

Michigan's Statewide Housing

Plan



Northwest Housing Partnership Region D Quarterly Progress Report October to December 2025

Now that the Zoning Atlas has been completed in 8 of 10 counties, we are moving into phase two of the project, community education about the tool. We hope to expand the atlas to all ten counties by year-end. We began planning for the annual RHP meeting to update our plan with input from community partners. We have received input from our partners via a survey. Workgroups will feature speakers and education that support goals and strategies identified in the plan.

Goals	Description	Progress	Notes
Housing Ecosystem Goal 1 (SHP 2.1)	Increase the efficiency and effectiveness of the housing ecosystem by enhancing collaboration on housing among state agencies, philanthropy, local governments, Tribal Nations, education and the wide variety of private-sector organizations that make up the housing ecosystem.	Well Underway	The NW Michigan Housing Summit featured sessions focused on the theme "Rooted in Community, Housing Solutions with Collective Impact". The Senior Housing Collaborative secured funding for its Home Share Program. Leelanau and Emmet Counties held Zoning Atlas Open Houses. Feedback consistently stresses the need for more skilled tradespeople. Tracy Davis transitioned into the RHP lead for Housing North. Coordination occurred with workgroups to plan future topics and the Region D annual meeting.
Preventing and Ending Homelessness Goal 1 (SHP 3.2)	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	The task force developed an adaptable guide for units of government to address homelessness, which includes sustainable funding for shelters while stabilizing and expanding Permanent Supportive Housing and deeply affordable housing. The approach emphasizes trauma-informed services, integrated care teams, complemented by expanded mobile health and crisis response. Prevention programs will address instability early, with enhanced system coordination.
Housing Stock Goal 1 (SHP 4.1)	Increase the supply of the full spectrum of housing, including workforce housing and missing middle that is affordable and attainable to Michigan residents.	Well Underway	Garfield Township is pursuing a PILOT for workforce housing, while Lofts at Lumber Square in Emmet held ribbon-cutting ceremonies. Elberta selected a developer for its 9-acre parcel. Leelanau is exploring an Attainable Housing District, and Manistee County Council on Aging partnered with a developer to create 41 senior housing units on its 13-acre property. The Builder's Exchange became a Training Center offering 20+ construction training software programs, making it only the second site in MI.
Housing Stock Goal 2 (SHP 4.7)	Expand the use of equitable and holistic local planning and zoning practices to increase housing supply.	Well Underway	Zoning atlas funding secured for Manistee and Charlevoix County. The Atlas now covers 8 Counties. AES Housing Group in Wexford Missaukee has put out a housing survey for residents and businesses and both counties are in the process of updating zoning ordinances. City of Manistee Master plan completed and is out for review by units of government. Elberta Village completed its Zoning Ordinance overhaul, focusing on progressive housing language.

<i>Program Units and Dollars Year to Date 2025</i>	<i>Antrim</i>	<i>Benzie</i>	<i>Charlevoix</i>	<i>Emmet</i>	<i>Grand Traverse</i>	<i>Kalkaska</i>	<i>Leelanau</i>	<i>Manistee</i>	<i>Missaukee</i>	<i>Wexford</i>	<i>Region D Total</i>
Total Building Permits (as of October 2025)*	136	168	145	157	762	49	193	302	47	177	2,136
Single Family Permits (as of October 2025)*	136	168	145	157	624	49	193	159	47	86	1,764
Multifamily Permits (as of October 2025)*	0	0	0	0	138	0	0	143	0	90	371
MSHDA Homeless Programs--Dollars	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	\$1,148,383
Housing Choice Vouchers Households (Q4 2025)	27	27	27	69	242	14	6	45	32	119	608
Housing Choice Vouchers Dollars (Q4 2025)	\$38,391	\$52,466	\$35,957	\$125,531	\$560,088	\$23,458	\$13,921	\$71,083	\$48,083	\$229,998	\$1,198,976
HOME Program/Housing Trust Fund Projects	0	0	0	0	0	0	0	0	0	0	0
HOME/Housing Trust Fund Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Homeownership Transactions	3	0	3	4	12	2	2	28	8	22	84
Homeownership Dollars	\$610,403	\$0	\$670,505	\$846,026	\$3,127,813	\$357,980	\$161,280	\$4,520,616	\$1,147,114	\$3,673,866	\$15,115,603
4% LIHTC Units	0	0	0	0	0	0	0	0	0	0	0
4% LIHTC Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9% LIHTC Units	24	0	0	0	0	0	54	0	0	0	78
9% LIHTC Dollars	\$790,720	\$0	\$0	\$0	\$0	\$0	\$1,360,500	\$0	\$0	\$0	\$2,151,220
Missing Middle Program Units	0	0	0	0	0	0	0	0	0	0	0
Missing Middle Program Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Readiness Incentive Grants	0	0	0	1	0	0	0	0	0	1	2
Housing Readiness Incentive Dollars	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$39,600	\$89,600
Legislative Enhancement Grant Projects	0	0	0	0	1	0	0	0	0	0	1
Legislative Enhancement Grant Dollars	\$0	\$0	\$0	\$0	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$5,000,000
Employer-Assisted Housing Fund Units	0	0	0	14	42	0	0	0	0	0	56
Employer-Assisted Housing Fund Dollars	\$0	\$0	\$0	\$490,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$990,000
Tribal Nation Grants Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000	\$0	\$0	\$75,000
MI Neighborhood Program Units***	0	0	2	6	0	0	0	0	0	15	23
MI Neighborhood Program Dollars***	\$0	\$0	\$210,000	\$558,000	\$0	\$0	\$0	\$0	\$0	\$1,575,000	\$2,343,000
County Unit Totals**	27	0	5	24	54	2	56	28	8	37	241
County Dollar Totals	\$1,439,514	\$52,466	\$916,462	\$2,069,557	\$9,187,901	\$381,438	\$1,535,701	\$4,666,699	\$1,195,197	\$5,518,464	\$28,111,782

* Figure is 95% of units permitted to model completions

** Totals do not include housing choice vouchers

***Adjustments of previous awards noted in MSHDA Board meeting dockets; totals inclusive of multicounty grants

NA = Not Available