Southwest Michigan Regional Housing Partnership

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Regional Housing Partnership-Region J

- Local governments, nonprofits, developers, businesses, local health departments, grassroots organizations, and other partners

- Working groups: Unhoused and Equity Housing Ecosystem, Housing Stock, Older Adult Housing

- Steering Committee: Chairs, LISC, SWMPC
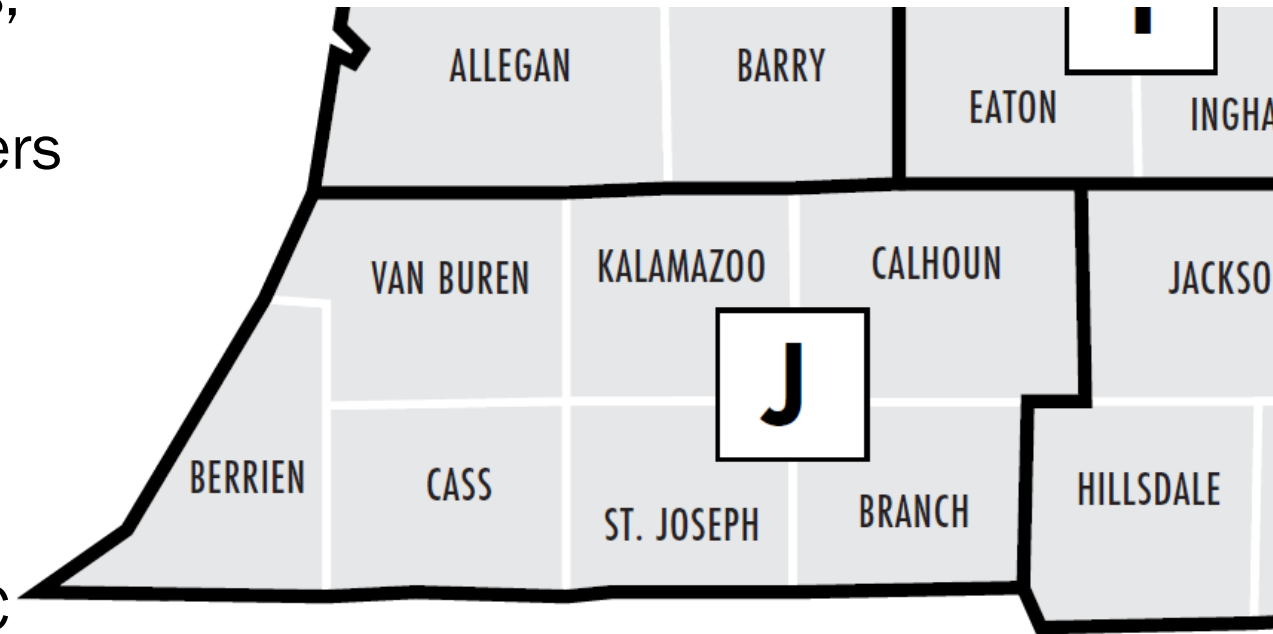
Berrien, Branch, Calhoun, Cass, Kalamazoo, St. Joseph, and Van Buren

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RHP Region J Housing Plan

Prioritization

Met twice to discus and prioritize goals

Work Plans

Work Plans were created for each working group goal.

Plan Review

RHP met in person to review the existing plan and housing funding sources were presented by MSHDA and MEDC

June 2023

July/Aug 2023

Sept 2023

Nov/Dec 2023

April 2024

Sept 2024

MSHDA Meeting

Stakeholders met to create working groups and steering committee

Final Plan to MSHDA

Public Feedback on draft plan and plan was submitted to MSHDA

First event tied to goals

MSUE Workshops were hosted for free across the region over a 3 month period in spring on equity in zoning best practices.

