

2023-2028 GREATER LANSING REGIONAL HOUSING ACTION PLAN

SOUTH CENTRAL REGIONAL HOUSING PARTNERSHIP



TRI-COUNTY
regional planning commission



CAPITAL AREA HOUSING PARTNERSHIP

ACKNOWLEDGMENTS

Thank you to the 150+ partners and residents that came together to create this five-year action plan to address our region's greatest housing needs.

Over 160 representatives from more than 100 local governments, nonprofits, developers, businesses, local health departments, philanthropic organizations, economic and workforce development professionals, and transportation agencies in the Greater Lansing region were invited to participate in the development of this action plan in support of the South Central Regional Housing Partnership (RHP). 90 professionals from 60+ stakeholder organizations shared feedback at multiple summits and working groups in 2023 to provide input and identify priorities that will improve housing programs and infrastructure in our region. Additionally, over 60 members of the public and people with lived experience provided needs and experiences with housing in their communities through a workshop, survey, and public comment opportunity. Another 300+ people shared feedback in virtual town halls and surveys during the development of the Tri-County Regional Planning Commission's *HousingDrives* regional data assessment – completed in 2022 – which was also incorporated into the priorities and goals of this plan.

We wish to express special thanks to the Michigan State Housing Development Authority (MSHDA) and Michigan State University Extension teams for their participation and support in the development of this plan, including meeting facilitation.



The Tri-County Regional Planning Commission (TCRPC/Tri-County) and Capital Area Housing Partnership (CAHP) would like to recognize the following staff members for their contributions to this plan and coordination of the Greater Lansing area's RHP:

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The South Central Regional Housing Partnership is led by the Tri-County Regional Planning Commission and Capital Area Housing Partnership and serves Clinton, Eaton, and Ingham counties (Region I) to support implementation of Michigan's Statewide Housing Plan. Learn more and stay updated on the project at mitcrpc.org/housing.

SOUTH CENTRAL REGIONAL HOUSING PARTNERSHIP

Advent House*
 Allen Neighborhood Center~
 Area Agencies on Aging Association of Michigan
 Astera Credit Union
 Barry-Eaton County Health Department*
 Bath Charter Township*
 Capital Area Community Services
 Capital Area District Library
 Capital Area Health Alliance
 Capital Area Housing Partnership*~
 Capital Area Michigan Works!*~
 Capital Area Transportation Authority*
 Capital Region Community Foundation*~
 CASE Credit Union*
 Child and Family Charities*
 Cinnare
 City of DeWitt
 City of East Lansing*
 City of Eaton Rapids
 City of Grand Ledge
 City of Lansing, Dept. of Economic Development & Planning*~
 City of Lansing, Dept. of Human Relations & Community Services
 City of Lansing, Dept. of Neighborhoods, Arts & Citizen Engagement
 City of Lansing, Office of Financial Empowerment
 City of Mason
 City of Williamston
 Clinton Area Transit System*
 Clinton County Board of Commissioners
 Clinton County Regional Education Service Agency
 Community Economic Development Association of Michigan*
 Community Mental Health - Clinton Eaton Ingham*
 Dart Bank
 Delhi Charter Township
 Delta Charter Township*
 DeWitt Charter Township*

DTN Management Co.~
 Dymaxion Development*
 Eaton Community Health
 Eaton County Board of Commissioners*
 Eaton County Land Bank
 Eaton County Regional Education Service Agency*
 Eaton County, Community & Economic Development*~
 EATRAN
 Eve, Inc.*
 Fifth Third Bank*
 First National Bank of Michigan*
 Gillespie Group*~
 Greater Lansing Association of Realtors~
 Greater Lansing Hispanic Chamber of Commerce
 Habitat for Humanity Capital Region*~
 Haven House*
 Holy Cross*
 Home Builders Association of Greater Lansing*~
 Home Builders Association of Michigan*
 Housing Services of Mid-Michigan*
 Ingham Continuum of Care (Capital Region Housing Collaborative)*
 Ingham County Board of Commissioners*
 Ingham County Health Department*~
 Ingham County Intermediate School District*
 Ingham County Land Bank*~
 Ingham County Treasurer's Office, Housing Trust Fund*~
 Ingham County Office of Diversity, Equity, and Inclusion*
 Jim Sheldon Realtor
 Lake Trust Credit Union
 Lansing Area Economic Partnership*~
 Lansing Community College
 Lansing Economic Development Corporation
 Lansing Housing Commission*
 Lansing Regional Chamber of Commerce*~
 Lansing School District
 Legal Services of South Central Michigan*

