



# HOUSE of REPRESENTATIVES

## STATE OF MICHIGAN

### Appropriations Requests for Legislatively Directed Spending Items

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1. The sponsoring representative's first name:  
Joe
2. The sponsoring representative's last name:  
Tate
3. The cosponsoring representatives' names. All cosponsors must be listed. If none, please type 'n/a.' A signed letter from the sponsor approving the co-sponsorship and a signed letter from the member wishing to co-sponsor are required. Attach letters at question #9 below.  
N/A
4. Name of the entity that the spending item is intended for:  
Genesis Harbor of Opportunities Promoting Excellence (GenesisHOPE)
5. Physical address of the entity that the spending item is intended for:  
7200 Mack Avenue Detroit, Michigan 48214
6. If there is not a specific recipient, the intended location of the project or activity:  
Genesis Harbor of Opportunities Promoting Excellence (GenesisHOPE)
7. Name of the representative and the district number where the legislatively directed spending item is located:  
Representative Joe Tate, 9th District
8. Purpose of the legislatively directed spending item. Please include how it provides a public benefit and why it is an appropriate use of taxpayer funding. Please also demonstrate that the item does not violate Article IV, S 30 of the Michigan Constitution.  
GenesisHOPE Community Development Corporation's proposal seeking \$1,000,000 in state funding to expand critical, community-based services for Detroit's eastside.

Detroit's seniors face a growing crisis. Nearly 50% live below the ALICE threshold, with a median income of just \$22,000 per year. Transportation is a daily challenge for over 26% of residents without access to an automobile, a figure even higher among older adults. The digital divide threatens their access to telehealth and online resources, with

only 40% of Black seniors connected to the internet and far fewer confident using it. Add to this the realities of food insecurity, affordable housing scarcity, and deepening social isolation, and it becomes clear that targeted, culturally competent, community-rooted services are urgently needed.

GenesisHOPE is a trusted anchor institution that has served over 70,000 residents in 48207, 48213, and 48214 for years, despite operating from a modest 1,000 sq. ft. facility. Their proposal would directly address these disparities by increasing capacity for care coordination, nutrition education, supplemental food assistance, technology support, and social services, especially for the 50% of their service area who are older adults.

There is currently no senior citizen center on the eastside of Detroit. Support for this GenesisHOPE project will fill this critical gap and increase equitable access to health, housing, and critical community resources.

9. Attach documents here if needed:

Attachments added to the end of this file.

10. The amount of state funding requested for the legislatively directed spending item.

1000000

11. Has the legislatively directed spending item previously received any of the following types of funding? Check all that apply.

["Federal","State","Local","Private"]

12. Please select one of the following groups that describes the entity requesting the legislatively directed spending item:

Non-profit organization

13. For a non-profit organization, has the organization been operating within Michigan for the preceding 36 months?

Yes

14. For a non-profit organization, has the entity had a physical office within Michigan for the preceding 12 months?

Yes

15. For a non-profit organization, does the organization have a board of directors?

Yes

16. For a non-profit organization, list all the active members on the organization's board of directors and any other officers. If this question is not applicable, please type 'n/a.'

Martha Potere; President, Belinda Gilmore; Vice President, Conya Hall; Treasurer, Lauren Boone; Secretary Board of Directors: Ken Grant, Ph.D. Jennine Spencer-Gilbert, George

Watson, Alan Scott White, Judy Wiles, Rosalind Willis Ex Officio Jeanine Hatcher-  
Executive Director

17. "I certify that neither the sponsoring representative nor the sponsoring representative's staff or immediate family has a direct or indirect pecuniary interest in the legislatively directed spending item."

Yes, this is correct

18. Anticipated start and end dates for the legislatively directed spending item:

Start Date: November 2025 End Date: December 2027

19. "I hereby certify that all information provided in this request is true and accurate."

