



Michigan's Statewide Housing

Plan

Detroit Housing Partnership

Region 0

Quarterly Progress Report

October – December 2024

The Gordie Howe International Bridge project team successfully completed the Delray Home Improvement Program. Through the \$4 million (CDN) program funded by the Gordie Howe International Bridge Community Benefits Plan, repairs were delivered to 106 residences in Southwest Detroit at no cost to the homeowners. The Delray Home Improvement Program provided eligible residences with up to \$20,000 (USD) in select repairs, improvements or replacements

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 to inform and improve policy, resource, and program decision-making.	Well Underway	Continuing progress-RHP Housing Ecosystem workgroup has connected co-leads with database developers MSHDA has funded. Determine additional training engagement opportunities to identify gaps, need for coordination across the community development ecosystem.
Goal 4.1	Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents.	Goal Finished	As of November 12, 2024, Detroit Housing for the Future Fund has: --Invested \$26.7 million in affordable housing apartments lending to \$71.9 million in total development --Financed 582 new or preserved affordable units, with more in the pipeline --Focused on affordability - 90% of the apartments are affordable at or below 80% area median income (AMI) and 34.4% of units are at or below 60% AMI --Also in 2024 The City of Detroit invested \$58.6M in affordable housing, \$26.3M more than in 2023.
Goal 4.4	Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents.	Goal Finished	The Residence at West Outer Drive --Two fully renovated buildings now feature 35 units reserved for households earning at or below 60 percent of the area median income. That means rent for a one-bedroom apartment would start at \$838 per month. Two units will be reserved for residents earning no more than 50% AMI, which will translate to monthly rent of \$667 per month for a one-bedroom apartment. A two-bedroom apartment will rent for \$1036 per month.
Goal 4.8	Prevent the negative side effects of gentrification (e.g., displacement, loss of mixed-income housing) by promoting community-oriented revitalization.	Goal Finished	Developer David Alade Century Partners is bringing 42 brand new units to Detroit's North End neighborhood. Detroit Housing for the Future Fund provided a \$4.9 million loan and a \$100k Developers of Color Grant. Apartment units at The Claire will have rents based on 50-80% AMI, with affordability guaranteed for the next 11 years.

<i>Program Units and Dollars 2024 YTD</i>	<i>City of Detroit</i>
Total Building Permits*	1823
Single Family Permits*	459
Multifamily Permits*	1364
MSHDA Homeless Programs--Dollars	\$4,389,504
Housing Choice Voucher Households (Q4 2024)	6318
Housing Choice Voucher Dollars (Q4 2024)	\$17,141,498
HOME Program/Housing Trust Fund Projects	2
HOME/Housing Trust Fund Dollars	\$10,110,526
Homeownership Transactions	346
Homeownership Dollars	\$45,424,726
4% LIHTC Units	1512
4% LIHTC Dollars	\$519,816,689
9% LIHTC Units	386
9% LIHTC Dollars	\$10,354,561
Missing Middle Program Units	198
Missing Middle Program Dollars	\$9,070,000
Housing Readiness Initiative Grants	1
Housing Readiness Initiative Dollars	\$50,000
Legislative Enhancement Grant Projects	3
Legislative Enhancement Grant Dollars	\$8,450,000
MI Neighborhood Program Units	107
MI Neighborhood Program Dollars	\$3,702,293
<i>County Unit Totals</i>	<i>2,549</i>
<i>County Dollar Totals</i>	<i>\$628,509,797</i>

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

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

NA = Not Available