

Housing Stock Work Plan

Goal 1 (Priority): Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents.

Strategy: Use best practices from other states to apply tax increment financing and other incentive to encourage housing production and transformation market-driven development

KPI Goal: Create two new revolving loan funds in Region J/8 using public and private partnerships.

Owner: LISC

1. Assist counties in creating new revolving loans funds in locations where they are limited or do not exist. - In progress
2. Increase revolving loan funding regionally by 10% - In progress

Notes: LISC is working with Kalamazoo and Calhoun counties to establish revolving loan funds. This process could be replicated in other counties who have an interest after the first two RLFs are established.

KPI Goal: Investigate County tax exempt bonding capacity.

Owner: Chairs

1. ~~Research preferred models for bonding~~ - Completed
2. ~~Meet with each County Treasurer in each county for Region J/8 if research shows this is a viable option.~~ - Completed

Notes: Preliminary discussions have led us to believe that this is not a viable option. Alternative bonding to traditional models could be pursued or an alternative KPI Goal for this strategy could be created.

Strategy: (partner with Housing Ecosystem workgroup) Streamline State and local government funding processes, including creating a one-stop resources toolkit for developers and removing barriers to public-private housing collaborations.

KPI Goal: Establish 2-3 AmeriCorps members in the region to help with capacity to increase the number of communities engaged in the Redevelopment Ready Community program.- Achieved

KPI Goal: Assist 3-5 communities in becoming a Redevelopment Ready Community

Owner: Chairs and Lead RHP

1. SWM1st- Create a list of City, Village and Township contacts in Region J/8.- Completed
2. LISC- Connect on AmeriCorps programing and partnership to build capacity- Completed
3. LISC/Lead-Find counties willing to host AmeriCorps members to trail the programing- Completed
1. LISC-Establish 2-3 AmeriCorps members in the region to help with RRC capacity-3 applications have been submitted and approved by LISC National.

Notes: A regional community contact list was created. LISC Kalamazoo has been working with LISC National on setting up the application for the AmeriCorps program. Couties are preparing matching funds and strategies for hosting a member. Kalamazoo, Van Buren and Berrien Counties have submitted applications. The AmeriCorps members will be assisting with capacity needs for communities looking to become certified as a Redevelopment Ready Community or learn more about the steps to be proactive for housing development.

***new* KPI Goal:** Create 3 peer-to-peer CDBG opportunities to increase applications submitted from Region J for the MI Neighborhood Program in 2025.

Owner: Chairs and Lead RHP

1. Lead-Research collaborative apps and platforms- **Completed**
2. Lead/workgroup-Test program with working group- **Completed**
3. Lead-Alternatively host monthly peer-to-peer meetings-

Notes: A Microsoft Teams channel was created. This is a tool accessible to most municipalities that will allow for communication and file sharing. The group has around 17 members from across the region. A Rehabilitation Training was hosted with MSHDA in January and MSDHA presented CDBG application tools at the Housing Summit in March.

***new* KPI Goal:** Create Rehab Toolkit

Owner: Chairs and Lead RHP

1. Are there existing kits or will MSHDA be creating one?
2. Homeowner rehab or all rehab housing projects?

Notes: This goal has not been started. Clarification on the main objective is needed. Housing funding resource list has been created.

Goal 2: Increase the rehabilitation and/or preservation of housing stock

Strategy: Increase access to no-interest, low-interest, and “patient capital” (long-term), lending products, and grants to address the cost of home and rental repairs.

KPI Goal: Establish one Regional Revolving Loan Fund for Region J/8 for homeowner repair.

Owner: LISC

1. Support LISC through meetings and outreach across the region to gather support and funding.

Strategy: Provide funding to municipalities and land bank to bring vacant and abandoned homes up to code in preparation for sale (Land Bank Utilization of programs like MI Hope).

KPI Goal: The number of regional Land Bank meetings for idea sharing, collaboration and inspiration.

Owner: Lead RHP/ Other?

1. Create support and education to ensure there is a Landbank in every County in Region J/8.
2. Support Branch and St Joesph Counties in Land Bank information.
3. Plan one meeting for new and established Land Banks in our region to connect and share.

Notes: A Land Bank 101 presentation was hosted in March 2025. The recording and PPT will be available on YouTube until a new website is created.

Goal 3: Missing Middle and Workforce Housing Increase missing middle and workforce housing stock to facilitate greater housing choice.

Strategy: Provide more incentives to overcome appraisal gaps and support the development of missing middle housing types and workforce housing.

KPI Goal: Provide 2 trainings around Community Land Trusts

Owner: Lead RHP/ Other?

1. # of meeting per year
2. Do we need to start combining them?

Notes: A presentation was hosted in March 2025. The recording and PPT will be available on YouTube until a new website is created.