Yes

# WeCARE Community Wellness Center

## CASE FOR SUPPORT STATEMENT

### OVERVIEW

GenesisHOPE is a multi-service community development organization supporting people in making healthier lifestyle choices, and we are committed to creating vibrant, equitable and sustainable neighborhoods on the eastside of the City of Detroit. There are 18,242 residents within a 5 mile radius of our current location inside Genesis Lutheran Church, and 70,723 within GenesisHOPE's three zip code (48207, 48213 and 48214) service area. GenesisHOPE's capacity to serve the escalating needs is limited from its current 1,000 sq. ft. facility. And, as other local agencies and community organizations face resource constraints, service levels have declined leaving our most vulnerable population, seniors, exposed to increasing social risk barriers that lead to higher rates of early mortality rates. GenesisHOPE is seeking \$1,000,000 in state funding to improve access to community-based services, especially designed to reach the older adult population (50%) within our service area.

### CHALLENGES

**Poverty** is a prevailing challenge, and seniors are most vulnerable. Nearly 50% live below the ALICE threshold with a median income of merely \$22k per year. **Transportation** poses a problem for 26% of the population who do not have an automobile, and that percentage is significantly higher for the senior population. The **digital divide** threatens seniors' access to health and wellness care as telehealth and digital preventive care technology continue as a care model. Approximately 40% of Black seniors have access to the internet, and an even higher percentage do not know how to effectively use today's technology. **Food insecurity** resulting from the high cost of food, shelter, medicine, and other basic needs is a problem for not only those living in poverty but the Asset Limited, Income Constrained, Employed (ALICE) population is regularly in need of food.

### AT A GLANCE

#### Challenges

Poverty  
Mobility  
Digital Divide  
Senior Isolation  
Affordable Housing  
Food Access and Insecurity

#### Intended Impacts

Improved Access to  
Community-Based Services

- Care Coordination
- Nutrition Education
- Social Resources
- Technology Assistance
- Supplemental Food

Increased Capacity to Serve



"Health and social service resources continue to deteriorate for older adults in Detroit," according to the [\*Dying Before Their Time III\*](#) report. There is no senior center on the eastside of the City of Detroit.

#### Ronald Taylor

President & CEO Detroit  
Area Agency on Aging

## INTENDED OUTCOMES

### Improved Care Coordination

Information, resources and assistance is provided by the certified community health workers team in one of GenesisHOPE's priority program areas: WeCARE Connection.

### Improved Food Security and Health Outcomes: Biometrics

Nutrition education, chronic 'diet-related' disease management, and supplemental food distributions are a few examples of programs provided by our priority program area: Healthy Living.

### Improved Housing Stability

Housing resource center, minor home repairs, and access to low-to-moderate income housing is the mission of GenesisHOPE's priority program area: Healthy Homes

### Increased Access to Community Based Services

Reopen the Carl E. Thomas Center to serve residents of Islandview, the Greater Villages, and surrounding neighborhoods (48207, 48213, and 48214). Increasing capacity from 1,000 sq. ft to 6,000 sq. ft, enables GenesisHOPE to provide:

- Social Resource Navigation Center
- Caregiver Support & Training
- Technology Hub & Training
- Cooked Meal Service for Seniors
- Community Kitchen & Healthy Cooking Classes
- Emergency and Climate Change Response Center

## BUDGET

GenesisHOPE is **requesting \$1,000,000** in state funding to:

- Increase and improve access to health, wellness, and social services. Samaritas closed its Carl E. Thomas Center and will sell the **facility** to GenesisHOPE for **\$300,000**. We are repurposing the center as the WeCARE Wellness Hub, a wellness, resources, and resiliency hub to serve a population of 70,723.
- Add a **commercial community kitchen** for **\$150,000** to provide hot, nutritious meals for seniors, nutrition education classes, and fresh fruit and vegetable recipe tastings and demonstrations.
- Add a **technology hub** and give away **senior wellness technology**, such as laptops, Fitbits, Smart Scales, etc., for a cost of **\$150,000**.
- Build **capacity** at **\$400,000** by adding staff, fringe benefits, supplies, and technical assistance providers to expand health, wellness, transportation, and supplemental food distributions.