Loaves & Fishes*
 McLaren Health Plan
 Melanated Business Alliance
 Mercantile Bank
 Meridian Charter Township*
 Michigan Coalition Against Homelessness*
 Michigan Department of Health and Human Services*
 Michigan Manufactured Housing Association*
 Michigan Municipal League*
 Michigan State Housing Development Authority*
 Michigan State University*~
 Michigan State University Extension*
 Mid-Michigan District Health Department*
 Molina Healthcare
 MSUFCU~
 Pathways to Care - Ingham County Health Department*
 PNC Bank*
 PNC Foundation (Mid-Michigan)
 Refugee Development Center*
 Rental Property Owners Association of Mid-Michigan*
 River Caddis Development*~
 Safe Center
 Sparrow*
 St. Johns First Baptist Church
 St. Vincent de Paul - St. Johns
 TA Forsberg*~
 The Davies Project*
 The Gillespie Company
 The Metal Shop LLC*
 The Rent is Too Damn High*
 Tri-County Office on Aging*
 Tri-County Regional Planning Commission*~
 United Way of South Central Michigan*~
 Volunteers of America Michigan
 Watertown Charter Township

*Participated in at least one summit and/or working group
 ~Serves on steering committee

State Priorities	Goals	Strategies	KPI Chosen	KPI Baseline and Date	Ownership/Source for KPI	KPI Goal	Collection Cadence
HOUSING ECOSYSTEM	Information and Collaboration 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.	Strategy 2.1.A: Create and/or align regional networks to promote discourse, identify gaps, leverage resources, address systemic inequities, remove barriers, and collaborate on housing plans and projects; assess capacity of regional networks on a regular basis and fill gaps where appropriate.	# of work group and steering committee meetings held	As of Q3 of 2023, 7 regional meetings have been held	RHP Co-Leads	Quarterly meetings with each working group and the steering committee; Ongoing effort	Quarterly
			# of meetings with policymakers, local and state officials, planning commissions, and state agencies (e.g., MSHDA & MEDC)	As of Q3 2023, the Capital Council of Governments is the coordinated legislative advocacy group for Clinton, Eaton, and Ingham counties; no baseline of the number of meetings with these groups/individuals exists	RHP Co-Leads / RHP members, including CAPCOG, local governments, and others	Semi-annual meetings with policymakers, local officials, and planning commissions; Ongoing effort	Semi-Annually
			# of meetings with members of the public and people with lived experience	As of Q3 2023, 3 meetings held with the public	RHP Members, including local health departments, co-leads, local governments, and others	Host annual meetings with members of the public and people with lived experience; Ongoing effort	Annually
		Strategy 2.1.C: Bring technical resources to communities to help them become ready for new housing development.	Creation of a library of model housing types, such as ADUs, aging-in-place, and missing middle	As of Q3 2023, some examples of model housing types exist in HousingDrives but not for ADUs, aging-in-place, and missing middle	New Development Work Group / HousingDrives study & additional research	Compiled library complete by end of Q1 2025	Event Based, upon completion of library
			Creation of model policies that promote development in key transportation and employment corridors	As of Q3 2023, baseline considerations in HousingDrives study	New Development Work Group / HousingDrives study & additional research	Model policies developed by Q4 2024	Event Based, upon completion of model policies
			Creation of model policies that promote environmentally just development	As of Q3 2023, no model policies exist	Equity, Empowerment & Education Work Group / Additional research	Model policies developed by Q2 2025	Event Based, upon completion of model policies
		Strategy Other (2.1.AA) (SHP Goal 4.1, Strategy 4.1.B, Reorganized Strategy): Develop data-driven approaches to address housing needs specific to geographic areas (e.g., rural, suburban, urban) and demographic areas, and to support business development.	Creation of growing job centers map with 15-minute drive radii.	As of Q3 2023, no map exists	TCRPC / Economic Development Organization & Chambers of Commerce	Map developed by Q4 2024, with semi-annual updates as needed	Event Based, upon completion of map
			Wages of employees in the region to identify housing needs that support growing industries	As of Q3 2023, no formal tracking occurs	Economic Development Organizations and Chambers of Commerce	Track wage changes/estimated wages of incoming employees semi-annually and report housing affordability levels by percent of AMI; Ongoing effort	Semi-Annually
			Creation of map of strategic housing development sites aligned with the following criteria: within a 15-minute drive of job centers and near public transit, schools, and other amenities	As of Q3 2023, no map exists	TCRPC, LEAP / New Development Work Group	Map developed by end of Q1 2025, with semi-annual updates as needed	Event Based, upon completion of map
		Strategy Other (2.1.BB) (SHP Goal 1.5, Strategy 1.5.D, Reorganized Strategy): Encourage local communities to put inclusive community engagement requirements in master plans.	Creation of model inclusive engagement requirements	As of Q3 2023, baseline considerations in TCRPC's Public Participation Plan and Meridian Township's RRC Plan	Equity, Empowerment & Education Work Group / Additional research; focus group of community organizations, including churches, civil and environmental rights groups, rental rights groups, and others	Focus group hosted by end of Q2 2024; Model requirements developed by beginning of Q4 2024	Event Based, upon completion of model policies
			# of municipal master plans with community engagement requirements	As of Q3 2023, no survey of existing requirements in municipal master plans in the region	TCRPC / Survey of municipal master plans	5 additional municipalities going through master plan updates to incorporate inclusive engagement requirements; Ongoing effort	Annually

