



Michigan's Statewide Housing

Plan

Macomb Housing Partnership

Region M

Quarterly Progress Report

October to December 2025



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	Nearly Finished	In Q4 2025, MRHP completed the 320-page Community and Housing Needs Assessment, providing a data-driven analysis of affordability gaps, aging infrastructure, and limited housing diversity in Macomb County. Findings were shared through the first Macomb County Housing Summit, convening nearly 150 public, private, and nonprofit stakeholders. MRHP will continue coordination with neighboring RHPs to advance shared housing policy goals statewide.
Goal 4.1	Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents.	Well Underway	As part of its MI Neighborhood Project, Baker and Associates is developing Peters Groves, a 20-home new construction single-family community in Warren. To date, three homes have been completed, four are currently under construction, two are under contract, and three are actively being marketed.
Goal 4.7	Expand the use of equitable and holistic local planning and zoning practices to increase housing supply.	Well Underway	MRHP's contract with the Michigan Association of Planning for the Zoning MAP initiative has begun, and MAP is completing the final phase of zoning code reading in Macomb County. The project will next move into creating spatial data and merging it with the assessment analysis. RHP2 funds will be used to implement assessment recommendations and support local zoning reform.
Goal 8.4a	With additional funding, expand the network of and outreach from providers who deliver financial literacy to support housing stability	Well Underway	MRHP Partner, MSU Extension's Financial and Homeownership Team, offered Money Management classes, Homebuyer Education, individual counseling, and Starting Over After Foreclosure sessions to residents of Macomb County. Topics included spending plans, building credit, how much home participants can afford, and being an informed renter, providing financial literacy to support residents in achieving their financial goals and housing stability.
Goal 8.4b	Connect HCV holders to HUD-certified housing counselors to provide counseling and education services.	Almost Finished	MRHP partner, MSU Extension, delivered a presentation in partnership with the City of Eastpointe Assessor's Office on the foreclosure process and available options. Six participants were reached through this effort, and sessions will continue through 2026.
Goal 8.4c	Help those people who are unbanked to establish relationships with financial institutions	Well Underway	This past quarter, MRHP partner, MSU Extension, reached eight in-person contacts through a partnership with the Warren Drug Court, providing financial literacy education focused on spending plans, credit building, and informed financial decision-making.

<i>Progam Units and Dollars Year To Date 2025</i>	<i>Macomb</i>
Total Building Permits (as of October 2025)*	2,505
Single Family Permits (as of October 2025)*	1,386
Multifamily Permits (as of October 2025)*	1,119
MSHDA Homeless Programs--Dollars	\$998,288
Housing Choice Vouchers Households (Q4 2025)	1,588
Housing Choice Vouchers Dollars (Q4 2025)	\$4,311,374
HOME Program/Housing Trust Fund Projects	0
HOME/Housing Trust Fund Dollars	\$0
Homeownership Transactions	599
Homeownership Dollars	\$98,184,574
4% LIHTC Units	124
4% LIHTC Dollars	\$9,231,114
9% LIHTC Units	0
9% LIHTC Dollars	\$0
Missing Middle Program Units	0
Missing Middle Program Dollars	\$0
Housing Readiness Incentive Grants	0
Housing Readiness Incentive Dollars	\$0
Legislative Enhancement Grant Projects	0
Legislative Enhancement Grant Dollars	\$0
Employer-Assisted Housing Fund Units	0
Employer-Assisted Housing Fund Dollars	\$0
Tribal Nation Grants Dollars	\$0
MI Neighborhood Program Units***	12
MI Neighborhood Program Dollars***	\$2,442,327
<i>County Unit Totals**</i>	<i>735</i>
<i>County Dollar Totals</i>	<i>\$115,167,677</i>

*** 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**