



# Great Lakes Housing Services

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A PARTNER IN HOUSING SOLUTIONS

# Who We Are

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- **Great Lakes Housing Services (GLHS)** is a Michigan-based nonprofit.
- GLHS is governed by a board of directors and is focused on addressing community and stakeholder needs.
- GLHS provides expert consulting and technical assistance to communities and their partners to bring affordable housing projects to life.



# Meet the Team

Our team is composed of seasoned professionals from diverse backgrounds, each bringing unique expertise to the table. Together, we drive innovation and deliver exceptional results for our clients.

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**Ashley D. McLeod**

Executive Director  
Statewide



**Jeffery Campbell**

VP of Consulting  
Eastern Michigan



**Liz Smith**

Consultant  
Western Michigan



**Nicki Basch**

Consultant  
Northern Michigan and UP

# GLHS Provides Support for Overcoming Development Challenges

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## Challenges

- Complex application processes can delay project progress.
- Securing adequate funding remains a significant hurdle for many housing projects.
- Inadequate community engagement can hinder the approval and implementation of housing solutions.
- Significant capital needs for distressed properties



## Solutions

- GLHS helps identify and eliminate barriers to affordable housing projects, facilitating smoother development processes.
- Tailored strategies are provided to meet the unique needs of each community and their housing projects.
- GLHS' consulting services will lead to successful housing initiatives, improving affordability and accessibility across the state of Michigan.



# MI Neighborhood 3.0

- **MI Neighborhood is supporting the implementation of the Statewide Housing Plan**
- MI Neighborhood represents the consolidation of nine targeted programs and funding into one.
- Open to local governments, as well as for- and nonprofit developers.
- Federal and State sources of funds within program
- Grants of up to \$100,000 per unit for the rehabilitation or new construction of housing
- Income limits of up to 120% AMI for 5 years
- <https://www.michigan.gov/mshda/neighborhoods/mi-neighborhood>
- **New round opened October 6, 2025**



**Zone 32, Kalamazoo**



Erin Park, Macomb County

# MI Neighborhood – Housing and Community Development Fund (HCDF)

## Funding levels:

- Beginner up to \$500,000
- Intermediate up to \$1,000,000\*
- Advanced up to \$1,500,000\*      \*Match required

**Eligible Activities:** New Construction, Unoccupied Rehab, Occupied Rehab (only local governments and nonprofits)

## Target Populations:

- 20% of units restricted to 60% AMI
- Remaining units restricted at 120% AMI

## Maximum Subsidy Per Unit:

- New Construction \$100,000 or 50% of total investment
- Unoccupied Rehab – Same as above
- Occupied Homeowner Rehab - \$45,000

## Affordability Period:

- 5-10 Years



# MI Neighborhood 3.0 HCDF Regional Allocations



## MI Neighborhood Program Reservations - Housing and Community Development Fund (HCDF)

Date Range Reflected: 10/06/25 - 10/06/25

RHP	Regional HCDF Investment Target	Regional HCDF Reservations	Remaining HCDF Regional Balance
A	\$1,128,000	\$0	\$1,128,000
B	\$1,320,000	\$0	\$1,320,000
C	\$738,000	\$0	\$738,000
D	\$2,343,000	\$0	\$2,343,000
E	\$2,325,000	\$0	\$2,325,000
F	\$5,247,000	\$0	\$5,247,000
G	\$2,592,000	\$0	\$2,592,000
H	\$2,424,000	\$0	\$ 2,424,000
I	\$1,263,000	\$0	\$1,263,000
J	\$3,063,000	\$0	\$3,063,000
K	\$2,619,000	\$0	\$2,619,000
L	\$1,146,000	\$0	\$1,146,000
M	\$1,134,000	\$0	\$1,134,000
N	\$1,284,000	\$0	\$1,284,000
O	\$1,374,000	\$0	\$1,374,000
<b>Totals</b>	<b>\$30,000,000</b>	<b>\$0</b>	<b>\$30,000,000</b>





## MI Neighborhood – Community Development Block Grant (CDBG)

- Similar parameters to HCDF but some differences
  - Less competitive – Funds are unlikely to run out
  - ONLY available to **non-entitlement units of local government**
  - Federal source of funds so additional reporting requirements
  - **New construction** is generally not allowed
  - **Homeowner Rehab** is most common use
  - **Infrastructure** is an eligible activity (must benefit 51%+ at 80% AMI)
  - **Manufactured Housing** is and eligible activity
  - Application follows a Letter of Intent Process



