a website and newsletter to help regional communities access resources like funding opportunities, zoning updates, and local events. This platform will enhance committee communication and highlight their efforts, showcasing the great work happening in our Region/State and inviting community involvement.

| Goals | Description | Progress | Notes |
|----------------------------|--|------------------------|---|
| Goal 2.1 | Increase the efficiency and effectiveness of the housing ecosystem by enhancing collaboration on housing among federal and state agencies, philanthropy, local governments, Tribal Nations, education and the widevariety of private-sector organizations that make up the housing ecosystem | Almost Finished | November 14th, 2024, the Housing Alliance held a one day workshop to Region K. This workshop had guest speakers including the Landbank, USDA, MSHDA, Frankfort officials, CDFI, and non profit developers, etc. Participants learned how to fund their projects, how to be a developer, what current building projects are happening, and barriers some communities face with housing projects including municipalities regulations. |
| Goal 3.2 | Increase access to stable and affordable quality housing options for households with extremely low incomes. | Almost Finished | Eviction diversion: 75 cases referred 71 cases closed, 36 mediations held, 26 agreements reached. 169 parties served, 21 hours of mediation time, with and additional 15 hours of observation/training time included. Also during this quarter, SEDRS received a services grant from the Jackson Community Foundation to restart the Jackson Housing Clinical hours for 1 day a week throughout 2025 for Jackson County. These hours will be Wednesday, 1 to 3pm each week for all Jackson residents who have housing related questions or needs. |
| Goals 4.1, 4.4, 4.6 | | Well Underway | We held a landlord engagement meeting on 11/21/2024. Landlords expressed the issue of the low rents they have to charge tenants in order for residents to meet the State's standards for subsidized rents. They are going to apply for rental rehab through the MI Neighborhood. Habitat is doing a Veteran Build and then two new housing units in Jackson County. 100 Homes in Jackson continues to add new homes, they are now up to 15 homes built and sold. |
| Goal 6.1 | Keep people housed by reducing the number of evictions. | Well Underway | We continue to mirror and build off of Washtenaw efforts; we received regular statuses on recent meetings and discussed any new landlord feedback received. Continue to work on the following: --Received Updates on Senate and House Bills/Housing Homestretch Legislative Priorities, --Continue to consider landlord feedback and to encourage participation, --Find funding to support housing/landlord events. |
| Goal 8.1 | Increase awareness of and support for the importance and benefits of accessible, affordable, and attainable housing throughout Michigan. | Almost Finished | The Communications and Education Committee have developed a newsletter to send to our entire region of Region K members to inform them of current happenings in our region. We are in the middle of planning a housing training workshop on March 17th. This long day training will include information on current data, funding gap resources, zoning information, etc. All townships, villages, cities and county officials will be invited to learn how they can bring housing to their area. |

| <i>Progam Units and Dollars 2024 YTD</i> | <i>Hillsdale</i> | <i>Jackson</i> | <i>Lenawee</i> | <i>Livingston</i> | <i>Monroe</i> | <i>Washtenaw</i> | <i>Region K Total</i> |
|--|--------------------|---------------------|---------------------|--------------------|---------------------|----------------------|-----------------------|
| Total Building Permits* | 68 | 301 | 130 | 464 | 251 | 946 | 2160 |
| Single Family Permits* | 61 | 201 | 130 | 462 | 203 | 475 | 1532 |
| Multifamily Permits* | 8 | 100 | 0 | 2 | 48 | 471 | 628 |
| MSHDA Homeless Programs--Dollars | NA | NA | NA | NA | NA | NA | \$4,170,348 |
| Housing Choice Voucher Households (Q4 2024) | 58 | 424 | 175 | 328 | 529 | 1439 | 2953 |
| Housing Choice Voucher Dollars (Q4 2024) | \$85,884 | \$859,477 | \$288,224 | \$776,471 | \$1,082,882 | \$4,502,075 | \$7,595,013 |
| HOME Program/Housing Trust Fund Projects | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HOME/Housing Trust Fund Dollars | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Homeownership Transactions | 21 | 137 | 71 | 15 | 72 | 64 | 380 |
| Homeownership Dollars | \$3,468,773 | \$19,352,009 | \$11,070,256 | \$2,926,536 | \$12,098,433 | \$11,534,953 | \$60,450,960 |
| 4% LIHTC Units | 0 | 0 | 0 | 0 | 0 | 272 | 272 |
| 4% LIHTC Dollars | \$0 | \$0 | \$0 | \$0 | \$0 | \$132,837,960 | \$132,837,960 |
| 9% LIHTC Units | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9% LIHTC Dollars | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Missing Middle Program Units | 0 | 0 | 0 | 0 | 1 | 1 | 2 |
| Missing Middle Program Dollars | \$0 | \$0 | \$0 | \$0 | \$80,000 | \$1,532,128 | \$1,612,128 |
| Housing Readiness Initiative Grants | 0 | 1 | 1 | 0 | 1 | 1 | 4 |
| Housing Readiness Initiative Dollars | \$0 | \$117,750 | \$152,600 | \$0 | \$50,000 | \$224,700 | \$545,050 |
| Legislative Enhancement Grant Projects | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| Legislative Enhancement Grant Dollars | \$0 | \$0 | \$0 | \$0 | \$0 | \$200,000 | \$200,000 |
| MI Neighborhood Program Units | 41 | 0 | 0 | 0 | 0 | 41 | 82 |
| MI Neighborhood Program Dollars | \$1,062,000 | \$0 | \$225,000 | \$0 | \$150,000 | \$1,226,000 | \$2,663,000 |
| County Unit Totals** | 62 | 137 | 71 | 15 | 73 | 378 | 736 |
| County Dollar Totals | \$4,616,657 | \$20,329,236 | \$11,736,080 | \$3,703,007 | \$13,461,315 | \$152,057,816 | \$205,904,111 |

* Figure is 95% of units permitted to model completions

** Totals do not include housing choice vouchers

NA = Not Available