State Priorities	Goals	Strategies	KPI Chosen	KPI Baseline and Date	Ownership/Source for KPI	KPI Goal	Collection Cadence
		Strategy Other (2.1.CC) (SHP Goal 4.6, Strategy 4.6.D, Reorganized Strategy): Work with institutions of higher learning and local governments to devise collaborative approaches to balance affordable college student housing needs with those of other community populations.	Convened work group with higher learning institutions, municipalities, and other applicable partners	As of Q3 2023, student housing survey complete, but no baseline on policies	RHP Co-Leads / MSU & LCC	Hold semi-annual peer-to-peer forums through at least Q4 2026	Event Based, upon creation of work group
		Strategy Other (2.1.DD) (SHP Goal 4.6, Strategy 4.6.E, Amended Strategy): Increase awareness of the role that employers can have in promoting housing stability.	Creation of toolkit for organizations and companies that documents the advantages of employer-assisted housing fund programs and how to establish one	As of Q3 2023, no such toolkit exists	Equity, Empowerment & Education Work Group / Financial Resources Working Group; developers; additional research	Toolkit complete by end of Q3 2025	Event Based, upon completion of toolkit
PREVENTING & ENDING HOMELESSNESS	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.	Strategy 3.3.A: Increase funding for supportive housing services that are evidence-based, aligned with quality measures, and focused on tenant outcomes.	Amount of funding available	As of Q3 2023, no baseline; Determine funds available (2022/2023) & existing reporting demographics by Q1 2024	Preventing & Ending Homelessness Work Group / Ingham CoC; Clinton/Eaton CoC; MSHDA/HUD Emergency Solutions Grant data; MICAHA state assoc.	Increase funds over baseline by 20% by Q4 2028	Semi-Annually
		Strategy Other (3.3.AA) (SHP Goal 3.3, New Strategy): Improve education, access, and participation of landlords in affordable housing programs to support housing-first solutions.	Identified components/considerations for sustainable/maintainable regional resource hub/webpage for landlords and potential organizational hosts	As of Q3 2023, no regional resource hub exists; Convene work group by Q1 2024 to review any existing rental unit listing websites and ongoing efforts to address landlord engagement in affordable housing programs	Preventing & Ending Homelessness Work Group / CoCs; Housing Commissions; Landlords; Human Service Collaborative Councils, local governments, MSHDA/BECCA	Determine materials/components for a resource hub for landlords and identify potential organizational "matches" for hosting the information based on maintenance needs and organizational alignment by Q1 2027	Event Based, upon completion of hub framework & host analysis
		Strategy Other (3.3.BB) (SHP Goal 3.1, Strategy 3.1.C, Reorganized Strategy): Evaluate and revise housing and service assessment tools, housing and resource prioritization, and screening policies and processes to center people that have been the most marginalized and impacted by discriminatory policies and practices.	Updated Coordinated Entry Assessment process	As of Q3 2023, CoCs have current Coordinated Entry Assessments	Preventing & Ending Homelessness Work Group / CoCs	Update communities' Coordinated Entry Assessment plans by CoCs to reflect needs of region by Q1 2025	Event Based, upon completion of update to CoCs' Coordinated Entry Assessments
		Strategy Other (3.3.CC) (SHP Goal 3.2, Strategy 3.2.E, Amended Strategy): Expand regional renter training and support programs and other resources to improve rental housing stability, including for households exiting homelessness and entering housing.	Assessment of existing/future renter-related trainings and resources	As of Q3 2023, CAHP and Housing Services of Mid-Michigan are area HUD Local Housing Counseling Agencies and offer programming; Area CoCs fund programs that target renters	Equity, Empowerment & Education Work Group / CoCs; CAHP; Housing Services of Mid-Michigan; MSHDA; United Way of South Central Michigan; Financial Empowerment Center; The Fledge; The Rent is Too Damn High; Punks with Lunch; Advent House; Loaves & Fishes; Clinton County Shelter Work Group; Clinton County Housing & Homelessness Coalition; Volunteers of America	Determine areas of growth within trainings and resources for current/future renters; Identify gaps in services and possible collaborations as seen fit by Q1 2025	Event Based, upon compilation of renter trainings and resources available
HOUSING STOCK	Development Goal 4.1: Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents.	Strategy 4.1.A: Advocate at the federal and state levels for increased funding, including gap funding, to support affordable and attainable housing ranging from small- to large-scale housing development.	Creation of baseline of State & Federal funds available in Capital Region (2023) for housing priced affordably for those earning <80% of AMI	As of Q3 2023, baseline unknown	Financial Resources Work Group / Collect data from various funding sources	Determine 2023 baseline for funds available in Lansing's tri-county area by Q2 2024; Generate case statement for more State/Fed'l resources by Q3 2024	Event Based, upon completion of resource baseline and case statement
		Strategy 4.1.C: Streamline state and local government funding processes, including creating a one-stop resource toolkit for developers and removing barriers to public-private housing collaborations.	Creation of toolkit for Capital Region	As of Q3 2023, no such toolkit exists	New Development Work Group / Financial Resources & Equity, Empowerment & Education Work Groups	Toolkit complete by Q3 2025	Event Based, upon completion of toolkit