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Action Plan

Region J Action Plan
Tier 1 (Highlighted Top Goals)
Tier 2 Goals (Runner up)

Yes	No	Priorities	Goals	Strategies	KPI Chosen	KPI Baseline and Date	Ownership/Source for KPI	KPI Goal	Collection Cadence (Monthly, Quarterly, Annually, Event Based?)	# of years
		UNHOUSED AND EQUITY	**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.	**Strategy (1.2A additional language)** Require municipalities to include residential (rural, urban, suburban) input to identify and address redlining, exclusionary zoning, and other discriminatory policies and practices that result in inequities and residential segregation including but not limited to appraisals, assessment of state equalized value, loan application denials, and insurance premiums.	Hold region-wide trainings/workshops on the lasting impact of redlining and exclusionary zoning as it pertains to homeownership rates and the steps to take to rectify these actions.	Host trainings in 2024	1.Workgroup collaboration with MSUE/ Fair Housing Center of Southwest Michigan 2. Paul Ecklund (Disability Network)	1. Hold 2 region wide workshops 2. Hold 5 formal communications with law makers	Quarterly	1 year goal
				Strategy 3.2 B: Fund nontraditional and less restrictive funding streams to increase homelessness prevention and diversion efforts, and modify program requirements (e.g., Fair Market Rent (FMR), etc.), to keep households from entering shelter or staying in unsheltered situations in order to reduce trauma.	1. Clarify how to combine rental and voucher (HCV,PSH, etc.) inspections 2. Draft intent to rent letter template for landlords	1. End of 2024 2. End of 2024	1. Lead agency and Workgroup 2. Workgroup and HARA's	1. Create guide for municipalities 2. Share intent to rent letter with providers	Quarterly	2 year goal
				Strategy 3.3: Fund capacity in local organizations to implement evidence-based service models that address the needs of specific populations and marginalized communities, and in the homelessness response system.	Identify 5 best practice training models	End of 2024	Lead agency and workgroup	Expand trainings and include example non-discriminatory ordinance and model source of income protection ordinance	Yearly	2 year goal
		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.	Reduce average timeline from permit application to occupancy.	As of Q2 2023, benchmark does not exist.	Lead Agency, LISC, Workgroup, numbers generated by local communities building departments. Compilation and analysis by regional housing partnership.	Establish Interns for capacity expansion in the Redevelopment Ready Community Program	Quarterly	2 Year goal
				Strategy 2.1.C - Bring technical resources to communities (including a wide selection of housing data and analysis) to help them become ready for new housing development through grants and other opportunities.	The number of meetings to discuss creating a liaison for housing advocacy, policy, and housing development.	As of Q3 2023 no baseline exists	Upjohn Institute	4 regional meetings to discuss interest in regional housing agency, and establish a frame work for a Regional Housing Agency and discus with 7 Counties	Quarterly	3 year goal
		HOUSING ECOSYSTEM	*Construction Industry and Licensed Skilled Tradespersons* **Goal 2.3:** Support an expansion of housing that is affordable and fairly assessed by increasing the availability and demographic diversity of workers in the construction, planning and zoning, and real estate industries.	**Strategy 2.3.A:** Work with building trade associations, community colleges, workforce development agencies, and unions to develop more inclusive models that assist underrepresented groups, including immigrant communities and justice-involved individuals, at the high school and postsecondary levels, to enter and complete apprenticeship and certification programs in planning and zoning, real estate, and the skilled trades, including gaining expertise in weatherization and energy efficiency, and barrier-free and universal design.	Increase the number of individuals who enter apprenticeship programs and become certified in the building trades.	As of Q2 2023, we are unsure if this benchmark exists.	Trade Unions, Home Builders Association, LARA, etc. will have this data.	Average increase year over year.	Annually	3 year goal
				Strategy 2.3.C - Provide resources to help underrepresented entrepreneurs launch and grow construction, planning and zoning, development and real estate businesses.	Increase the number of underrepresented individuals as principals in the construction business.	As of Q2 2023, we are unsure if this benchmark exists.	Trade Unions, Home Builders Association, LARA, etc. will have this data.	Increase the number of underrepresented individuals as principals in the construction business.	Annually	3 year goal
		UNHOUSED AND EQUITY	**Goal 3.2** Increase access to stable and affordable quality housing options for households with extremely low incomes.	**Strategy 3.2 D.** Explore how emerging housing models (e.g. shared housing, host homes) can be created and funded to support specific target populations such as transition age youth, pregnant and parenting youth, survivors of domestic violence, intimate partner violence, and human trafficking; people exiting the justice system; and other marginalized populations.	Continue in each congressional term to contact each house representative in Region J to advocate for the passing of Senate Bill 293 to increase flexibility of the Michigan Housing Development Fund.	Deadline to coincide with Chair Committee Timeline	Paul Ecklund to draft a letter of support. Workgroup works alongside CEDAM and any other existing advocacy groups to be responsible for sending letters and creating dialogue regarding the priorities in Senate Bill 293.	Elevate and advocate for the passing of Senate Bill 293, and share information through letters, social media and conversations	Annually	3 year goal
		UNHOUSED AND EQUITY	**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 D** Support organizations financially and through capacity-building to implement evidence based services models and alternative housing solutions, that address the needs of specific populations such as transition age youth, survivors of domestic violence, intimate partner violence and human trafficking; people exiting the justice system; families involved in the child welfare system; frequent users of emergency and crisis systems; older adults; people with disabilities; and other populations.	Identify entities using service based models existing within Region J that are working toward alternative housing solutions, and ask the CoCs in the region to use a survey to identify projects that are missing.	By end of reporting year	MSHDA through Region J CoCs, HARAs and other entities	Use this survey data to encourage to adopt successful evidence-based strategies.	Annually	3 year goal

