



Creating a Michigan Housing Ecosystem Call-to-Action “Working Draft”

Version 1: 3/7/23

INITIALISMS/ACRONYMS

- Michigan Statewide Housing Ecosystem (Housing Ecosystem)
- Michigan Regional Housing Partnerships (RHPs)
- 15 Regions
- Michigan Statewide Housing Partnership (Partnership)
- Michigan Statewide Housing Plan (Plan)
- Michigan State Housing Development Authority (Authority)
- Michigan State University Extension (MSUE)
- Community Economic Development Association of Michigan (CEDAM)

PURPOSE

The extremely thorough, intentional, and inclusive process of developing the first [Michigan Statewide Housing Plan](#) (Plan) is complete. Now is the time for action across every sector, every region of the state. This document outlines a framework for action.

Creation of the Plan provides an opportunity to create a regional cross-sector collaborative housing network or Michigan Statewide

Housing Ecosystem (Housing Ecosystem), modeled somewhat on the [Michigan Campaign to End Homelessness](#) and a [service delivery map](#) from the former Regional Prosperity Initiative (RPI). The work to create this housing ecosystem is best informed by investigating and elevating these existing, successful ecosystems. This dynamic housing ecosystem will propel implementation of the Plan.

The Housing Ecosystem will consist of the Michigan Statewide Housing Partnership (Partnership), the Michigan State Housing Development Authority (Authority), and the Michigan Regional Housing Partnerships (RHPs) representing their regions' housing-related partners and stakeholders (*see below*).

This *Call-to-Action "Working Draft"* will be used by the Michigan State University Extension (MSUE) and the Community Economic Development Association of Michigan (CEDAM), acting on behalf of the Authority, to convey information about the creation of the Housing Ecosystem and to establish the RHPs. This document is considered a *"Working Draft"* to accommodate input received throughout the process of establishing the RHPs.

OVERVIEW

Michigan struggles with longstanding disparities in housing access, as well as inequities in income, education, and health that are rooted in systemic bias. The COVID-19 pandemic amplified these challenges. It is long past time to support greater economic inclusion for Michigan's residents through access to housing, financial asset-building through banking and homeownership, and other opportunities that are connected to where one lives, like employment and transportation.

Michigan also faces growing challenges in housing availability, construction, and development costs that impact communities all around the state. Production of new housing falls far short of

current demand. As a result, existing housing—historically the main supply of housing for middle-income and low-income families—is scarce.

Tackling our housing shortage matters for economic reasons. Preserving our aging housing stock while developing new units will help Michigan’s overall economy through new jobs and homes for all residents, but it will also help businesses locally. Businesses of all sizes and geographic areas have made it clear that both housing costs and the lack of housing availability are negatively impacting their ability to recruit and retain staff. This is a critical issue for the state and requires urgent attention.

The reality is that overcoming the complex barriers to safe, healthy, affordable, accessible, and attainable housing for all Michiganders requires coordinated action and new approaches. Michigan boasts an extensive network of primary state agencies, partners, communities, and others that work to provide housing, directly or indirectly. The homeless response system in Michigan is part of the larger housing ecosystem and shares connections with additional systems, such as the justice, education, and health systems.

The funding for housing can potentially come from a variety of sources. For example, [The American Rescue Plan Act of 2021](#) (ARPA) has been a recent, substantial source of funds, which can help to strengthen the infrastructure necessary for housing development, increase access to attainable housing, nurture workforce talent, and contribute to healthier communities. This once-in-a-lifetime ARPA — intended to help individuals, communities, and states recover from the pandemic, provides new resources to address the challenges Michigan faces with housing, generating new energy for action.

The Plan is designed for implementation over a five-year period. The Plan encourages a variety of affordable housing options where needed in communities throughout the state. This Plan

presents opportunities for organizations to partner on common goals, for Michigan residents to have greater access to information and assistance, and for resources to be applied more effectively. Most goals in the Plan will take years to achieve, but incremental, intentional, and equitable progress is possible and necessary.

To maximize the potential of Michigan’s housing networks and implement the Plan, it will require an improved and organized Housing Ecosystem that will address barriers to affordable and attainable housing, communications, policy, equity, development financing, public-private partnerships, and capacity barriers to an organized, connected, and functional housing environment. Establishing or identifying RHPs will serve in this capacity. It will be important to do so with equity and sustainability as key factors moving forward.

MICHIGAN STATEWIDE HOUSING PARTNERSHIP

In September 2022, Governor Gretchen Whitmer created the Michigan Statewide Housing Partnership (“Partnership”) by [Executive Order 2022-10](#), housed within the Authority. An excerpt is noted below. The announcement of appointees has either just taken place or will in the near future.