State Priorities	Goals	Strategies	KPI Chosen	KPI Baseline and Date	Ownership/Source for KPI	KPI Goal	Collection Cadence
		Strategy Other (4.1.AA) (SHP Goal 4.1, New Strategy): Research state and national best practices and benchmarks for regional housing funds.	Creation of guidebook	As of Q3 2023, no guidebook exists for the region	Financial Resources Work Group / Additional research	Guidebook complete by Q1 2025	Event Based, upon completion of guidebook
		Strategy Other (4.1.BB) (SHP Goal 4.1, New Strategy): Coordinate existing and identify new initiatives in key transportation and employment corridors to co-locate housing with existing amenities and infrastructure, reducing housing & transportation costs and improving community vibrancy.	Creation of model policies that promote development in key transportation and employment corridors Assessment of incentives available and their accessibility and usefulness Developed public amenity projects	As of Q3 2023, baseline considerations in <i>HousingDrives</i> study As of Q3 2023, no assessment exists As of Q1 2024, several regional plans call out the need for additional public amenity projects, including the 2023-2028 Comprehensive Economic Development Strategy (CEDS) and Creative 517 Plan	New Development Work Group / <i>HousingDrives</i> study & additional research Financial Resources Work Group (incentive identification & feedback collection from municipalities) & New Development Work Group (feedback collection from developers) / LEDC & Corridor Improvement Authorities, LEAP, etc. Local governments, non-profits, and business owners / State and regional agencies, including MSHDA, MEDC, LEAP, ACGI, TCRPC, CRCF, Rotary Club of Lansing, etc.	Model policies developed by Q4 2024 Identify incentives available by end of Q2 2024; Get feedback from developers about incentive accessibility & usefulness by end of Q1 2025; Get feedback from municipalities on incentives & programs currently offered and new programs they would consider providing by the end of Q3 2025 At least 10 new public amenity projects completed by Q4 2028	Event Based, upon completion of model policies Event Based, upon completion of assessment Annually
		Strategy Other (4.1.CC) (SHP Goal 4.1, New Strategy): Make public investments in infrastructure to reduce development costs.	# of road improvement and water/wastewater expansion projects connected to key development sites Assessment of infrastructure incentives available	As of Q3 2023, no baseline determined As of Q3 2023, no assessment exists	New Development Work Group / TCRPC; local & state road agencies; public and private utility providers; EDOs New Development Work Group / TCRPC; local & state road agencies; public and private utility providers; EDOs	Create map of infrastructure assets by Q4 2028 Assessment complete by Q3 2024	Event Based, upon completion of map Event Based, upon completion of assessment
		Strategy Other (4.1.DD) (SHP Goal 4.4): Increase missing middle and workforce housing stock to facilitate greater housing choice.	# of units that are affordable to 60-120% AML earners	As of Q3 2023, no baseline determined	New Development Work Group & Developers / Additional research	Determine baseline # of units and what the region's goal # of units should be given jobs, growth, demographics, functionally obsolete stock, etc. by Q3 2024; Set annual production goal after baseline determined; At least 1,000 new units built by Q4 2028	Annually
	Rehabilitation and Preservation Goal 4.4: Increase the rehabilitation and/or preservation of housing stock.	Strategy 4.4.A: Increase the amount of funding devoted to rehabilitation and preservation, while streamlining the administrative burden.	Creation of state and national best practices guidebook on municipal tactics to work with problem landlords (e.g., code compliance) Funds for & units supported by rehab/preservation, including housing affordable to low-mod income earners	As of Q3 2023, no best practice guidebook exists for municipalities to work with problem landlords As of Q3 2023, no baseline exists; Determine 2023 baseline of funds in region, units supported & assessment of need by Q3 2025	Existing Stock Work Group / Additional research Existing Stock Work Group & housing rehab/preservation providers (e.g., Landlords, Habitat for Humanity CR, CAHP, etc.) / Additional research	Completed guidebook to be shared with municipalities in the region by end of Q3 2024 Increase resources over 2023 baseline by 20% by Q4 2028 with improved delivery systems; At least 100 rehabed/preserved units by Q4 2028	Event Based, upon completion/sharing of guidebook Annually
HOMEOWNERSHIP	Goal 7.3: Increase access to education, products, and services that help more Michiganders achieve homeownership.	Strategy Other (7.3.AA) (SHP Goal 7.1, Strategy 7.1.A, Amended Strategy): Expand programs that help households navigate the home-buying and homeownership processes.	Creation of list of existing homebuyer & homeowner-related programs	As of Q3 2023, CAHP and Housing Services of Mid-Michigan are area HUD Local Housing Counseling Agencies and offer programming	Equity, Empowerment & Education Work Group / CAHP; Housing Services of Mid-Michigan; Home Buyers Crew (Ingham Co. Treasurer's Office)	Determine areas of growth within trainings and resources for current/future homeowners; Identify gaps in services and possible collaborations as seen fit by Q4 2026	Event Based, upon creation of list

