



REQUEST FOR PROPOSALS

Comprehensive Housing Needs, Feasibility, and Strategic Development Assessment

Issued By: The Saginaw Chippewa Indian Tribe of Michigan, Housing Department

Issue Date: October 2, 2026

Proposal Due Date: November 4, 2026, by 4:30pm Eastern Standard Time

I. INTRODUCTION

The Saginaw Chippewa Indian Tribe of Michigan ("SCIT" or "Tribe") seeks proposals from qualified consulting firms, housing market analysts, research organizations, universities, economic development consultants, or multidisciplinary teams to conduct a comprehensive housing needs, feasibility, and strategic development assessment of the Tribe's Indian areas. The Tribe is seeking data on the regional housing demand, tribal member and workforce needs, market feasibility, development opportunities, financial funding opportunities, and ultimately a go / no-go decision framework.

The purpose of this project is to evaluate current and future housing needs among:

1. Enrolled Saginaw Chippewa tribal member households
2. Other Native Americans who are enrolled members of U.S. Federally recognized tribes.
3. Non-native individuals employed by Tribal governmental operations, enterprises, gaming facilities, health services, hospitality operations, and affiliated entities located in Mount Pleasant, Michigan and Standish, Michigan.
4. First generation descendants of the Saginaw Chippewa Indian Tribe

The Tribe seeks actionable, data-driven recommendations to guide future housing initiatives and investments over a planning horizon of up to fifteen (15) years.

II. BACKGROUND

The Tribe serves enrolled tribal members residing throughout the United States. Tribal members living throughout Michigan have expressed the desire to relocate to the Isabella Reservation in Mt. Pleasant, MI.

The Tribe also employs a substantial workforce supporting governmental, gaming, hospitality, health care, education, and related operations.

The Tribe recognizes that housing availability, affordability, quality, and accessibility may impact:

- Tribal member well-being
- Employee recruitment
- Employee retention
- Workforce stability
- Economic development
- Long-term community growth

Tribal leadership seeks a comprehensive assessment to determine the extent of current and projected housing demand, market analysis, feasibility, strategic planning, and opportunities for Tribal housing investment.

III. PROJECT OBJECTIVES

The selected consultant shall:

A. Quantify Current Housing Need Among the Target Populations

Analyze existing housing inventory and condition

- Assess rental versus ownership demand
- Household income and affordability
- Rent and sales price analysis
- Elder/disabled/ special-needs considerations

B. Forecast Future Housing Demand

Project housing demand over short-term (1-5 years), medium-term (6-10 years), and long-term (11-15 years) planning horizons.

C. Assess Housing Preferences

Determine preferences regarding:

- Manufactured housing
- Modular housing
- Site built housing
- Single-family housing
- Multifamily housing/duplex, condominiums, apartment building
- Townhomes
- Elder housing
- Accessible housing
- Workforce housing
- Mixed-income housing

D. Evaluate Geographic Demand

Identify preferred locations and geographic concentrations of demand within these Michigan counties: Arenac, Gratiot, Gladwin, Isabella, and Midland.

E. Evaluate Development Feasibility

Assess opportunities for:

- Sources of funding
- Affordable Housing
- Market Rate Housing
- Public-private partnerships
- Tribal ownership and operation
- Developer partnerships
- Mixed development models
- Phased development strategies

F. Support Strategic Decision-Making

Provide recommendations regarding approximate scale, type, location, timing, and implementation of future housing initiatives.

- Diagnose zoning/policy barriers
- Infrastructure and land availability
- Address the practical questions of getting projects built

IV. SCOPE OF WORK

The consultant shall perform, at a minimum, the following tasks.

Task 1: Project Management

- Develop project work plan
- Establish communication schedule
- Coordinate with designated Tribal representatives
- Provide periodic status reports

Task 2: Existing Conditions Assessment

Analyze:

- Demographic trends
- Economic trends
- Population growth and migration patterns
- Household composition
- Income levels
- Employment trends
- Housing stock characteristics
- Vacancy rates
- Housing affordability metrics
- Housing supply and market conditions

Task 3: Tribal Member Housing Assessment

Conduct research sufficient to determine:

- Current housing circumstances
- Future housing needs
- Unmet housing needs
- Household formation trends
- Housing affordability challenges
- Homeownership interest
- Rental housing demand
- Preferred housing types
- Preferred locations

Task 4: Workforce Housing Assessment

Evaluate housing needs among employees working at Tribal facilities, which include the Soaring Eagle Casino & Resort, the Soaring Eagle Waterpark and Hotel, and the Saganing Eagles Landing Casino.

