



HOUSE of REPRESENTATIVES

STATE OF MICHIGAN

Appropriations Requests for Legislatively Directed Spending Items

1. The sponsoring representative's first name:
Kristian
2. The sponsoring representative's last name:
Grant
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.
John Fitzgerald, Carol Glanville, and Stephen Wooden
4. Name of the entity that the spending item is intended for:
Mel Trotter Ministries
5. Physical address of the entity that the spending item is intended for:
225 Commerce St Grand Rapids, MI 49503
6. If there is not a specific recipient, the intended location of the project or activity:
na
7. Name of the representative and the district number where the legislatively directed spending item is located:
Kristian Grant, 82nd 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. This Housing and Workforce Development initiative aims to rejuvenate the 100 block of Garden Street through the development of 30 affordable housing units and workforce training opportunities, including employment, on the same city block. To date, 4 transitional homes and 10 rent-controlled apartments have been developed as well as secured funding and construction underway for 10 rent-controlled tiny homes. The construction of 6 additional tiny homes will complete this project. Additionally, a newly developed workforce training center and a manufacturing facility provide opportunities

for increased economic mobility and greater financial stability through living wage employment. This request focuses on the construction of tiny homes intentionally designed as an affordable housing option for Kent County residents who have experienced homelessness, are income-eligible and employed.

This project focuses on the construction of 16 tiny homes consisting of four two-bedroom and twelve one-bedroom homes with spaces measuring 529 and 400 square feet, respectively. The square footage, and amenities included, categorize these as true tiny homes, while most builders are constructing tiny homes starting at 600 square feet. These stand-alone homes include the same heating, cooling, kitchen, bedroom, living room, and bathroom amenities of a full-sized home on a smaller scale.

Residents enjoy affordable housing with the qualities each home offers, including a covered porch, lawn, and landscaping, as well as a community green space to enjoy with neighbors. By intentional design, the tiny homes will be financially self-sustaining through rental income and will also include a pathway to equity for residents. Tenants of the tiny homes will enjoy affordable rent, in perpetuity, with a targeted payment of no more than 30% of their monthly gross income. Rental prices follow both Asset Limited Income Constrained Employed (ALICE), and Housing and Urban Development (HUD) income and rent limits as guidelines.

Integrating affordable housing, workforce training and living-wage employment opportunities on the same city block addresses the underlying causes of homelessness and creates equitable pathways to long-term stability. By intentional design, MTM has contracted with a local mission-aligned non-profit serving those with barriers to employment for the construction components of the project. The affordable housing units are being constructed by members of the community, including individuals who may eventually live in them. This intentional design not only provides affordable housing but also creates job and skill-building opportunities and a sense of ownership in the community. The development of affordable housing, workforce training and living-wage employment opportunities on the same city block uniquely addresses critical barriers to long-term stability, including the need for transportation and a community of support.

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.

400000

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

["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.'

Tony Pearson, Chair Broker, LEED-AP, True North Commercial Real Estate Steve Kelly, Vice Chair Host of West Michigan's Morning News Bob Worthington, Treasurer Chief Risk Officer and General Counsel, Mercantile Bank of Michigan Bruce Bush, Secretary Synergy Business Development Mary Hollebeek, Assistant Secretary & Treasurer Community Leader Anedra Eatman, Immediate Past Chair Vice President of People Operations, Nexben Dave Byers Attorney, Law Offices of David A Byers Rich Craig Owner, Craig Architects Kurt Hein President/CEO, Christian Brothers Automotive Phalesha Kyes Owner, By Phalesha Events Dale McNinch Retired Emergency Medicine Specialist Janis Petrini Co-Owner/Founder, Express Employment Professionals, Specialized Recruiting Group, & Frontline Training Solutions Nate Plantinga Attorney, Miller Johnson, PLC

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:

Project was started in early 2025. 10 homes will be built by the end of 2025 and another 6 will be built in 2026.