## LEVERAGED FUNDS

GenesisHOPE is **leveraging \$1,295,000**:

- Samaritas, an affiliated Lutheran organization, offers a **reduced purchase price plus furniture and fixtures** valued at **\$200,000**.
- EcoWorks provides solar power, energy efficiency, and other upgrades to retrofit the facility as a **resiliency and food hub**. At **\$500,000**, the upgrades include solar power, EV ride share, green stormwater management, and other power and energy efficiencies.
- Detroit Area Agency on Aging (DAAA) senior wellness center and programming **support for seniors and caregivers** is **\$150,000** annually.
- McGregor Fund **support for basic needs** is \$100,000 annually.
- Michigan Fitness Foundation community partnership providing SNAP Education (**nutrition education and physical activity programming**) is **\$150,000** annually.
- Anticipated **earned income for community health worker services** is estimated at **\$50,000** annually.
- Leadership for Mental Health Equity at **\$75,000** to develop and test a closed-loop **mental health referral system with mental health awareness campaigns**.
- Detroit Community Health Equity Alliance (D-CHEA) is **\$75,000** for **social resource navigation and hypertension intervention**.

## ABOUT US

### Who We Are

Genesis Harbor of Opportunities Promoting Excellence (GenesisHOPE) is a Detroit-based multiservice community development organization dedicated to advancing health equity for individuals and families living in the Islandview, Villages of Detroit, and surrounding neighborhoods. We are community development professionals leading the equitable development of **places**. We are also community health workers who educate and support **people** in making healthier choices.

We work collaboratively across sectors and disciplines to eliminate unfair individual, institutional, and systemic conditions that cause inequities. GenesisHOPE values strong, connected, long-term relationships that foster engagement, responsibility, and responsiveness with and for the community. Listening is our first step toward community and economic development.

### What We Do

GenesisHOPE promotes healthy living and creates healthy, resilient communities that are equitable for all. Our people-first approach has made us a trusted community provider and partner. Our in-house expertise, value-driven service delivery, and vast, rich, and deeply collaborative relationships allow us to promote healthy living so people and places thrive!

Our priority program areas are: Healthy Living, WeCARE Connection, Healthy Homes, and Change Collectives. Our intended impact is for people living in households earning less than 80% of the area median income have fair and just opportunities to be as healthy as possible with access to healthy food, supportive resources and services, and quality, efficient, affordable housing. And that Black, Latino, and Indigenous People of Color face fewer disparities.

*Our foundational principle is that **healthy people and healthy places** begin with food... good food is needed to fuel our minds and bodies to think and do!*

## Our Financial Highlights

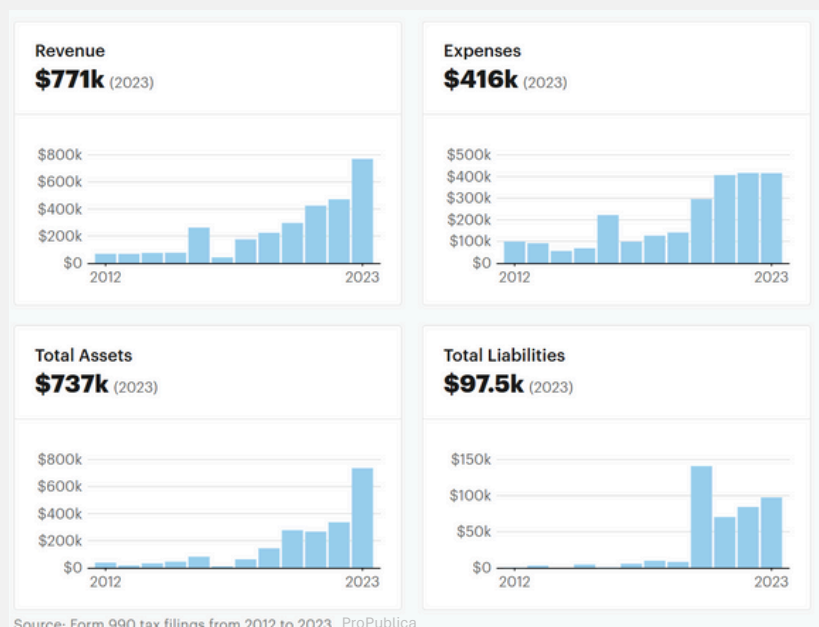
GenesisHOPE has demonstrated steady financial performance, with revenue growth, effective fund allocation, and sound financial stewardship over a five-year period:

#### • Revenue Growth

GenesisHOPE experienced a steady growth in revenue, starting at \$224,000 in 2019 and increasing to \$771,000 in 2023, which reflects a **71% growth** over the five years.

