

Michigan's Statewide Housing

Plan



South Central Housing Partnership

Region I Quarterly Progress Report

October to December 2025

A new development was proposed for a 12-Story apartment complex for student housing in downtown East Lansing. The City of Lansing is launching the second edition of its 18-month, free training program for emerging developers to help the city's real estate market. Additionally, the City of Lansing purchased 50 tiny housing units to provide shelter (transitional housing) and support services for people experiencing homelessness; five sites were proposed this quarter and discussions are ongoing.

Goals	Description	Not Started	Notes
Goal 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	Following the completion/submission of the application and receiving notice of the \$25,000 MSHDA Action Grant award to support implementation of the 5-year action plan in late August, the RHP/Tri-County began internally updating an RFP for coordination of professional services to complete major deliverables of the plan. Due to federal and agency procurement policies, it is anticipated to be released in the coming quarter. Several work group meetings for financial resources and 3E were also held.
Goal 3.3	Improve the quality of the homelessness response system to be clientcentered, flexible, grounded in respect, trauma informed, and aware and inclusive of the cultural values, beliefs, and practices of those they serve.	Nearly Finished	In October, the Eaton County HSCC, in partnership with the Clinton County BSCC, the Ingham County Power of WE Consortium, and the RHP, announced the launch of the Capital Cares Collaboration/MICapitalCares.org hub, a one-stop-shop for resources that promote equitable access to basic needs, including housing. The was developed in partnership with Central Michigan 211/UWSCMI and the Capital Cares WG, which includes 3E and Preventing and Ending Homelessness RHP WG members.
Goal 4.1	Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents	Just started	The Financial Resources WG continued to meet prior to the holidays, however, work is paused until professional services have been acquired utilizing the awarded action grant to polish the case statement, develop the toolkit, and create advocacy materials. An RFP is under development/revision and is anticipated to be released in the coming quarter.
Goal 4.1	Get feedback from developers on accessibility of incentives that promote development in key transportation and employment corridors	Nearly Finished	In December, six historic homes in Lansing completed renovation into 20 modern, affordable apartments targeted at workforce housing. This project was funded in part by a \$1.38 million grant from the Michigan State Housing Development Authority's "Missing Middle" program. Additionally, the Ingham County Housing Trust Fund plans to announce a \$4 million competitive funding opportunity for multifamily (rental) housing development/rehab projects in the coming quarter.
Goal 7.3	Increase access to education, products, and services that help more Michiganders achieve homeownership.	Just Started	In November, a local initiative led by one of the RHP's co-chairs for the New Development WG announced a program with the Lansing Growth Fund to create a apartment complex with 30 units and 5,800 square feet of community space that will allow renters to become part owners of the housing community. Additional work such as reports/toolkits for financial empowerment trainings and homebuyer/homeowner programs is paused until professional services have been acquired.

Program Units and Dollars Year To Date 2025	Clinton	Eaton	Ingham	Region I Totals
Total Building Permits (as of October 2025)*	258	143	683	1,085
Single Family Permits (as of October 2025)*	241	143	287	672
Multifamily Permits (as of October 2025)*	17	0	396	413
MSHDA Homeless Programs--Dollars	NA	NA	NA	\$1,025,547
Housing Choice Vouchers Households (Q4 2025)	94	126	1,108	1,328
Housing Choice Vouchers Dollars (Q4 2025)	\$198,848	\$242,390	\$2,572,414	\$3,013,652
HOME Program/Housing Trust Fund Projects	0	0	0	0
HOME/Housing Trust Fund Dollars	\$0	\$0	\$0	\$0
Homeownership Transactions	28	93	416	537
Homeownership Dollars	\$4,595,505	\$15,247,855	\$58,782,329	\$78,625,689
4% LIHTC Units	0	0	136	136
4% LIHTC Dollars	\$0	\$0	\$10,107,325	\$10,107,325
9% LIHTC Units	0	0	0	0
9% LIHTC Dollars	\$0	\$0	\$0	\$0
Missing Middle Program Units	0	0	0	0
Missing Middle Program Dollars	\$0	\$0	\$0	\$0
Housing Readiness Incentive Grants	1	2	0	3
Housing Readiness Incentive Dollars	\$50,000	\$100,000	\$0	\$150,000
Legislative Enhancement Grant Projects	0	2	4	6
Legislative Enhancement Grant Dollars	\$0	\$2,500,000	\$19,400,000	\$21,900,000
Employer-Assisted Housing Fund Units	0	0	0	0
Employer-Assisted Housing Fund Dollars	\$0	\$0	\$0	\$0
Tribal Nation Grants Dollars	\$0	\$0	\$40,000	\$40,000
MI Neighborhood Program Units***	5	5	44	54
MI Neighborhood Program Dollars***	\$263,861	\$299,737	\$12,886,297	\$13,524,895
County Unit Totals**	33	98	596	727
County Dollar Totals	\$5,108,214	\$18,389,982	\$103,788,365	\$128,387,108

* 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