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

Yes



Mel Trotter Ministries Enhancement Grant Proposal Tiny Home Village

Organizational Background

Mel Trotter Ministries (MTM) was founded in 1900 with a mission to demonstrate compassion toward anyone experiencing homelessness and hunger. For 125 years MTM has stood as a beacon of hope in the community, providing safety, stability, and a path forward for individuals in crisis. MTM has extensive experience in affordable housing development, providing housing stability to individuals and families and fostering economic stability and community resilience. In 2024, MTM provided critical support and stability to 4,870 individuals, including families, experiencing homelessness in the Greater Grand Rapids area.

The Need

According to Housing Kent, Kent County, Michigan has the third highest rate of homelessness in Michigan, with rates continuing to rise (KPI 3: Homelessness, 2025). During the latest locally analyzed data from the 2023 Point-in-Time Homeless Count, 1,239 individuals were confirmed homeless, an increase of 35% in the last two years (United States Department of Housing and Urban Development, 2023). Major contributing factors to this issue are the availability of affordable housing and the increased prevalence of poverty. According to the Bowen National Research 2023 report, the City of Grand Rapids' and Kent County's housing needs have increased by 56% since 2020 and are outpacing statewide population growth. The report showed that 34,699 new housing units (rental and home-owned) will be needed by 2027 to close the shortage.

MTM focuses its affordable housing efforts in the city of Grand Rapids, in the impoverished 49507 zip code where residents have a higher-than-average poverty level and the need for affordable housing is even more acute. In the 49507-zip code, 27.3% of residents live below the poverty line, compared to 9.9% and 13.1% in the Grand Rapids-Wyoming-Kentwood Metro area and the state of Michigan respectively (U.S. Census Bureau, 2023). To address the need for affordable housing in this target area, MTM is engaged in a revitalization project that will bring impactful housing and workforce development opportunities to the immediate Garden Street neighborhood and surrounding 49507 neighborhoods.

The Solution

This revitalization initiative aims to rejuvenate the 100 block of Garden Street through the development of 30 affordable housing units and workforce training opportunities, including employment, on the same city block. To date, 4 transitional homes and 10 rent-controlled apartments have been developed as well as secured funding and construction underway for 10 rent-controlled tiny homes. The construction of 6 additional tiny homes will complete this project. Additionally, a newly developed workforce training center and a manufacturing facility provide opportunities for increased economic mobility and greater financial stability

through living wage employment. This request focuses on the construction of tiny homes intentionally designed as an affordable housing option for Kent County residents who have experienced homelessness, are income-eligible and employed.

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Residents enjoy affordable housing with the qualities each home offers, including a covered porch, lawn, and landscaping, as well as a community green space to enjoy with neighbors. By intentional design, the tiny homes will be financially self-sustaining through rental income and will also include a pathway to equity for residents. Tenants of the tiny homes will enjoy affordable rent, in perpetuity, with a targeted payment of no more than 30% of their monthly gross income. Rental prices follow both Asset Limited Income Constrained Employed (ALICE), and Housing and Urban Development (HUD) income and rent limits as guidelines.

The Impact

Integrating affordable housing, workforce training and living-wage employment opportunities on the same city block addresses the underlying causes of homelessness and creates equitable pathways to long-term stability. By intentional design, MTM has contracted with a local mission-aligned non-profit serving those with barriers to employment for the construction components of the project. The affordable housing units are being constructed by members of the community, including individuals who may eventually live in them. This intentional design not only provides affordable housing but also creates job and skill-building opportunities and a sense of ownership in the community. The development of affordable housing, workforce training and living-wage employment opportunities on the same city block uniquely addresses critical barriers to long-term stability, including the need for transportation and a community of support.

Request

Through the generous support of our partners, construction on the first ten tiny homes is underway with completion set for December 31, 2025. To fully realize our vision of increasing access to affordable housing, we are seeking additional funding to cover the construction of the six remaining tiny homes. To this end, Mel Trotter Ministries is requesting Senator Brink's endorsement as a state of Michigan Enhancement Grant in the amount of \$400,000. With your support, we can create a solution to permanent, affordable, and sustainable housing for the most vulnerable in the Grand Rapids area, through the development of tiny homes.

TRADE BREAKDOWN AND SWORN STATEMENT PART 2

DEVELOPMENT NAME	Hope Village
ADDRESS	119 Garden St SE, Grand Rapids, MI 49507
GRANT #	87



LIST HERE AN ITEMIZED PAYMENT BREAKDOWN BASED ON THE CONSTRUCTION CONTRACT.

