

Michigan's Statewide Housing

Plan



Oakland Housing Partnership Region L Quarterly Progress Report July - September 2024

In Q4 of 2024, the Oakland County Regional Housing Partnership made significant progress in all three focus areas. The Preventing and Ending Homelessness working group finalized a contract to utilize Padmission to assist those seeking long term affordable housing. Padmission will make it easier for individuals and families to find affordable housing in Oakland County and streamline the listing and marketing process for landlords who own affordable housing properties. This working group also continued to implement their resource hub of homelessness prevention services. This digital platform now offers real-time information for shelter bed availability in Oakland County. The platform will continue to expand and offer more services in the future, with the goal of having all Oakland County homelessness prevention resources available online by 2028.

The Communication and Education working group continued their work with Issue Media Group to publish a series of stories highlighting the importance of housing and housing services in Oakland County. The final story in this series will be published in February. The group also updated the OCRHP website to provide greater information about the work being done and the resources available to individuals and organizations in Oakland County.

The Housing Stock working group made significant strides toward completing their goals around equitable zoning reform as well. The group entered into a contract with the Michigan Association of Planners to present at their February Planners Gathering meeting. This presentation will discuss the benefits of equitable zoning reform and use the Michigan Association of Planners equitable zoning reform toolkit as a framework for this discussion. The presentation will also discuss the implementation of the Zoning Atlas in Oakland County. The Zoning Atlas is a software solution which provides parcel level zoning information which can be utilized by developers. The goal of this software is to drive local development by streamlining the process for developers and providing all the information they need in one centralized location. The OCRHP is working with several other organizations to implement this software in every Oakland County municipality.

Goals	Description	Progress	Notes
Goal 3.3	Improve the quality of the homelessness response system to be client-centered, flexible, grounded in respect, trauma informed, and aware and inclusive of the cultural values, beliefs, and practices of those they serve.	Almost Finished	RHP members worked together to continue making homelessness prevention resources available digitally to those seeking services. In Q4 of 2024, RHP members were able to provide real-time shelter bed availability in Oakland County online. This online dashboard will continue to expand in the future.
Goal 3.4	Increase cross-system partnerships to strengthen the homelessness response system, achieve greater housing stability, and impact social determinants of health.	Almost Finished	The OCRHP began exploring software systems, such as padmission, to serve as a way to streamline housing services for providers and landlords in Oakland County. The goal is to have this system fully operational in Q1 of 2025.
Goal 4.1	Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents.	Well Underway	The RHP has continued its lobbying efforts among local state representatives to introduce a bill for low-income housing tax credits at the state level. Work on this has slowed in recent months as we seek to gain other organizations' support and refine messaging around this issue.
Goal 4.7	Expand the use of equitable and holistic local planning and zoning practices to increase housing supply.	Almost Finished	The housing stock working group finalized a contract with Michigan Association of Planners in November to present at their February planners gathering meeting about the benefits of equitable zoning reform. This presentation will help spread awareness about the RHP and highlight use cases for MAP's zoning reform toolkit.
Goal 8.1	Increase awareness of and support for the importance and benefits of accessible, affordable, and attainable housing throughout Michigan.	Well Underway	The RHP continued its work with Issue Media Group in Q4 of 2024 to publish a series of short stories about housing in Oakland County. Stories during this time highlighted the importance of affordable housing, the county's homelessness prevention services, and more.

Program Units and Dollars Q3 2024	Oakland
Total Building Permits*	187
Single Family Permits*	170
Multifamily Permits*	17
MSHDA Homeless Programs--Dollars	\$343,158
Housing Choice Vouchers in Q3	2,354
Housing Choice Voucher Dollars	\$5,641,657
HOME Program/Housing Trust Fund Projects	0
HOME/Housing Trust Fund Dollars	\$0
Homeownership Transactions	52
Homeownership Dollars	\$9,055,497
4% LIHTC Units	225
4% LIHTC Dollars	\$81,915,994
9% LIHTC Units	0
9% LIHTC Dollars	\$0
Missing Middle Program Units	0
Missing Middle Program Dollars	\$0
Housing Readiness Initiative Grants	2
Housing Readiness Initiative Dollars	\$100,000
Legislative Enhancement Grant Projects	0
Legislative Enhancement Grant Dollars	\$0
MI Neighborhood Program Units	0
MI Neighborhood Program Dollars	\$27,000
County Unit Totals	2,633
County Dollar Totals	\$97,083,306

***Figures shown are 95% of all units permitted, since not all permitted units are completed.**

NA = Not Available