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Work Plans by Working Groups

Housing Ecosystem Work Plan

Goal 1 (Priority): Increase the efficiency and effectiveness of the housing ecosystem by enhancing collaboration on housing between state agencies, philanthropy, local governments, tribal nations, education, and the wide variety of private-sector organization that make up the housing ecosystem.

Strategy 1.2: (Housing Stock Workgroup Partnership) Create and/or align regional networks to promotes 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.

KPI Goal: Reduce the average timeline from permit application to occupancy.
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. Establish 2-3 AmeriCorps member in the region to help with RRC capacity
4. Find counties willing to host AmeriCorps members to trail the programing- Completed

   Notes: A regional community contact list was created. LISC Kalamazoo has been working with LISC National on setting up AmeriCorps members regionally. Couties are preparing matching funds and strategies for hosting a member. 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.

Strategy 2.2:(Older Adult Workgroup Partnership) Bring technical resources to communities (including a wide selection of housing dates and analysis) to help them become ready for new housing development through grants and other opportunities.

KPI Goal: The number of meetings to discuss creating a liaison for housing advocacy, policy, and housing

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 a new revolving loan fund for each county 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- In progress
2. Meet with each County Treasurer in each county for Region J/8 if research shows this is a viable option.

   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
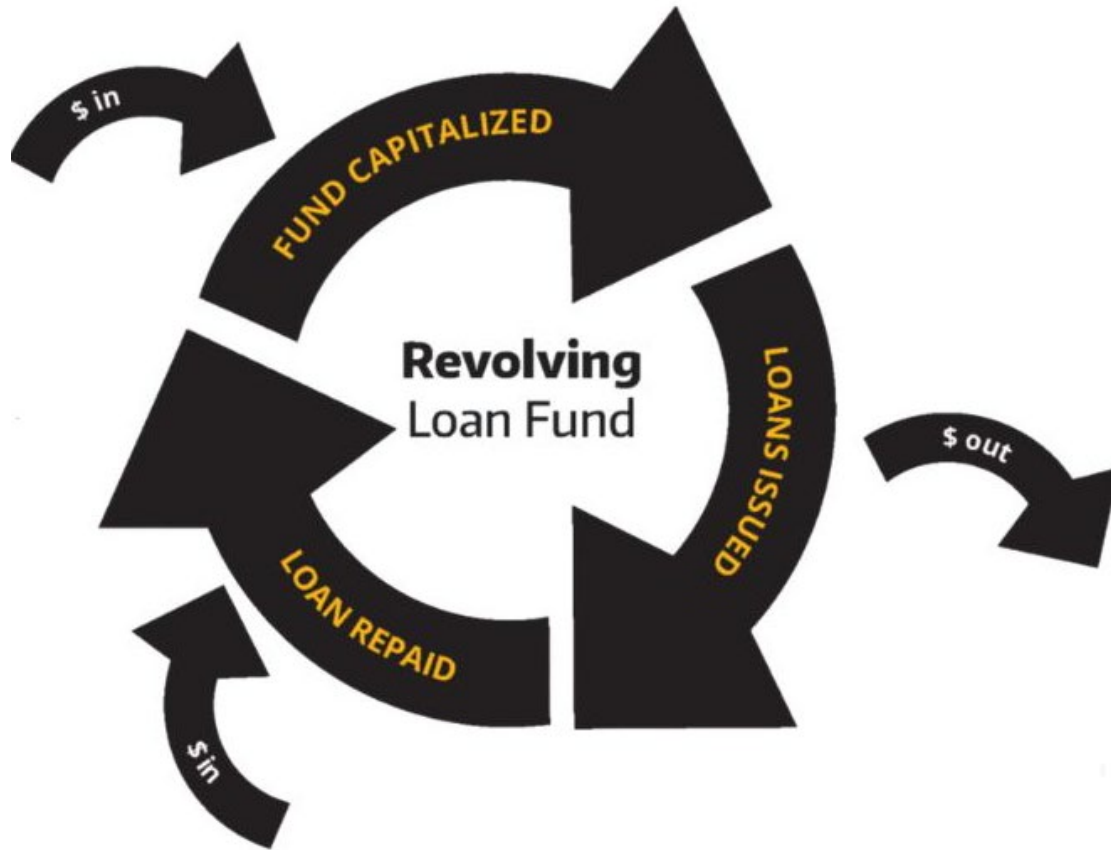
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Two- year Summary

