

Michigan's Statewide Housing

Plan



Wayne Housing Partnership

Region N

Quarterly Progress Report

October - December 2024

Region N Stakeholders convened in January to review and prioritize goals and heard a presentation on IRA Opportunities as they relate to housing. All the Region N MI Neighborhood allocation has been fully reserved for housing construction and rehabilitation. The Lead Agency is designing a stakeholder survey to get a better handle on the "do-ers" and their alignment with goals and strategies, and to identify knowledge and resource gaps which will be used to design a monthly webinar series.

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.	Almost Finished	The Out-Wayne CoC along with 3 area CoCs are engaged in an assessment & prioritization PILOT to address policies and practices which produce specific barriers to youth populations in accessing housing & homeless services. The OW CoC along with the Lead Agency plan to host a Landlord Summit Q2 or Q3 25 to educate LLs on the unique challenges marginalized populations face in rental housing. The OW CoC provided SOGIE training to 5 CoCs.
Goal 3.2	Increase access to stable and affordable quality housing options for households with extremely low incomes.	Well Underway	Shelter diversion remains a priority to assist stable housing outcomes. A survey of area landlords has identified the need for financial and informational assistance to ensure their units are up to HUD standards and pass inspection; the OW CoC along with the Lead Agency plan to host a Landlord Summit Q2 or Q3 25 to provide information and resources to LLs. The Lead Agency is working with a Wyandotte Member's organization to solve a \$1M funding gap to adaptively reuse a former school for housing.
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.	Well Underway	The Ow-CoC and Lead Agency have completed a gaps analysis based on CoC data. The data is used to inform policy decisions and advocate for funding and housing units. The OW-CoC is planning a needs assessment for youth homelessness. A revision of the HARA policies & procedures manual is well underway with completion slated for Q2 25. CoC leadership and Coordinated Entry teams meet quarterly to ensure shelter ops remain low barrier and recently restructured CE procedures match community need.
Goal 6.2	Reduce the number of underserved and vulnerable populations experiencing rent burden by removing barriers and increasing resources.	Well Underway	A Landlord survey has identified needs that will be addressed in an upcoming LL Summit. A Rental Housing Subgroup led by Westland Community Development is working to create a statewide waitlist for the housing choice voucher program. They are actively engaging other RHP Regions to research if this is a priority and where buy-in currently exists. Next steps include 1. Survey Public Housing Authorities 2. Meet with MSHDA Section 8 3. Develop Case Studies/Benchmarking.

<i>Program Units and Dollars 2024 YTD</i>	<i>Outcounty Wayne</i>
Total Building Permits*	684
Single Family Permits*	564
Multifamily Permits*	120
MSHDA Homeless Programs--Dollars	\$3,253,311
Housing Choice Voucher Households (Q4 2024)	2124
Housing Choice Voucher Dollars (Q4 2024)	\$5,569,158
HOME Program/Housing Trust Fund Projects	0
HOME/Housing Trust Fund Dollars	\$0
Homeownership Transactions	741
Homeownership Dollars	\$121,295,738
4% LIHTC Units	368
4% LIHTC Dollars	\$84,576,930
9% LIHTC Units	0
9% LIHTC Dollars	\$0
Missing Middle Program Units	70
Missing Middle Program Dollars	\$5,850,000
Housing Readiness Initiative Grants	14
Housing Readiness Initiative Dollars	\$660,000
Legislative Enhancement Grant Projects	0
Legislative Enhancement Grant Dollars	\$0
MI Neighborhood Program Units	71
MI Neighborhood Program Dollars	\$2,688,000
<i>County Unit Totals</i>	<i>1,250</i>
<i>County Dollar Totals</i>	<i>\$223,893,137</i>

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

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

NA = Not Available