Topics shall include:

- Current residence locations
- Commute times and distances
- Housing affordability
- Housing satisfaction
- Recruitment impacts
- Retention impacts
- Interest in employer-supported housing
- Interest in relocation closer to employment centers

Task 5: Survey Research

Develop and administer statistically valid surveys of:

- Tribal members
- Tribal employees

Survey methodology shall be designed to maximize participation and provide confidence in resulting estimates.

Task 6: Stakeholder Engagement

Conduct interviews and/or focus groups with, and analyze data provided by:

- SCIT leadership
- SCIT Enrollment Office
- SCIT Housing Department
- SCIT Human Resources
- Migizi Economic Development Company
- Other stakeholders identified by SCIT

Task 7: Housing Market Analysis

Evaluate housing market conditions throughout these tribal areas:

1. Arenac County
2. Gratiot County
3. Gladwin County
4. Isabella County
5. Midland County

Particular attention should be given to housing markets associated with Mount Pleasant and Standish.

Task 8: Demand Forecasting

Develop housing demand forecasts through Year 15.

Forecasts should identify estimated demand by:

- Housing type and size
- Ownership versus rental
- Household income segment
- Geographic location
- Employee versus tribal member population

Task 9: Feasibility and Development Analysis

The consultant shall identify and evaluate market viability for potential development opportunities and provide recommendations regarding:

- Appropriate project scale
- Unit mix
- Development phasing
- Target populations
- Financing opportunities
- Funding sources
- Partnership opportunities

Task 10: Strategic Recommendations

Provide recommendations addressing:

- Continue with existing Housing Programs
- Whether housing development should proceed
- Expand rental housing
- Expand home ownership
- Develop workforce housing
- Develop other special needs housing
- Recommended housing types
- Recommended locations
- Development priorities
- Potential implementation timeline

- Risks and barriers
- Key success factors

V. DELIVERABLES

The selected consultant shall provide:

1. Detailed Project Work Plan
2. Survey Instruments and Methodology
3. Interim Findings Presentation
4. Draft Housing Demand and Feasibility Report
5. Final Housing Demand and Feasibility Report
6. Executive Summary
7. Presentation to Tribal Leadership

The final report shall include executive-level findings suitable for strategic planning and decision-making.

VI. PROPOSAL REQUIREMENTS

Proposals shall include:

- Firm overview
- Relevant qualifications
- Experience with housing market studies
- Experience working with Tribal governments and Indigenous communities
- Description of project team
- Resumes of key personnel
- Detailed methodology
- Proposed timeline
- Examples of similar projects
- References
- Cost proposal

VII. EVALUATION CRITERIA

Proposals will be evaluated based on:

- Demonstrated experience with housing market and feasibility studies
- Experience serving Tribal governments
- Quality of proposed methodology
- Qualifications of project team
- Ability to conduct long-range demand forecasting
- Understanding of workforce housing issues
- Cost effectiveness
- Quality of previous work products

VIII. PROJECT SCHEDULE

The Tribe anticipates selecting a consultant within sixty (60) days of proposal submission.

The desired project completion period is eight (8) to twelve (12) months following contract execution.

IX. Native preference shall be a consideration.

X. RESERVATION OF RIGHTS

SCIT reserves the right to reject any or all proposals, waive informalities, negotiate with selected respondents, and cancel this solicitation at any time if deemed to be in the best interests of the Tribe.

XI. CONTACT INFORMATION

Rosalie Maloney,
Saginaw Chippewa Housing Director
2451 Nishnabeanong Drive
Mt. Pleasant, MI 48858
(989) 775-4581

RoMaloney@sagchip.org

and

Latasha Montalvo,
Saginaw Chippewa Assistant Housing Director
2451 Nishnabeanong Drive
Mt. Pleasant, MI 48858
(989) 775-4589

LaMontalvo@sagchip.org

END OF REQUEST FOR PROPOSALS