05.13.24

Line	AIA #	Trade Item	Amount of Contract (\$)	Work Completed		Stored Materials (\$)	Total Completed & Stored To Date (\$)	% Complete To Date	Balance to Complete (\$)	Retainage (\$)
				From Previous Applications	This Period (\$)					
1		Contingency	\$ 91,278.00			\$ -	\$ -	0.00%	\$ 91,278.00	\$ -
2		Builder's Overhead	\$ 48,970.00			\$ -	\$ -	0.00%	\$ 48,970.00	\$ -
3		Builder's Profit	\$ 130,590.00			\$ -	\$ -	0.00%	\$ 130,590.00	\$ -
4	800a	Architecture	\$ 17,000.00			\$ -	\$ -	0.00%	\$ 17,000.00	\$ -
5	800b	Engineering	\$ 10,000.00			\$ -	\$ -	0.00%	\$ 10,000.00	\$ -
6	0803	Civil Engineering and staking	\$ 15,000.00			\$ -	\$ -	0.00%	\$ 15,000.00	\$ -
7	0804	Permits	\$ 16,000.00			\$ -	\$ -	0.00%	\$ 16,000.00	\$ -
8	0805	Insurance	\$ 16,000.00			\$ -	\$ -	0.00%	\$ 16,000.00	\$ -
9	0806	General Requirements	\$ 81,620.00			\$ -	\$ -	0.00%	\$ 81,620.00	\$ -
10	0808	Excavation	\$ 67,000.00			\$ -	\$ -	0.00%	\$ 67,000.00	\$ -
11	0809	Foundation	\$ 107,396.00			\$ -	\$ -	0.00%	\$ 107,396.00	\$ -
12	0811	Framing, roofing and siding.	\$ 195,830.00			\$ -	\$ -	0.00%	\$ 195,830.00	\$ -
13	0812	Framing, roofing and siding Labor	\$ 224,740.00			\$ -	\$ -	0.00%	\$ 224,740.00	\$ -
14	0813	Cement Flatwork	\$ 59,300.00			\$ -	\$ -	0.00%	\$ 59,300.00	\$ -
15	0823	Windows	\$ 39,844.00			\$ -	\$ -	0.00%	\$ 39,844.00	\$ -
16	0824	Exterior Doors	\$ 17,756.00			\$ -	\$ -	0.00%	\$ 17,756.00	\$ -
17	0858	Electrical	\$ 67,780.00			\$ -	\$ -	0.00%	\$ 67,780.00	\$ -
18	0862	HVAC, Heating/Cooling	\$ 80,616.00			\$ -	\$ -	0.00%	\$ 80,616.00	\$ -
19	0863	Plumbing	\$ 116,144.00			\$ -	\$ -	0.00%	\$ 116,144.00	\$ -
20	865	Insulation/Soundproofing	\$ 79,094.00			\$ -	\$ -	0.00%	\$ 79,094.00	\$ -
21	866	Drywall/Plaster	\$ 57,962.00			\$ -	\$ -	0.00%	\$ 57,962.00	\$ -
22	867	Interior Doors and Trim	\$ 21,120.00			\$ -	\$ -	0.00%	\$ 21,120.00	\$ -
23	868	Interior Trim Labor	\$ 32,000.00			\$ -	\$ -	0.00%	\$ 32,000.00	\$ -
24	869	Interior Paint/Stain	\$ 34,776.00			\$ -	\$ -	0.00%	\$ 34,776.00	\$ -
25	870	Exterior Paint/Stain	\$ 36,960.00			\$ -	\$ -	0.00%	\$ 36,960.00	\$ -
26	871	Casework and Custom Millwork Allowance	\$ 112,000.00			\$ -	\$ -	0.00%	\$ 112,000.00	\$ -
27	872	Countertops Allowance	\$ 32,000.00			\$ -	\$ -	0.00%	\$ 32,000.00	\$ -
28	878	Closets	\$ 16,000.00			\$ -	\$ -	0.00%	\$ 16,000.00	\$ -
29	879	Floor Coverings Allowance	\$ 43,264.00			\$ -	\$ -	0.00%	\$ 43,264.00	\$ -
30	881	Appliances Allowance	\$ 72,000.00			\$ -	\$ -	0.00%	\$ 72,000.00	\$ -
31	882	Hardware	\$ 38,000.00			\$ -	\$ -	0.00%	\$ 38,000.00	\$ -
32	887	Cleaning	\$ 12,800.00			\$ -	\$ -	0.00%	\$ 12,800.00	\$ -
33		Cleaning				\$ -	\$ -	0.00%	\$ -	\$ -
34						\$ -	\$ -	0.00%	\$ -	\$ -
35						\$ -	\$ -	0.00%	\$ -	\$ -
SUBTOTAL			\$ 1,990,840.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 1,990,840.00	\$ -
36		Garage or Shed	\$ 40,000.00			\$ -	\$ -	0.00%	\$ 40,000.00	\$ -
37		Landscaping	\$ 16,000.00			\$ -	\$ -	0.00%	\$ 16,000.00	\$ -
38		Road Cutting and Repair				\$ -	\$ -	0.00%	\$ -	\$ -
39		Sidewalks				\$ -	\$ -	0.00%	\$ -	\$ -
40		Site	\$ 800,000.00			\$ -	\$ -	0.00%	\$ 800,000.00	\$ -
41		Site Utilities	\$ 9,000.00			\$ -	\$ -	0.00%	\$ 9,000.00	\$ -
42						\$ -	\$ -	0.00%	\$ -	\$ -
43						\$ -	\$ -	0.00%	\$ -	\$ -
44						\$ -	\$ -	0.00%	\$ -	\$ -
45						\$ -	\$ -	0.00%	\$ -	\$ -
GRAND TOTAL			\$ 2,855,840.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 2,855,840.00	\$ -