Excerpt:

2. Charge to the Partnership

(a) The Partnership must act in an advisory capacity to the governor and shall do all of the following:

(1) Develop a strategy to implement the Michigan Statewide Housing Plan (“Plan”) and make recommendations to the Authority on resource, policy, and regulatory changes necessary to accomplish the Plan’s goals.

(2) Monitor the Authority’s implementation of the Plan, including formulation and coordination of state-wide outcome

measures. Deliver progress reports to the governor and the public on the Plan's implementation.

(3) Establish regional consortiums to address key aspects of Plan implementation in alignment with regional and local efforts, building on existing networks where appropriate. Develop action plans for each regional consortium to ensure alignment with the goals and strategies of the Plan.

(4) Propose a communications and marketing plan for the work of the Partnership. Consider incorporating a speaker's bureau, promotional materials, and a website into the communications and marketing plan.

MICHIGAN REGIONAL HOUSING PARTNERSHIPS

Per EO 2022-10(2)(a)(3) establishing regional consortiums, the Authority is proposing creation of 15 RHPs (*see map below*). The RHP structure takes into consideration the service delivery map from the former RPI, Regional Planning Commissions, and other structures which recognize the unique conditions and needs across the regions. The RHP framework aligns closely with the RPI structure, however; it extracts a few select areas and identifies them as separate housing partnerships to acknowledge geography and landscape differences, and to ensure adequate planning, support, and deployment of resources statewide. EO 2022-10 established the tenure of the Partnership thru September 6, 2024; therefore, it is expected the RHPs will at minimum, be in place for the life of the Partnership. However, the Plan implementation spans a five-year period and the hope is that the RHPs will exist for the same time period and beyond as Michigan institutionalizes a robust Housing Ecosystem.

Goal: Address key aspects of the Plan implementation in alignment with regional and local efforts, building on existing networks where appropriate. Develop Action Plans for each RHP to ensure alignment with Priorities, Goals, and Strategies of the Plan. The RHPs will work together as a housing ecosystem that

provides safe, healthy, affordable, accessible, and attainable housing for all in a community of their choice in part by sharing best practices and combining efforts to secure more housing resources.

Structure:

1. A total of 15 regions have been identified to form RHPs for action planning and implementation of the Plan. The Authority will provide region-specific housing data.
2. The RHP MUST be a collaboration of partners such as local units of government (city/township/village/county), non-profits, developers, land banks, lenders, businesses, institutions of higher education, human service organizations, local health departments, grassroots organizations, regional established organizations, philanthropy, stakeholder residents, etc.
3. The RHP MUST have an inclusive and collaborative representative structure based on the area's population and housing needs.
4. There will be one lead agency or co-leads within each region and one must also serve as the fiduciary. They will receive an initial grant of \$75,000 from the Authority to coordinate the RHP and its goals and objectives. If there are co-leads, they will determine how to allocate grant funds. We prefer interested organizations that are regional in scope and have experience in collaboration, facilitation, and racial equity work. The RHP leads may be identified during [RHP Kick-Off meetings](#) being held throughout March and April. The Authority will have final approval for each lead RHP.
5. Examples of assistance that the Authority may provide:
 - a. Facilitating community conversations about the Plan
 - b. Providing additional data

- c. Identifying areas of specific need to implement Priorities, Goals, or Strategies
 - d. Identifying current plans/work being done and integrate into the template provided by the Authority)
 - e. Creating an Action Plan and completing the template provided by the Authority
 - f. Completing objectives listed in this document
6. There can be multiple consortiums within a region; however, only one lead or co-lead RHP (as designated by the Authority) for each of the 15 regions.
 7. This structure will allow for increased focus on projects that align with the Plan and can be ready for implementation.
 8. Identification of the RHPs, including lead agency (co-leads) and partners who are members of the RHP, **by mid-2nd quarter of 2023 (April-June)**.
 9. As noted above, each RHP (if there are co-leads, they will determine how to designate funds) will receive a \$75,000 grant from the Authority **in the 2nd quarter (April-June)** to organize, facilitate community meetings, create Action Plans that could include parts of existing plans, provide updates to their region and the Authority, implement Action Plans, etc. The Authority review of Action Plans could result in identification of additional resources working with other state agencies.

Objectives:

To be successful, an RHP will:

1. Be part of an organized Housing Ecosystem to address barriers to affordable and attainable housing, including communications, policy, equity, development financing, public-private partnerships, and capacity barriers.