#### • Asset Growth

Similarly, the asset **growth rate is 80%**, with a current ratio of assets-to-liabilities at 7.1.





Carl E. Thomas Center  
8145 E. Jefferson Ave., Detroit, MI 48214  
6,247 sf building area | 34,412 sf land area

## WeCARE Community Wellness Center

### PROJECT BUDGET

#### Revenue

Nonprofit & Foundation Contributions  
Federal Grants  
State Grants  
State Contracts  
Earned Income

\$	TOTAL
\$ 245,000	
\$ 500,000	
\$ 1,000,000	
\$ 300,000	
\$ 50,000	

#### TOTAL Revenue

**\$ 2,095,000**

#### MI Community Enhancement Project Grant

\$ 1,000,000

**\$ 1,000,000**

#### Expenses

Salaries & Related Expenses  
(Program Managers, Fringe & Related Expenses)  
Contract Service Expenses  
(General Contractor, Architect, & other T/A providers)  
Software & Hardware < \$2,500 per item  
(Systems, Laptops, Fitbit, Smart Scale, etc)  
Telephone & Internet Installation  
Program Expenses  
(Evidence-based curriculums, class supplies and behavior reinforcement materials)  
In-Direct Costs

\$ 630,000
\$ 225,000
\$ 150,000
\$ 25,000
\$ 130,000
\$ 60,000

\$ 275,000  
\$ 150,000  
\$ 150,000  
\$ 25,000  
\$ 25,000

#### TOTAL Expenses

**\$ 1,220,000**

**\$ 625,000**

#### Capital Expenditures

Facility, Furniture, Fixtures & Facility Upgrades  
Commercial Refrigeration, Stove & Oven  
Construction Costs for Resiliency Upgrades  
EV Vehicle & EV Stations

\$ 500,000
\$ 75,000
\$ 400,000
\$ 100,000

\$ 500,000  
\$ 75,000

#### TOTAL Capital Expenditures

**\$ 1,075,000**

**\$ 575,000**

LESS Facility Discounted Purchase Price

**\$ (200,000)**

**\$ (200,000)**

#### TOTAL Expenses and Capital Expenditures

**\$ 2,095,000**

**\$ 1,000,000**

#### Net Revenue (Loss)

**\$ -**

**\$ -**

Carl E. Thomas Center  
8145 E. Jefferson Ave., Detroit, MI 48214  
6,247 sf building area | 34,412 sf land area

CARL E. THOMAS CENTER



## WeCARE Community Wellness Center

CASE FOR SUPPORT STATEMENT | PAGE FIVE

### Jeanine C. Hatcher

EXECUTIVE DIRECTOR

VISIONARY STRATEGIST | DEVELOPER | ENTREPRENEUR

*"Genesis is a Harbor of Opportunities Promoting Excellence (dba GenesisHOPE), and my role is to provide opportunities for people to excel and strive for excellence!"*



#### BUSINESS OWNER

Chief Designer  
**ImageSetter**  
1984 – Present

Franchise Owner Operator  
**Midas Auto Service Experts**  
1995 – 2001

Partner and Vice President  
**First Impressions**  
1996 – 2005

#### CAREER

Executive Director  
**GenesisHOPE, a community  
development organization**  
2008–Present

Marketing Information Manager  
**Dykema, a national law firm**  
2005 – 2015

Realtor® and Marketing Director  
**Century 21 Elegant Homes**  
2001 – 2005

Communications Manager  
**Dunamis Outreach Ministries**  
2001 – 2003

Sales & Marketing Manager and  
Business Analyst  
**Kelly Services, Inc.**  
1991 – 1997

Associate Programmer Analyst  
and Information Center Advisor  
**The Stroh Brewery Company**  
1985 – 1990

Jeanine Hatcher, one of several founders, has served as the Executive Director of GenesisHOPE since 2008. The nonprofit community development organization promotes healthy living and creates equitable, resilient communities for residents of Islandview, the Villages of Detroit, MI, and adjacent neighborhoods (48207, 48213, 48214).