DEVELOPER SWORN STATEMENT

(Complete only if disbursement of Construction Funds is requested)

I certify that either I, or my authorized representative, have visited the subject development within 10 days prior to the date of this Certificate to determine the true basis of cost upon which I certify this Application for Disbursement of NHID Financing.
I further certify that all prior work and the work, labor, and materials to be paid for under this Application are satisfactory and, to the best of my knowledge, information and belief, conform to the Contract Documents.

DATE:

BY:

CHANGE ORDER LOG



DEVELOPMENT NAME Hope Village
 ADDRESS 119 Garden St SE, Grand Rapids, MI 49507
 GRANT # 87

Change Number	Description	Amount of Change Order & Original Contract (\$)	Work Completed		Stored Materials (\$)	Total Completed & Stored To Date (\$)	% Complete To Date	Balance to Complete (\$)	Retainage (\$)
			From Previous Applications	This Period (\$)					
1						\$ -	0.00%	\$ -	\$ -
2						\$ -	0.00%	\$ -	\$ -
3						\$ -	0.00%	\$ -	\$ -
4						\$ -	0.00%	\$ -	\$ -
5						\$ -	0.00%	\$ -	\$ -
6						\$ -	0.00%	\$ -	\$ -
7						\$ -	0.00%	\$ -	\$ -
8						\$ -	0.00%	\$ -	\$ -
9						\$ -	0.00%	\$ -	\$ -
10						\$ -	0.00%	\$ -	\$ -
11						\$ -	0.00%	\$ -	\$ -
12						\$ -	0.00%	\$ -	\$ -
13						\$ -	0.00%	\$ -	\$ -
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15						\$ -	0.00%	\$ -	\$ -
16						\$ -	0.00%	\$ -	\$ -
17						\$ -	0.00%	\$ -	\$ -
18						\$ -	0.00%	\$ -	\$ -
19						\$ -	0.00%	\$ -	\$ -
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46						\$ -	0.00%	\$ -	\$ -
47						\$ -	0.00%	\$ -	\$ -
48						\$ -	0.00%	\$ -	\$ -
49						\$ -	0.00%	\$ -	\$ -
50						\$ -	0.00%	\$ -	\$ -
TOTAL CHANGE ORDERS TO DATE		\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
TOTAL ORIGINAL CONTRACT		\$ 2,855,840.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 2,855,840.00	\$ -
TOTAL CONTRACT TO DATE		\$ 2,855,840.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 2,855,840.00	\$ -