2. Put mechanisms in place to inclusively, collaboratively, and equitably review the Plan's Priorities, Goals, and Strategies. Also, to prioritize these based on the RHPs regional needs, values, and priorities. One of these mechanisms could be to host community conversations, taking extra measures to include marginalized populations¹ and persons with lived experience.²
3. Create Action Plans based on housing needs data, stakeholder input and feedback from the community conversations, using a template provided by the Authority. It will be important for all RHPs to use the same template to combine into a statewide tracking system. The template will provide more detail.

Guidance for Developing Action Plans

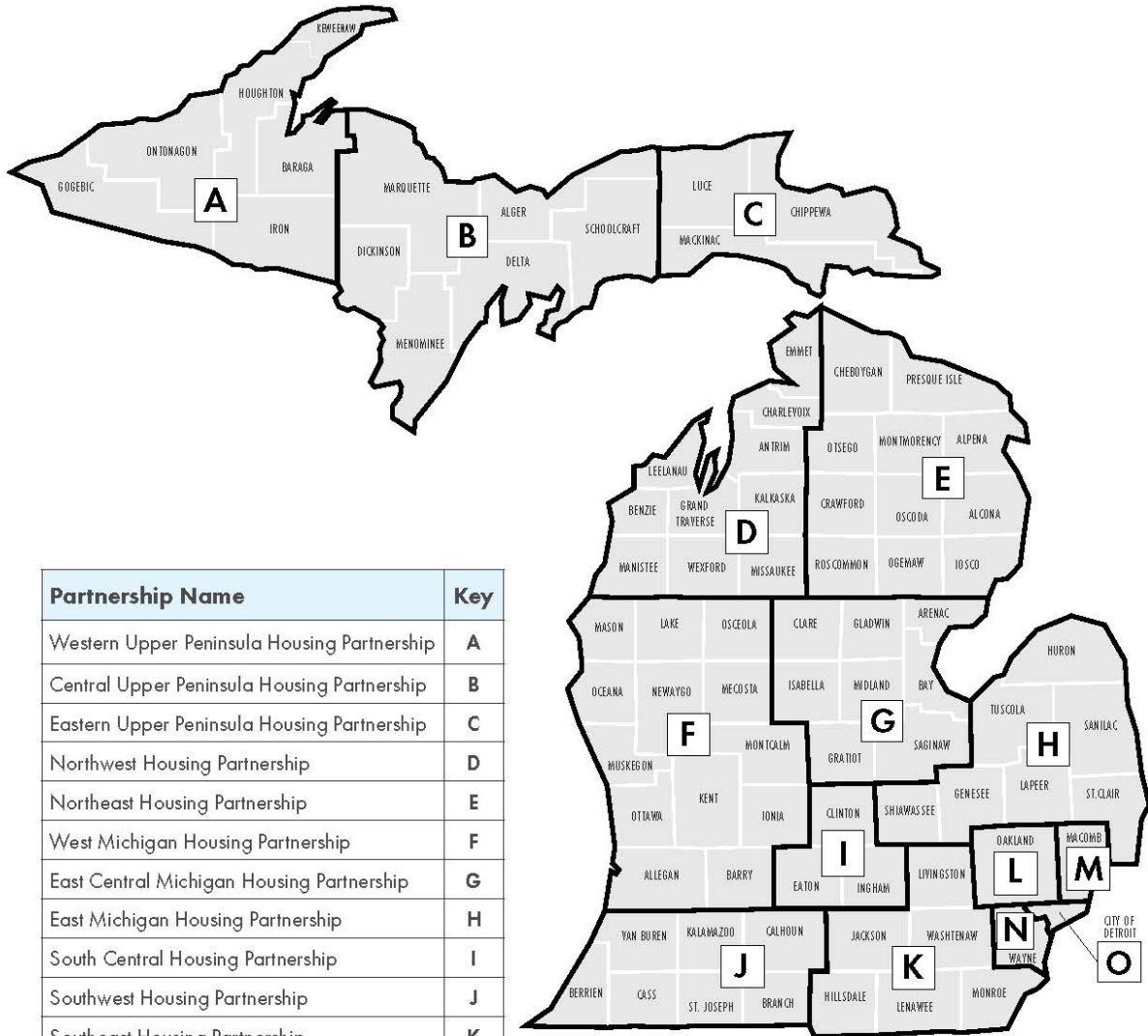
- a. Review the Plan and identify Priorities, Goals and Strategies based on alignment with the region's housing goals and strategies and that can be implemented within the next four to five years. This may require a needs analysis to assess current activity regarding housing and where gaps exist.
- b. Include measures.
- c. Include an Implementation strategy for 4-5 years.
- d. Whenever appropriate connect plans to [placemaking principles](#).
- e. Consider strategies catalogued in the Michigan Department of Health and Social Services, [Social Determinants of Health Strategy](#).
- f. Consider incorporating a dual strategy that addresses underinvested areas/populations, where they live and also how low-income households are able to move to high-opportunity neighborhoods to promote equity and intergenerational mobility.

