



Michigan's Statewide Housing *Plan*

Wayne Housing Partnership Region N Quarterly Progress Report October to December 2025

Bi-regional (Regions N and O) Zoning Summit is being planned with Wayne County and Michigan Association of Planning for the spring. We have partnered with The Michigan Municipal League Foundation in support of Public Policy Associates' study on an Integrated Approach to Housing Revitalization. We held another successful webinar, this time on workforce housing. We are beginning to discuss what a Regional Resource Hub might look like. We have engaged 2-1-1 to discuss housing resource listings.

Goals	Description	Progress	Notes
Goal 1.2	Identify and advocate for modifications to policies and practices to remove barriers across the housing continuum for BIPOC, immigrants, migrants, refugees, people with disabilities, LGBTQ+, those with low incomes, and other marginalized populations.	Nearly Finished	IHAT pilot completed in Sept with positive state feedback. Out-Wayne is personalizing IHAT with trafficking best practices from First Step and exploring AI partnerships for testing. Planning transition from SPDAT to IHAT. Nov Landlord Roundtable drew 35+ attendees (landlords, providers, MSHDA, HUD) for productive housing discussions. Launched Padmission software to enhance landlord-provider collaboration.
Goal 3.2	Increase access to stable and affordable quality housing options for households with extremely low incomes.	Nearly Finished	Out-Wayne is personalizing IHAT with trafficking best practices via First Step and is ready for testing, exploring a higher-ed AI partnership. In November, Region N's Landlord Engagement Roundtable drew 35+ landlords, providers, MSHDA, and HUD to discuss safe, affordable housing. Wayne Metro SHHS launched Padmission, demoed features, and gathered landlord feedback to enhance collaboration. Building on insights, Region N and Wayne Metro SHHS will host a landlord-tenant summit.
Goal 3.3	Improve the quality of the homelessness response system to be client-centered, flexible, grounded in respect, trauma informed, and aware and inclusive of the cultural values, beliefs, and practices of those they serve.	Nearly Finished	YHSI is developing a youth-focused resource website, expanded by Region N leads into a regional housing hub. YHSI and RHP will gather community input and draft an RFP for design/build, targeting a Summer 2026 release. Separately, the YHSI and CoC teams are planning a Spring 2026 Youth Homelessness Conference with RHP support.
Goal 6.2	Reduce the number of underserved and vulnerable populations experiencing rent burden by removing barriers and increasing resources.	Well Underway	Region N RHP, Out-Wayne CoC, and Wayne Metro SHHS held a Landlord Engagement Roundtable on Nov 17. The Westland-led Rental Housing Subgroup continues partnering with MSHDA toward a unified statewide housing choice voucher waitlist, engaging vendors to develop a Michigan-specific concept for the portal.

<i>Program Units and Dollars Year to Date 2025</i>	<i>Outcounty Wayne</i>
Total Building Permits (as of October 2025)*	1,576
Single Family Permits (as of October 2025)*	767
Multifamily Permits (as of October 2025)*	810
MSHDA Homeless Programs--Dollars	\$593,289
Housing Choice Vouchers Households (Q4 2025)	2,330
Housing Choice Vouchers Dollars (Q4 2025)	\$6,224,219
HOME Program/Housing Trust Fund Projects	0
HOME/Housing Trust Fund Dollars	\$0
Homeownership Transactions	918
Homeownership Dollars	\$148,777,498
4% LIHTC Units	196
4% LIHTC Dollars	\$31,509,553
9% LIHTC Units	0
9% LIHTC Dollars	\$0
Missing Middle Program Units	\$0
Missing Middle Program Dollars	\$0
Housing Readiness Incentive Grants	4
Housing Readiness Incentive Dollars	\$200,000
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***	233
MI Neighborhood Program Dollars***	\$6,250,708
<i>County Unit Totals**</i>	<i>1,347</i>
<i>County Dollar Totals</i>	<i>\$193,555,267</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**