



Michigan's Statewide Housing

Plan

Macomb Housing Partnership

Region M

Quarterly Progress Report

October – December 2024

The Macomb Regional Housing Partnership (RHP) remains dedicated to fostering a community that offers safe, healthy, affordable, accessible, and attainable housing options for all. In the fourth quarter of 2024, we hosted two meetings with our steering committee and subcommittees. Additionally, the Macomb RHP participated in several collaborative efforts, including RHP Lead office hours, the gap financing and data workgroups, and the RHP Lead Convening in Lansing.

Goals	Description	Progress	Notes
Goal 2.2	Increase the availability of statewide, regional, county-level, local/municipal-level, and market-level data on housing needs and opportunities	Just Started	Region M has received multiple bids from firms interested in conducting a comprehensive Community and Housing Needs Assessment for Macomb County. This project is set to commence in the first quarter of 2025, aiming to deliver data, analysis, and recommendations that will support the Statewide Housing Plan and inform numerous other housing and community initiatives in Macomb County.
Goal 4.1	Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents.	Well Underway	Between the projects awarded under the MI Neighborhood Grant, initiatives in the City of Sterling Heights, and units permitted through 2024, the Region has approved over 1,600 housing units. These include workforce housing, micro-units, and an entirely affordable mixed-use development. While we have surpassed our initial goal of 100 units, data from the MI Housing Data Portal indicates that Macomb County currently faces a shortage of approximately 8,024 housing units to meet the needs of its population.
Goal 4.7	Expand the use of equitable and holistic local planning and zoning practices to increase housing supply.	Well Underway	Eight (8) municipalities in Macomb County—Center Line, Eastpointe, Mt. Clemens, New Baltimore, Richmond, Roseville, Sterling Heights, and Warren—are designated Redevelopment Ready Communities (RRC) by the Michigan Economic Development Corporation (MEDC). These communities have either initiated or completed efforts to plan for investment and reinvestment, identify key assets and opportunities, and strategically allocate their limited resources.
Goal 8.4a	With additional funding, expand the network of and outreach from providers who deliver financial literacy to support housing stability	Just Started	Members of the Regional Housing Partnership (RHP) actively participate in quarterly meetings with the Financial Empowerment Services Subcommittee (FESS), a part of the Macomb County Human Services Coordinating Body (HSCB). This subcommittee underscores the importance of financial empowerment services as a critical community need. Its mission is to enhance awareness and foster collaboration among public and private human service networks that deliver financial empowerment services in the County.
Goal 8.4b	Connect HCV holders to HUD-certified housing counselors to provide counseling and education services.	Well Underway	Macomb Community Action (MCA), a member agency of the Regional Housing Partnership (RHP), serves as the Housing Assessment and Resource Agency (HARA) for Macomb County and manages the homeless preference waitlist for Housing Choice Vouchers (HCV). When a household is selected for an HCV or receives another form of rental assistance, they are referred to HUD-certified housing counselors at MSU Extension Macomb for support and guidance.
Goal 8.4c	Help those people who are unbanked to establish relationships with financial institutions	Just Underway	The RHP Lead is currently in the process of reevaluating and reimagining our Financial Empowerment Center (FEC) process. Health and Community Services is actively working to build political support and strengthen relationships with financial institutions to establish an FEC. Additionally, as part of our Community and Housing Needs Assessment, the selected consultant will evaluate the need and feasibility of an FEC for our Region.

<i>Program Units and Dollars 2024 YTD</i>	<i>Macomb</i>
Total Building Permits*	1255
Single Family Permits*	1029
Multifamily Permits*	226
MSHDA Homeless Programs--Dollars	\$2,760,857
Housing Choice Voucher Households (Q4 2024)	1621
Housing Choice Voucher Dollars (Q4 2024)	\$4,283,788
HOME Program/Housing Trust Fund Projects	0
HOME/Housing Trust Fund Dollars	\$0
Homeownership Transactions	404
Homeownership Dollars	\$68,356,031
4% LIHTC Units	252
4% LIHTC Dollars	\$13,599,706
9% LIHTC Units	0
9% LIHTC Dollars	\$0
Missing Middle Program Units	100
Missing Middle Program Dollars	\$4,750,000
Housing Readiness Initiative Grants	4
Housing Readiness Initiative Dollars	\$175,000
Legislative Enhancement Grant Projects	1
Legislative Enhancement Grant Dollars	\$5,000,000
MI Neighborhood Program Units	37
MI Neighborhood Program Dollars	\$2,614,000
<i>County Unit Totals**</i>	<i>793</i>
<i>County Dollar Totals</i>	<i>\$101,539,382</i>

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

**** Totals do not include housing choice vouchers**

NA = Not Available