


# Moving Quickly to Address Michigan's Housing Supply Shortage



A group of people, including a woman in the foreground who is smiling and looking towards the camera, are seated around a table. They appear to be in a social setting, possibly a restaurant or a community center. A bowl of food is visible on the table in the lower-left foreground. The background is slightly blurred, showing other people and what might be a window or wall. The overall atmosphere is warm and communal.

**Our focus:  
Making sure that every  
Michigander has a  
place to call home, in  
a community of their  
choice.**

# Statewide Housing Plan



In September 2021, set a five-year goal to produce or preserve 75,000 housing units.



[Michigan.gov/HousingPlan](https://michigan.gov/HousingPlan)



Quarterly Progress Reports published including all MSHDA investments in each region of the state.



— MICHIGAN STATEWIDE —  
**HOUSING PLAN**

# State Boosts 5-Year Housing Goal to Address Shortage

May 29, 2024



# Progress to Goal

Michigan.gov/BuildingMIHomes

## BUILDING PERMITS PROGRESS OVERALL



**62,849**  
/ 115,000 GOAL

## TOTAL PERMITS ISSUED IN THE LAST 12 MONTHS

**20,217**

1,671 DEC 2023	1,449 MAR 2024	1,668 JUN 2024	1,873 SEP 2024
1,045 JAN 2024	1,601 APR 2024	1,645 JUL 2024	2,302 OCT 2024
1,335 FEB 2024	1,962 MAY 2024	2,004 AUG 2024	1,662 NOV 2024

**This was another  
historic year.**





# Our most productive year ever.

**Homeownership:** \$772 million in mortgages & down payment assistance, **5,082** households supported.

**Multifamily Rental:** committed **\$1.19 billion**, 5,441 new/rehabilitated homes.

**Missing Middle Housing Program:** **\$110 million**, supporting 50 projects adding 1,492 new homes.

**Housing Choice Vouchers:** A total of **\$246.8 million** invested to support **30,835** families.

**Housing Tax Increment Financing:** A transformational new tool to redevelop blighted properties.

**Community Development Block Grants:** Federal grant dollars now focused on housing.

Note: all dollar amounts reflect FY 2023-24.

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MICHIGAN.GOV/MSHDA



Huron Beach, Iosco County

# Our Impact





# Our Impact



**\$2.15 billion** in MSHDA housing production funding.



Supported the purchase, construction, or rehabilitation of **12,421** homes.



**4,135** construction jobs created through housing development, paying **\$157.8 million** in wages.



**\$25.69 million** in grants for homeless services and supportive services.

Note: all dollar amounts reflect FY 2023-24.

# Who do our programs support?



**Food Service**

\$29,492 (avg)

30-40% AMI

\$737/month



**Teachers & Librarians**

\$57,761 (avg)

60-80% AMI

\$1,444/month



**First responders**

\$71,401 (avg)

60-80% AMI

\$1,785/month



**Healthcare practitioners**

\$72,980 (avg)

80-100% AMI

\$1,824/month



**Architect**

\$95,034 (avg)

100-120% AMI

\$2,375/month

Homeless Solutions (\$25.6M)

Multifamily Rental Construction (\$561M)

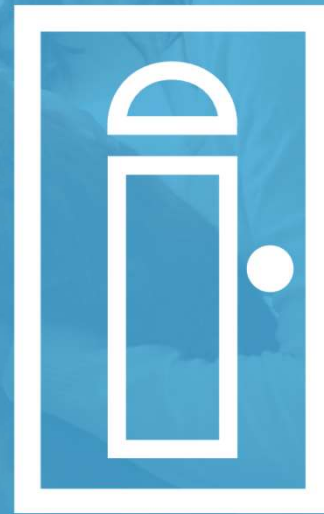
Homeownership (\$772M)

Housing Choice Vouchers (\$235M)

Missing Middle & Housing TIF (\$110M+)



# New & upcoming programs & resources



# MI Neighborhood

- A low-barrier, common application to access MSHDA funding.
- So far we've committed \$118.49 million to respond to the regional goals established through the Statewide Housing Plan.
- It represents the consolidation of nine targeted programs and funding into a one-stop shop.
- Open to developers, nonprofits and local governments.

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[MICHIGAN.GOV/MSHDA](https://michigan.gov/mshda)



Zone 32, Kalamazoo



**Osborn Commons, Chippewa County**



A nonprofit partner providing housing development consulting services including:

- Community Engagement
- Consultation and Guidance
- Development Team Assembly
- Funding Assistance
- Networking and Collaboration
- Training and Capacity Building





**Erin Park, Macomb County**

## **MSHDA Rate Relief**

- New program allows qualified low-income first-time homebuyers to reduce the cost of their mortgage by one percentage point.
- On average this offers about \$100/month savings.
- Supported by \$50 million bond purchase by the Federal Home Loan Bank of Indianapolis.
- Eligible lenders: 29 participating MSHDA lenders that are also MICHIGAN.GOV/MSHDA  
FHI Bank Indianapolis members



## State of Michigan Housing Data Portal

The Michigan Housing Data Portal provides easily accessible housing, demographic and economic data to help community members and housing stakeholders across the state understand key local trends, compare these trends to other geographies, and create detailed reports.

[ACCESS THE HOUSING DATA PORTAL](#)

[VIEW MICHIGAN'S PROGRESS TOWARDS STATEWIDE HOUSING GOALS](#)



The [Data Portal](#) allows users to:

- **Monitor** markets and specific geographies to advance equitable housing access and promote data-informed conversations about critical trends.
- **Serve** as a centralized repository of critical housing and community data to help developers and communities understand local housing needs and opportunities.
- **Visualize** Michigan's progress toward the Statewide Housing Plan goals.



# What's Next

- First Generation Down Payment Assistance
- Employer Housing Fund
- Continuing to advocate with the Legislature for additional flexible resources

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[MICHIGAN.GOV/MSHDA](https://michigan.gov/mshda)





**Questions?**