¹ Groups or categories of people who experience discrimination or exclusion from communities or opportunities due to imbalances of wealth or power

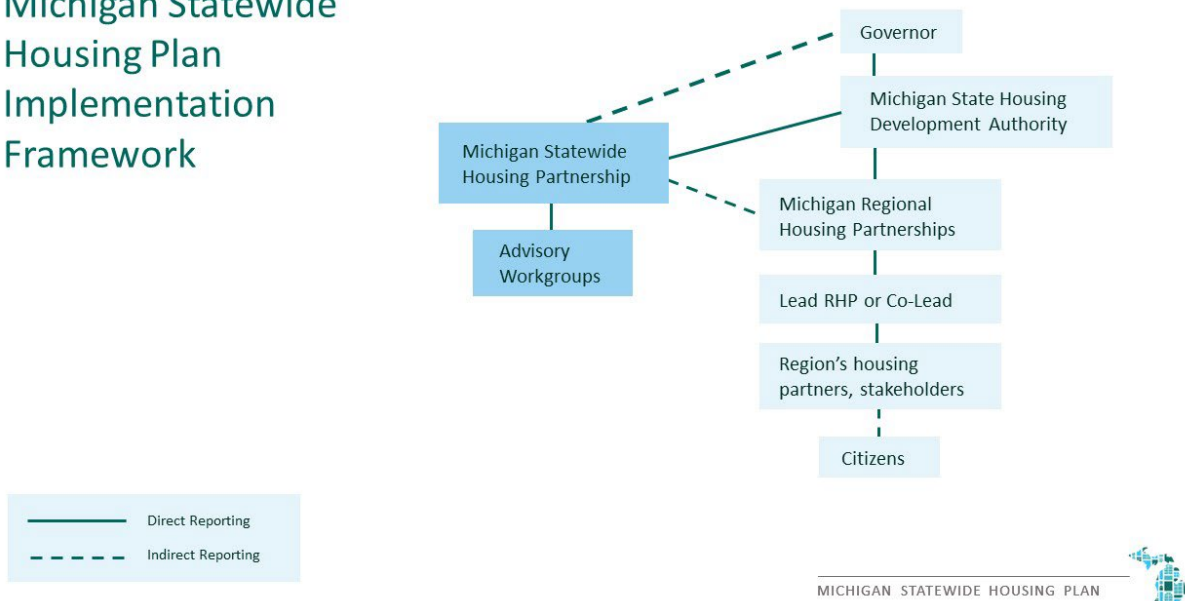
² First-hand accounts and impressions of living as a member of a minority or oppressed group

- g. Review Action Plans with an equity lens to avoid any unintended consequences related to inequity, e.g., gentrification, displacement, poverty-level economic maintenance (“Development in low-status communities: the liquor stores, dollar stores, fast-food restaurants, check-cashing stores, pawn shops, and large concentrations of very low income subsidized affordable rental housing for the lowest income bands.” [Reclaiming Your Community](#), Majora Carter), etc.
 - h. Encourage mixed-income housing that benefits all community residents.
 - i. If necessary, establish committees to strengthen the work of the whole –organized around special population groups, geographic areas, etc.
 - j. The template will include an area to share success stories.
 - k. The template will include a “Status” column to provide “In Progress, Ongoing, or Complete” and to list any barriers/notes.
4. Submit Action Plans to the Authority possibly **by the end of the 3rd quarter (September)** to review for any noticeable statewide gaps that will need to be addressed. (*Not for approval nor to get funding*). The Authority will determine if a strategy needs to be created to address the gap.
5. Maintain communication with the RHP region which might include sharing regular updates, posting pertinent documents, inviting feedback, soliciting donations, posting jobs, etc. The Authority will be creating a Plan-related website that will include a statewide-dashboard. Information gathered when sharing this document will help inform the Housing Ecosystem information sharing protocol.
6. Participate in quarterly meetings to review progress of work/action plans with the Partnership.

Housing Partnerships



Michigan Statewide Housing Plan Implementation Framework



QUESTIONS

Michigan State University Extension and the Community Economic Development Association of Michigan are Authority designees that are/will be meeting with regional housing industry partners to establish the RHPs. They will be gathering questions and coordinating a response with the Authority.

Additional questions can be sent to MSHDA, Office of Equity and Engagement, Tiffany King (KingT12@michigan.gov) and/or Karen Gagnon (GagnonK@michigan.gov).