



Michigan's Statewide Housing *Plan*

Southwest Housing Partnership

Region J Quarterly Progress Report

October to December 2025

We hosted and managed regional conference to complete the data for the Regional Asset Mapping survey with the Office of Rural Prosperity. With 50 participants from around the region it included funding speakers MSHDA, Great Lakes Housing Services, Federal Home Loan Bank of Indianapolis and CLT updates. The RHP is continuing to expand the network of woman in development by hosting networking and learning events with the Urban Land Institute. Three goals in the Regional Action Plan were completed.

Goals	Description	Progress	Notes
Goal 1.2	Create a hub of housing resources and trainings to preserve and expand knowledge on best practices with the new LISC AmeriCorps positions.	Goal Finished	The new RHP website was completed. This website will function as a hub for resources and events. On the website you can find the Regional Action Plan and information on each working group. The RHP lead will continue to add additional recorded resources and events. https://swmirhp.com
Goal 2.1	Assist 3-5 communities in becoming a Redevelopment Ready Community with the new LISC AmeriCorps positions.	Goal Finished	The AmeriCorps member in Kalamazoo County worked with multiple communities to make progress towards the Redevelopment Ready Community Program. Evaluation of this pilot program with AmeriCorps members will determine how we move forward to assist with capacity to create Housing Ready communities.
Goal 2.3	Support an expansion of housing that is affordable and fairly assessed by increasing the availability and demographic diversity of workers in the construction, planning and zoning, and real estate industries.	Well Underway	Funding was received to complete the assessment of the construction workforce and contractor pipeline for Region J. The team will focus on three elements of the pipeline: those who recently completed construction training programs at the secondary and post-secondary level, those working in construction occupations who may have an interest in becoming a contractor, and existing contractors who are interested in growing their business.
Goal 4.1	Create two new revolving loan funds in Region J/8 using public and private partnerships.	Nearly Finished	LISC Kalamazoo is working with multiple community partners to create local revolving loan funds. One fund has been established in Battle Creek and the second fund underway in Kalamazoo
Goal 4.4	Provide 2 opportunities to learn more about land banks	Well Underway	Planned and organized Region J Housing Conference on November 17th that hosted numerous funding experts including MSHDA homeownership division. Around 50 participants from around the region attended the conference
Goal 4.6	Provide 2 trainings around Community Land Trusts	Goal Finished	Planned and organized Region J Housing Conference on November 17th that hosted numerous funding experts including an update on Region J Community Land Trusts. Around 50 participants from around the region attended the conference. This was the second CLT training provided in 2025.
Goal 5.1	Equitably expand the supply of affordable and accessible rental units statewide for older adults.	Goal Finished	The Asset Mapping survey with the Office of Rural Prosperity officially closed. An in-person conference facilitated additional data with around 50 attendees from across Region J on November 17th. This process will help determine the gaps for our Action Plan and aid in conversations around creating a housing agency for Region J.

Program Units and Dollars Year to Date 2025	Berrien	Branch	Calhoun	Cass	Kalamazoo	St. Joseph	Van Buren	Region J Totals
Total Building Permits (as of October 2025)*	526	57	160	177	633	243	254	2,049
Single Family Permits (as of October 2025)*	333	53	160	177	610	139	237	1,707
Multifamily Permits (as of October 2025)*	194	4	0	0	23	105	17	342
MSHDA Homeless Programs--Dollars	NA	NA	NA	NA	NA	NA	NA	\$1,201,617
Housing Choice Vouchers Households (Q4 2025)	454	57	305	35	1,152	29	103	2,135
Housing Choice Vouchers Dollars (Q4 2025)	\$774,882	\$74,161	\$560,855	\$56,294	\$2,484,978	\$37,208	\$153,983	\$4,142,361
HOME Program/Housing Trust Fund Projects	0	0	0	0	0	0	0	0
HOME/Housing Trust Fund Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Homeownership Transactions	125	41	187	61	278	83	50	825
Homeownership Dollars	\$19,202,972	\$6,225,704	\$26,598,718	\$9,533,288	\$45,696,874	\$13,034,688	\$8,173,953	\$128,466,197
4% LIHTC Units	0	0	0	0	238	0	0	238
4% LIHTC Dollars	\$0	\$0	\$0	\$0	\$41,932,290	\$0	\$0	\$41,932,290
9% LIHTC Units	0	0	56	0	0	0	100	156
9% LIHTC Dollars	\$0	\$0	\$1,650,000	\$0	\$0	\$0	\$2,026,684	\$3,676,684
Missing Middle Program Units	0	0	0	0	0	0	0	0
Missing Middle Program Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Readiness Incentive Grants	0	0	0	0	1	0	2	3
Housing Readiness Incentive Dollars	\$0	\$0	\$0	\$0	\$42,500	\$0	\$83,000	\$125,500
Legislative Enhancement Grant Projects	0	0	0	0	1	0	0	1
Legislative Enhancement Grant Dollars	\$0	\$0	\$0	\$0	\$5,000,000	\$0	\$0	\$5,000,000
Employer-Assisted Housing Fund Units	0	0	40	0	0	0	0	40
Employer-Assisted Housing Fund Dollars	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000
Tribal Nation Grants Dollars	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MI Neighborhood Program Units***	4	0	12	6	37	6	0	65
MI Neighborhood Program Dollars***	\$627,190	\$91,785	\$1,462,537	\$335,230	\$4,500,724	\$353,879	\$129,271	\$7,575,616
County Unit Totals**	129	41	295	67	553	89	150	1,324
County Dollar Totals	\$20,605,044	\$6,391,650	\$31,272,110	\$9,924,812	\$99,657,366	\$13,425,775	\$10,566,891	\$193,120,265

* 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