


# Moving Quickly to Address Michigan's Housing Supply Shortage



A woman and a young child are sitting together, looking at something off-camera. The woman is on the right, and the child is on the left. They are both looking towards the left. In the foreground, there is a clear glass bowl filled with white rice. The background is a solid blue color.

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**. Increased to **115,000** in May 2024.



[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**

# Progress to Goal

Michigan.gov/BuildingMIHomes

## BUILDING PERMITS PROGRESS OVERALL



**65,372**  
/ 115,000 GOAL

## TOTAL PERMITS ISSUED IN THE LAST 12 MONTHS

**20,024**

1,335 FEB 2024	1,962 MAY 2024	2,004 AUG 2024	1,662 NOV 2024
1,449 MAR 2024	1,668 JUN 2024	1,873 SEP 2024	1,421 DEC 2024
1,601 APR 2024	1,645 JUL 2024	2,302 OCT 2024	1,102 JAN 2025

**2024 was another  
historic year for  
housing investments.**



# 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.

**Tax Increment Financing for Housing:** A transformational new tool to redevelop blighted properties. 13 plans approved, 26 plans in pipeline.

Note: all dollar amounts reflect FY 2023-24.



# 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.

# Data sources





## 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.
- **Access** a centralized repository of critical housing and community data to help developers and communities understand local housing needs and opportunities.
- **Visualize** housing, demographic, and economic data in an accessible format.

**New & upcoming  
programs & resources**



# What's new

- MI Neighborhood
- MSHDA Rate Relief
- First Generation Down Payment Assistance
- Employer-Assisted Housing Fund
- Great Lakes Housing Services



**Andy's Place, Jackson**



Erin Park, Macomb County

# Employer-Assisted Housing Fund

- Michigan is adding just one new home for every 14 new jobs created in the state.
- New \$10 million fund offers dollar-for-dollar match to employers investing in housing for local workforce.
- Rental housing must remain affordable for at least 10 years; for-sale housing 5 years.
- Employers can contribute cash investment, land donation, a below-market rate loan, or some combination approved by MSHDA. Housing cannot be conditioned on tenant's employment.
- In the first three weeks since launch, we've received five complete applications; 21 more are in progress.

# MI Neighborhood

- **MI Neighborhood is supporting the implementation of the Statewide Housing Plan with a low-barrier, common application.**
- Since April 1, 2024, we've committed more than \$120 million to the program to respond to the regional goals identified by each of the Regional Housing Partnerships.
- MI Neighborhood represents the consolidation of nine targeted programs and funding into a one-stop shop.
- Open to local governments, as well as for- and nonprofit developers.





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**

# Opportunities for Counties

- Apply for Community Development Block Grant (CDBG) from MSHDA.
- Invest CDBG/HOME in housing.
- Approve Housing TIF plans.
- Lead or participate in Regional Housing Partnerships.
- Ensure land use policies are pro-housing.
- Operate or collaborate on homeowner rehab programs (especially in rural areas).





## What's next

- Asking the Legislature for flexible funding resources.
- Updating the Statewide Housing Plan.
- Removing barriers and streamlining access to MSHDA programs.

A dark, semi-transparent image of a house with a porch and the word "Questions?" overlaid in white. The house is a single-story structure with horizontal siding, a gabled roof, and a small front porch with a wooden door. There are two windows with white frames to the left of the porch. The image is dimmed, with the text "Questions?" in a large, white, sans-serif font centered over the middle of the house.

Questions?