We at GenesisHOPE are community development professionals leading inclusive and equitable development of places where we live, work, learn, and play. We're also community health workers who educate and support people to enjoy a healthier lifestyle. GenesisHOPE helps people and communities to fill gaps!

We help fill gaps in families' finances and necessities, lack of access to health care, and other barriers to enjoying a healthier home and environment. GenesisHOPE works collaboratively to eliminate unfair individual, institutional, and systemic conditions that cause inequities. Jeanine is charged with advancing health equity to achieve a vision of healthy people and healthy places.

Jeanine has over 30 years of experience in the business and nonprofit sectors. She "brings an entrepreneurial view" to the mission of social justice. Jeanine started her marketing firm, ImageSetter, in 1984, which she still operates today. She owned and operated with her husband, the first African American-owned Midas franchise in Michigan, grossing over a million per year. She was the Vice President of First Impressions, a hospitality staffing agency she helped start with her sister-in-law with locations in Detroit and Atlanta.

"I've learned through my experiences of owning, operating, and working for businesses to stick to my mission, grow from every encounter, truly love people, and lead like Jesus! My practical guides to leading and enjoying life is The Holy Bible and Jesus, CEO: Using Ancient Wisdom for Visionary Leadership."

~ Jeanine C. Hatcher

#### AFFILIATIONS

Board of Directors,  
Finance Committee  
**Community Development  
Advocates of Detroit**  
(CDAD)

Board of Directors  
**Doing Development  
Differently**  
(D4)

Board of Directors,  
Nominating Committee  
**Samaritas**





February 6, 2025

Senator Stephanie Chang  
MI State Senate, District 3  
11521 Joseph Campau Ave  
Hamtramck, MI 48212

**Subject: Letter of Support for GenesisHOPE's WeCARE Community Wellness Center**

Dear Senator Chang,

I am writing on behalf of EcoWorks to express our strong support for GenesisHOPE's WeCARE Community Wellness Center, which will serve the residents of Islandview, the Villages of Detroit, and surrounding neighborhoods. Over the past 17 years, GenesisHOPE has been unwavering in its commitment to addressing food insecurity and promoting food sovereignty. Through its health and wellness initiatives—including senior wellness programs, preventative care, and chronic disease management—GenesisHOPE has significantly improved the health outcomes of countless individuals.

Since the COVID-19 pandemic, economic and social disparities have intensified, making the need for a dedicated wellness center more urgent than ever. A facility like WeCARE will provide essential resources to support the well-being and resilience of this community. We strongly encourage the State of Michigan to approve GenesisHOPE's request for a Community Enhancement Grant to help make this vision a reality.

EcoWorks, a Detroit-based nonprofit, is dedicated to creating just, equitable, and sustainable solutions to climate change and other community challenges. As a long-standing partner of GenesisHOPE, we have provided energy efficiency programs, technical assistance, and critical infrastructure, such as commercial refrigeration and freezers, to support their food distribution efforts. GenesisHOPE has become a trusted community hub, and we are committed to continuing our collaboration.

Additionally, EcoWorks is honored to have been selected as the lead applicant for a groundbreaking \$20 million Community Change Grant (CCG)—a historic achievement for a Michigan-based, minority- and woman-led organization. This initiative aims to enhance climate resilience, reduce energy burdens, and advance social and environmental justice across underserved communities in Southeast Michigan. GenesisHOPE is one of 15 subrecipients of this prestigious grant, and we are actively planning for its WeCARE Wellness Hub to serve as a Resiliency Hub for Detroit's eastside residents.

For these reasons, we strongly urge the State of Michigan to support GenesisHOPE's efforts to establish the WeCARE Community Wellness Center. This investment will help create a healthier, more resilient community while addressing critical social determinants of health.

Thank you for your time and consideration. Please feel free to contact me for any further information.

Sincerely,

Briana DuBose  
Executive Director  
EcoWorks