- Over 170 different organizations

- 5 Region-wide summits & meetings with (50-100 people each)

- Trainings on CDBG and Funding for Housing projects
  - MSHDA CDBG Homeownership, MI Neighborhood, MEDC, Housing TIF, Land Banks, CLTs,

- Completed 4 KPI goals and added new goals
  - Housing and equity best practice trainings (MSUE), Resource hub, CDBG training and assistance, Establishing AmeriCorps positions (LISC)

- Leading the State for the Region with the most CDBG applications submitted

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Housing Stock Working Group

Top Goals

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INSTITUTE
FOR EMPLOYMENT RESEARCH

Housing Stock Working Group

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

Revolving
Loan Fund

- LISC Kalamazoo -Increased revolving loan funds by 10% for the region with a new RLF in Battle Creek and one under way in Kalamazoo. (lower interest, patient capital)

Housing Stock Working Group

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

- LISC Kalamazoo- Established 3 AmeriCorps members to expand capacity for the MEDC Redevelopment Ready Communities program in Kalamazoo, Berrien and Van Buren Counties.

Housing Stock Working Group

Goal 2: Increase the rehabilitation and/or preservation of housing stock
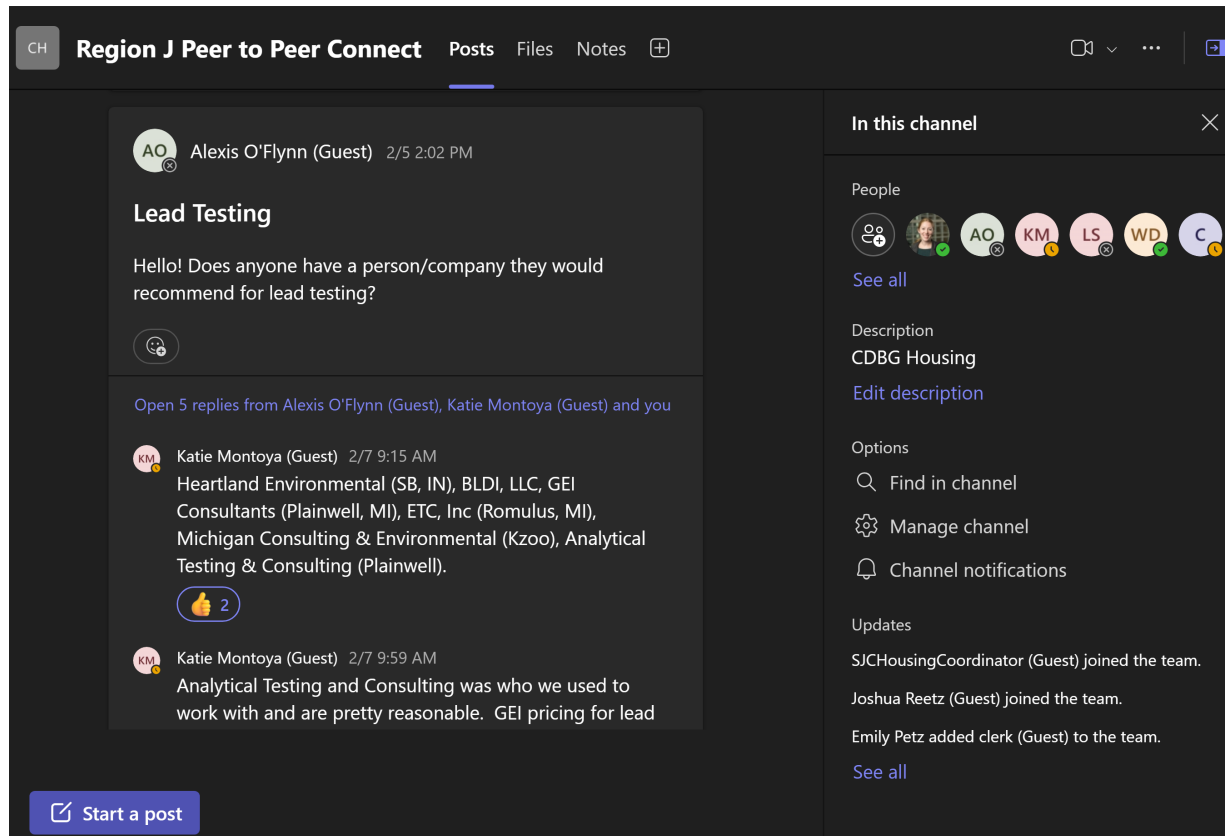
- Support and education on the benefits of Land Banks
- Hosted Homeowner Rehab Training with CDBG Training
- Created Peer to Peer sharing group for municipalities that are using MSHDA funding

Housing Stock Working Group

Goal 3: Increase missing middle and workforce housing stock to facilitate greater housing choice

RESIDENT OWNERSHIP of buildings, homes, etc., provides security, equity, and inheritance rights

99-year "GROUND LEASE" ensures exclusive use of the land, and continued affordability through resale price restrictions

COMMUNITY OWNERSHIP of the land ensures community interests - in rebuilding, affordability, protection from speculators, and common uses
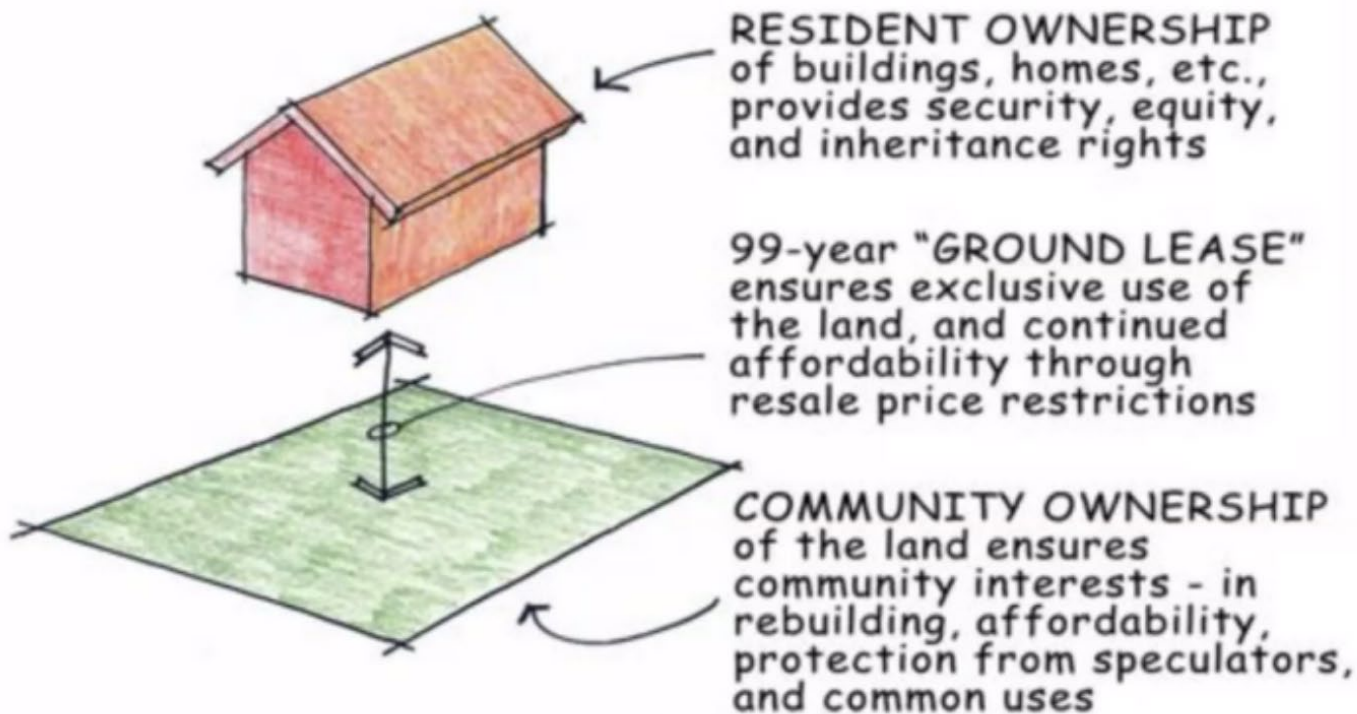
- Support and education on community land trusts