# MI Neighborhood 3.0 CDBG Regional Allocations

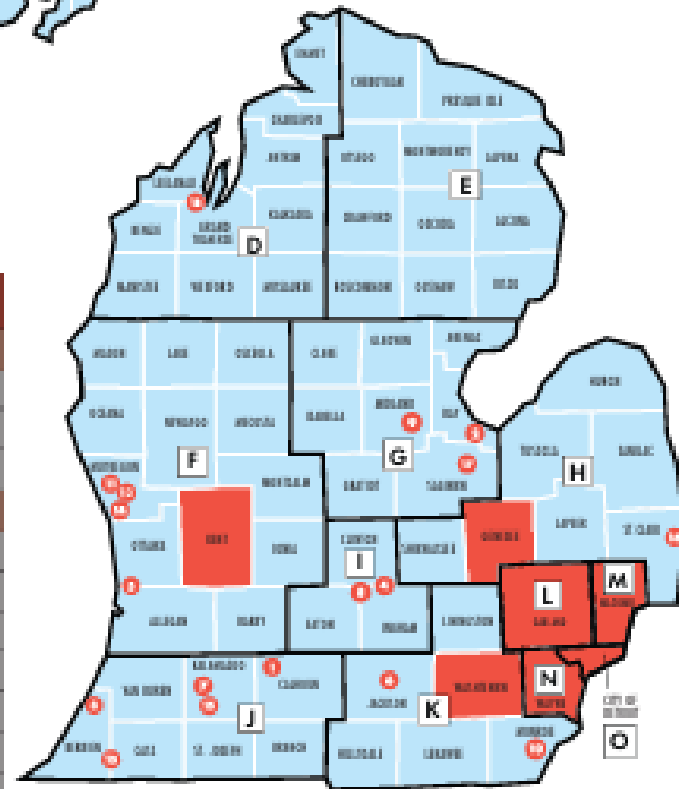
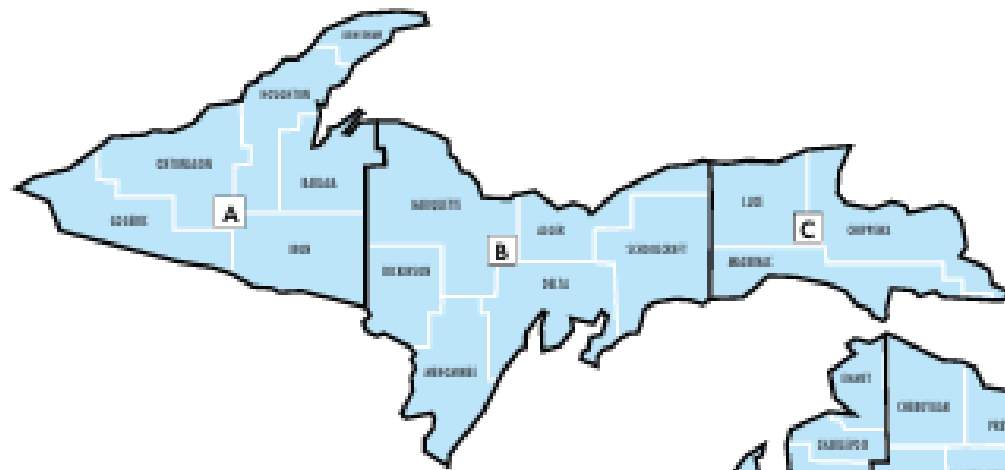


## MI Neighborhood Program Reservations - Community Development Block Grant (CDBG)

Date Range Reflected: 10/06/25 - 10/06/25

RHP	Regional CDBG Investment Target	Regional CDBG Reservations	Remaining CDBG Regional Balance
A	\$1,578,000	\$0	\$1,578,000
B	\$1,770,000	\$0	\$1,770,000
C	\$1,188,000	\$0	\$1,188,000
D	\$2,793,000	\$0	\$2,793,000
E	\$2,775,000	\$0	\$2,775,000
F	\$5,697,000	\$0	\$5,697,000
G	\$3,030,000	\$0	\$3,030,000
H	\$2,874,000	\$0	\$ 2,874,000
I	\$1,713,000	\$0	\$1,713,000
J	\$3,513,000	\$0	\$3,513,000
K	\$3,069,000	\$0	\$3,069,000
L	\$0	\$0	\$0
M	\$0	\$0	\$0
N	\$0	\$0	\$0
O	\$0	\$0	\$0
Totals	\$30,000,000	\$0	\$30,000,000





Ineligible (HUD Entitlement Areas)			
County			
Genesee County		Oakland County	
Kent County		Washtenaw County	
Macomb County		Wayne County	
City			
1	Battle Creek	10	Monroe
2	Bay City	11	Muskegon
3	Benton Harbor	12	Muskegon Heights
4	East Lansing	13	Niles
5	Holland	14	Norton Shores
6	Jackson	15	Portage
7	Kalamazoo	16	Port Huron
8	Lansing	17	Saginaw
9	Midland	18	Traverse City



## Region J Entitlement Cities:

- Battle Creek
- Benton Harbor
- Niles
- Kalamazoo
- Portage

# Third-Party CDBG and Downpayment Assistance Support



## Context

Many communities struggle to effectively deploy CDBG funds and manage downpayment assistance (DPA) programs due to complex regulations, administrative burden, and lack of capacity.

Without proper guidance, funds may go unused or programs may fail to reach the intended beneficiaries.

## Opportunity

GLHS can partner with local governments and their partners to simplify compliance, improve program execution, and maximize community impact.

Leveraging GLHS' expertise, we can help unlock funding that might otherwise go underutilized.

## Solution

GLHS recently partnered with a city government on CDBG administration for single family home rehabilitation program.

GLHS is well equipped to step in to fill the gap by offering structured, hands-on support.





# How to Work with GLHS

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## Visit Our Website

For more information about our services, visit our website at [www.greatlakeshousing.org](http://www.greatlakeshousing.org)  
Stay updated on our latest news and offerings.



## Follow Us on LinkedIn

Connect with us on [LinkedIn](#) to see our latest updates and professional insights. Engage with our community to learn more about our mission.



## Contact Our Team

[Reach out to GLHS](#) for an initial discussion to explore potential collaboration opportunities and understand mutual goals.

Email us at [info@greatlakeshousing.org](mailto:info@greatlakeshousing.org)

# Thank you

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[info@greatlakeshousing.org](mailto:info@greatlakeshousing.org)  
[www.greatlakeshousing.org](http://www.greatlakeshousing.org)

The logo for Great Lakes Housing Services is a white outline of a house with a gabled roof and a wavy base. The text "GREAT LAKES HOUSING SERVICES" is written in white, bold, uppercase letters across the middle of the house outline.

**GREAT LAKES  
HOUSING SERVICES**