State Priorities	Goals	Strategies	KPI Chosen	KPI Baseline and Date	Ownership/Source for KPI	KPI Goal	Collection Cadence
		Strategy Other (7.3.BB) (SHP Goals 7.2 & 8.4, Strategies 7.2.C & 8.4.A, Amended Strategy): Increase awareness and sustainability of HUD approved Local Housing Counseling Agencies and other community-based financial literacy resources and strengthen the network of resource providers to support housing stability.	Assessment of existing Housing Counseling & financial empowerment-related trainings and resources	As of Q3 2023, CAHP and Housing Services of Mid-Michigan are the two regional HUD approved agencies	Equity, Empowerment & Education Work Group / CAHP; Housing Services of Mid-Michigan; other financial literacy resource providers, including financial institutions (e.g., MSUFCU, LAFCU), Financial Empowerment Center, Habitat for Humanity Capital Region, Home Buyers Crew (Ingham Co. Treasurer's Office), and others	Determine areas of growth, expanded capacity, and reach for financial empowerment & HUD Approved Housing Counseling Agencies; Q4 2025	Event Based, upon completion of assessment
		Strategy Other (7.3.CC) (SHP Goal 8.1, Strategy 8.1.B, Reorganized Strategy): Meet people where they are when communicating with them through culturally appropriate, accessible delivery formats (including for people with disabilities), languages, and messengers.	# of rental/homeownership training and resource materials offered in accessible formats, including in multiple languages and font sizes, using people-first, concise language, alt-text for images, color contrast, and captions on resources provided in a virtual format	As of Q3 2023, no survey of accessible training/resource materials has been completed	Equity, Empowerment & Education Work Group / Surveys of training & resource providers	All training/resources provided in accessible formats (e.g., multiple languages, fonts/colors, captions/alt-text, and simple language); Ongoing effort	Annually

