



Michigan Association of Planning
Board of Directors

**2021 Board Linkage Report
Planning for Affordable Housing**

The MAP Board identified housing and climate change as its policy priorities for 2021 at the January 2021 annual board retreat. Climate change was a carryover from the 2020 linkage agenda. Climate linkage has not occurred since the November 2020 meeting with Beth Gibbons. Therefore the summary of activities does not contain items for climate change.

Purpose:

The linkage report summarizes the ownership linkage plan which is created under the policy governance model in order to find out from our owners their needs, concerns, conflicts, feedback and emerging issues while also reporting back to them about the organization's performance. Linkage is directly related to governance policies as the board reviews our governance policies related to linkage to make sure the policies are directing the organization in compliance with the owner's wishes. The more linkage there is with owners, the stronger our organization.

Background on Housing:

Today's housing shortages and costs come with far-reaching impacts on nearly every facet of our lives, from earnings, job opportunities, educational attainment, health, and safety. And housing development practices themselves underlie and perpetuate many of our communities' and nation's racial and economic inequities. But, they are rooted in a system of policies, practices, and beliefs at the local, state, and federal level that extend far beyond the reach of a single jurisdiction.

As planners face the reality that housing development and redevelopment issues challenge nearly every aspect of community vitality and sustainability, the MAP Board conducted linkage with housing experts to seek replicable approaches to mitigate housing development costs, ensure equitable access to housing and the opportunities it creates, create equitable development and redevelopment in low-income communities, build support for new housing solutions, and create impactful, statewide policy to address the systemic roots of our current housing crisis. To that end, the MAP Board learned from community representatives, regions, housing-related interest groups, affordable housing developers, lenders, and community groups about a variety of housing related issues.

Some of the questions that guided linkage discussions:

- What are some examples of successful housing developments that offer opportunities for equity, affordability, and opportunity?
- What innovative approaches communities, regions, or organizations taken to address housing costs? What are the limitations of these approaches? How might they be improved or brought to scale?
- How might planners address housing needs in low-income communities that face declining property value and significant home rehabilitation needs, while preventing displacement and gentrification?
- What approaches have worked to minimize or resolve community opposition?
- What policy changes at the state level are needed to provide more tools and resources to communities?

Housing Linkage Activities:

A board housing linkage team (Avantini, Anderson, Lucas) developed a Housing Linkage statement that was shared with our linkage guests throughout 2021 in advance of the linkage meetings to help them better understand our thinking on housing.

So far this year, the board has conducted linkage with the following entities:

- **March 20, 2021** – Steve Schnell, Housing North; Ryan Kilpatrick, Housing North; and Kimberly Faison, Detroit Future City;
- **April 9, 2021** – Executive Committee Members of the Housing Michigan Coalition; Dawn Crandall, MHBA; Joshua Lunger, Grand Rapids Chamber; Kent Wood, Housing North; Jennifer Rigterink, MML;
- **May 21, 2021** – The board devoted the linkage portion of the agenda to a discussion about what it had learned so far during the first 2 linkage meetings, and identified future linkages;
- **June 18, 2021** – Mark McDaniel, Cinnaire; and, Emily Doerr, State Land Bank;
- **August 20, 2021** – William Sheffer, MI Manufactured Housing Association; Don Westphal, Westphal Associates; Jay Ciokajlo, Skyline/Champion; Deborah Herdman, Huntington Bank;
- **September 17, 2021** – Linkage Meeting with University Faculty: Larissa Larson, University of Michigan; Rayman Mohamed, Wayne State University; Zenia Kotval & Mark Wilson, Michigan State University; Chad Frederick, Grand Valley State University; Heather Kahn-Welsh, Eastern Michigan University;
 - Objective: Engage with university faculty teaching in planning programs, learn about the Planning Accreditation Board (PAB) process and discuss challenges and opportunities associated with accreditation and offering planning degrees.
- **October 15, 2021** – Acting Director Gary Heidel, MSHDA; Senior Vice President of Community Development Michele Wildman & Director of Community Development Incentives Lori Mullins, MEDC; Executive Director Luke Forest, CEDAM;
- **October 27 – 29, 2021** – Annual Conference
 - Housing our Neighbors & Ourselves: A Regional Approach: Ryan Soucy, CUPPAD; Callie New, Design Workshop, Inc; Evan Bonsall, Marquette City Commission.
 - From Idea to Financing to Review to Execution: Filling the Process Knowledge Gaps: Mark McDaniel, Cinnaire; Ryan Kilpatrick, Housing Next; Jennifer Acosta, Acosta Development.
 - The Future is Here – Housing Strategies for Today & Tomorrow: Rodney Harrell, Family, Home and Community, AARP.

Reflection:

MAP staff is currently developing a series of Board Linkage Briefs, or tear sheets, covering topics that emerge from board linkage meetings. The summaries will provide our members with information about what the board is learning during linkage, and provide the briefs more in real time, more quickly than an educational event, or an issue of the Michigan Planner magazine.

Note about Climate Change:

The Government Relations Committee created an ad hoc committee (Brad Neumann, Tyler Klifman) to add 2 new sections to the recently adopted APA Climate Policy Guide to make it more Michigan Centric: Fresh Water/Great Lakes and Climate Migration. These sections will be considered supplements to the APA Policy Guide.