



Great Lakes Housing Services

A PARTNER IN HOUSING SOLUTIONS

Who We Are

- **Great Lakes Housing Services (GLHS)** is a Michigan-based nonprofit.
- GLHS is governed by a board of directors 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.



GLHS Provides Support for Overcoming Development Challenges



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.



Services Overview



Technical Assistance

- Providing zoning, land use, and regulatory compliance guidance.
- Specializing in training for local governments and nonprofits to navigate complex regulations and gap financing opportunities.
- Third Party CDBG and Downpayment Assistance Services



Development Consulting

- Offering project feasibility analysis and funding strategies.
- Coordinating development teams and fostering partnerships for successful project execution.



Policy and Advocacy

- Drafting policies to promote sustainable housing development.
- Supporting local governments in implementing best practices for community growth.



Preserving Affordable Housing

- Specializing in the acquisition, rehabilitation, and sale of distressed properties.
- Enhancing community value through strategic property investments.

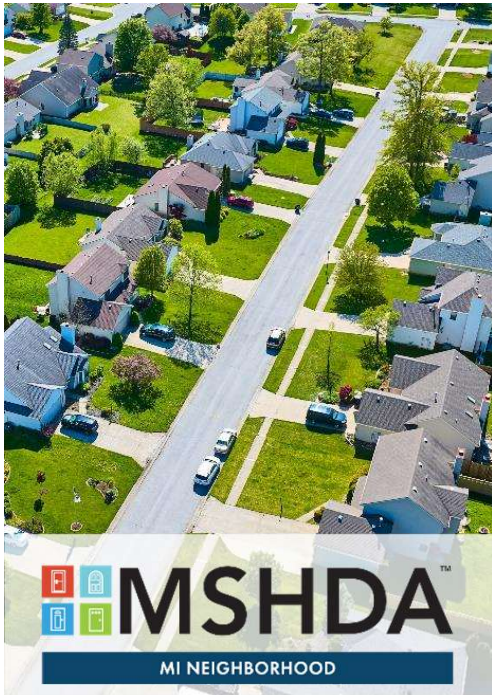


Funding Strategies

- Offering project feasibility analysis and funding strategies
- Assessing the need for equity product in the affordable housing market
- Serve as Intermediary for local units of government and philanthropy to fund housing strategies



Case Study: Navigating MSHDA MI Neighborhood Program



Client's Initial Challenges

A client needed expert guidance to align their project with Mi Neighborhood program goals.

The project fit the scope and design of the MI Neighborhood program; specifically, requesting funding for rehabilitating the exteriors and some interior work on two rental duplexes.

GLHS Strategic Approach

GLHS assisted with the development of a rental proforma and provided suitable specs and pictures.

Outcome and Impact

As a result, the client successfully secured \$160,000 in funding. The project improved local infrastructure and fostered community cohesion, benefiting residents significantly.



Case Study: Technical Assistance in Genesee County



Understanding the Issue

The United Way of Genesee County received a budget appropriation from the State of Michigan to provide a wide variety housing solutions to Genesee County's housing ecosystem.

This includes expanding the capacity of the County's homeless continuum of care, assisting in the development and funding of affordable housing projects, and creating new attainable home ownership opportunities for residents.

Collaborative Solutions

GLHS has been retained to provide guidance and technical expertise to assist the United Way of Genesee County and its local government and nonprofit partners in the creation and implementation of unique and impactful programs that will provide various types of needed housing to communities in Genesee County.

Ongoing Support

GLHS will be engaging with stakeholders, local governments, developers, and residents, as well as assisting the United Way of Genesee County in the development of strategy, program parameters, RFPs, and, ultimately, the execution of these programs during this multi-year engagement.



Case Study: 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.



Services Available for Tribes

- The Tribal Nations Housing Development Assistance Program (TNHDAP) offers pre-development grants to support tribes in early-stage planning and assessment.
- These grants can fund feasibility studies, environmental assessments, and architectural design plans, ensuring tribes are well-prepared for construction phases.
- Support includes access to a network of expert consultants in housing development and finance, providing tribes with tailored advice and strategies.
- The program encourages sustainable and culturally relevant housing solutions, aligning development projects with the unique needs of each tribal community.
- Tribes receive ongoing technical assistance and workshops to enhance their capacity in project management and grant application processes.

*Photo: Kchi-Noodin Kaamdaakiing Development, Grand Traverse County.
Courtesy of the Michigan State Housing Development Authority (MSHDA).*



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.



Ashley D. McLeod

Executive Director



Jeffery Campbell

VP of Consulting



Liz Smith

Consultant



Nicki Basch

Consultant



How to Work with GLHS



Visit Our Website

For more information about our services, visit our website at 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



Thank you

info@greatlakeshousing.org
www.greatlakeshousing.org

The logo for Great Lakes Housing Services features a white outline of a house with a wavy line at the base, set against a blue background. The text "GREAT LAKES HOUSING SERVICES" is written in white, bold, uppercase letters to the left of the house outline.

**GREAT LAKES
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