WHAT IS THE REGIONAL HOUSING PARTNERSHIP?

The Michigan State Housing Development Authority (MSHDA) published Michigan's first Statewide Housing Plan in 2022 and established the Michigan Statewide Housing Partnership, which called for the creation of Regional Housing Partnerships (RHPs).



The Tri-County Regional Planning Commission (Tri-County/TCRPC), in partnership with the Capital Area Housing Partnership (CAHP), is leading this RHP effort for the tri-county region, serving Clinton, Eaton, and Ingham counties (Region I). This RHP, known as the state's South Central Regional Housing Partnership, brought public, private, and nonprofit stakeholders from across the region together to develop a five-year housing action plan that addresses local and regional housing needs, builds on the region's existing networks and housing ecosystem, and aligns with the priorities, goals, and strategies identified in both the Statewide Housing Plan and Tri-County's recent HousingDrives study. Their feedback, input from residents, and results from *HousingDrives* were used to develop this plan, which was submitted to MSHDA at the end of September 2023.

The Housing Action Plan identifies the top five goals and 20 strategies that community leaders have selected as most important to prioritize for our region that support the state's plan. It also details who will serve as champions to help achieve these goals and establishes key performance indicators to measure progress over time.

Teams of local housing experts and advocates will continue working together through five working groups – New Development, Existing Stock, Preventing and Ending Homelessness, Financial Resources, and Equity, Empowerment, & Engagement – over the next several years to implement actions that equitably educate and empower residents to live in the housing of their choice, stimulate and incentivize development to expand housing options, rehabilitate and preserve existing rental units and homes, support those experiencing homelessness and improve housing stability, and foster collaboration and information sharing between public and private organizations.

Community members and organizations are encouraged to come forward if they recognize any strategies and actions they can contribute to and connect with to help achieve the goals of the plan.



Learn how the Tri-County Regional Planning Commission is planning for housing in our region at mitcrpc.org/housing.

Find out how the Capital Area Housing Partnership is transforming housing options and services for our communities at capitalareahousing.org.



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