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Housing Stock Working Group

Housing Ecosystem Working Group

Top Goals

Housing Ecosystem Working Group

Goal 1: Increase the efficiency and effectiveness of the housing ecosystem by enhancing collaboration on housing between philanthropy, local governments, tribal nations, education and the wide variety of private-sector organizations

- Shorten the permit application to occupancy in development, through RRC AmeriCorps program (Housing Stock)

- Regional Housing Agency education- We joined the Rural Readiness Network (Older Adult Workgroup)

Housing Ecosystem Working Group

Goal 2: Support an expansion of housing that is affordable and fairly assessed by increasing the availability and demographic diversity of workers in the construction, planning and zoning and real estate industries.

**Assessment of Construction Workforce and Contractor Pipeline for Region J**

- Increase individuals in apprenticeship programs and become certified in the building trades

- Increase those underrepresented in the construction Business

Unhoused and Equity Working Group

Top Goals

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Unhoused and Equity Working Group

Goal 1: Identify and advocate for modifications to policies and practices to remove barriers across the housing continuum for BIPOC, immigrants, refugees, people with disabilities, LGBTQ+, those with low incomes, and other marginalize populations.
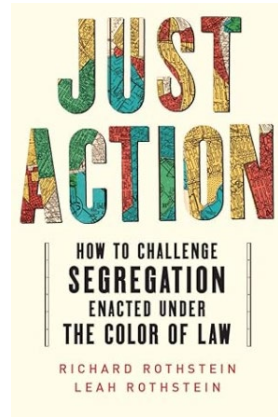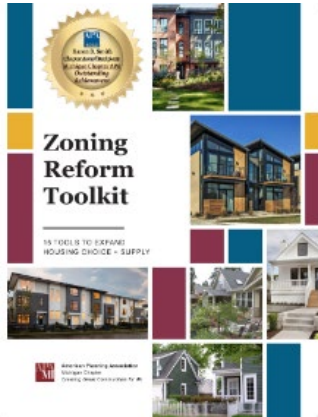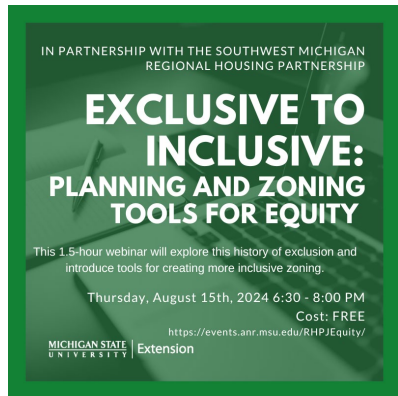
- MSUE: Held 3 workshops on housing equity best practices including impact of redlining and exclusionary zoning.

Unhoused and Equity Working Group

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