



HOUSE of REPRESENTATIVES

STATE OF MICHIGAN

Appropriations Requests for Legislatively Directed Spending Items

1. The sponsoring representative's first name:
Rachelle
2. The sponsoring representative's last name:
Smit
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:
The New Foster Care, Inc.
5. Physical address of the entity that the spending item is intended for:
1615 S. Telegraph, Ste. 300, Bloomfield Hills, MI 48302
6. If there is not a specific recipient, the intended location of the project or activity:
N/A
7. Name of the representative and the district number where the legislatively directed spending item is located:
Rep. Hoskins - 18th 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. Youth aging out of foster care face staggering challenges. In Michigan, 70% report being victims of sexual abuse; 25% are diagnosed with post-traumatic stress disorder; half do not graduate from high school or obtain a GED by age 21; half are unemployed; and one-third become homeless. Over half of young women formerly in foster care have children by age 21, often with poor maternal and infant health outcomes.

This budget request would provide funding to TNC, to assist with the construction of an

apartment complex in Southfield, Michigan for young adults aging out of Michigan's foster care system. The complex will be called Hope Apartments and will provide 275 permanent supportive housing units and essential community services, including childcare, healthcare, vocational training, and recreational facilities.

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.

8000000

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

["None"]

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.'

Christopher Yatooma Board President; Pastor Liza Munro Member at Large; Jeanette Brown Member at Large; Brian Calley Member at Large

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:

Construction is expected to start in 2026, and will probably take several years to complete.

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

Yes

THE NEW FOSTER CARE

Supportive Housing Development Project Summary



Overview:

- Conversion of the previous Plaza Hotel (429 Units), 16400 JL Hudson Dr. Southfield, MI 48075
- Constructed in 1974 and abandoned since 2012
- 9 acre site in Southfield, MI to a **supportive housing development**
- Complete building renovation, only existing concrete and steel structure to remain
- **290,950 SF** - 14 Story & Partial Basement (16,000 ft)
- Floors 2-14: 16,370 SF per floor
- **275 Units** - (230 LIHTC, 45 NMTC):
(9% LIHTC - 46 / 4% LIHTC - 184)
Studio (400 SF) - 187
One-Bedroom (650 SF) - 44
Two-Bedroom (895 SF) - 44



TWO-BEDROOM



ONE-BEDROOM



STUDIO

Floor 1 - Community Center:

62,140 SF (44,640 SF LIHTC / 17,500 SF NMTC)

- **Building Amenities** - pool, gymnasium, fitness center, theater, food service, atrium, community garden and green roof.
- **Supportive Services** - Onsite Wraparound TNFC Bridge Program, medical, mental, nutritional, and maternal health, early on/ head start, dental services, life skills, learning center/educational supports, vocational training, art program, and hair salon/barber.

Floors 2 to 12 - Units:

180,070 SF

25 units per floor

Studio units – 17 per floor

One-bedroom units – 4 per floor

(2 per floor Reserved for Resident Advisors - NMTC Units)

Two-bedroom units – 4 per floor

Floors 13 & 14 - Offices (NMTC):

32,740 SF

Two of the fourteen floors will be set aside for offices for The New Foster Care and other affiliated entities.

THE NEW FOSTER CARE



The Largest Investment for Kids Aging Out Of Foster Care In The History Of Our Country

Our groundbreaking initiative **to build a housing development of nearly 300 units** will address the housing crisis faced by youth aging out of foster care in Michigan. It will revolutionize the way we combat homelessness and incarceration for this vulnerable population, providing not just housing but complete wraparound support through our Bridge program.

On top of an elevated living experience with 24/7 professional staff and top-of-the-line amenities, we will offer on-site support with a range of comprehensive services:

Changing the system one life at a time.

This housing development is designed to foster upward mobility enabling the transition out of this development and into a successful life. Our direct service program, The Bridge, assists young people in changing the trajectory of their life as they enter adulthood.



Life Skills & Workforce Development

Equipping residents with the skills and resources they need to succeed in life.



Educational Resources

Supporting educational endeavors, ensuring access to learning opportunities that pave the way for a brighter future.



On-Site Therapy

Prioritizing mental health, offering on-site therapy to address the unique challenges faced by youth transitioning from foster care.



Parenting Support

Providing invaluable guidance, daycare and resources as they navigate the complexities of parenthood.



Legal Services

Addressing any issues that might hinder their progress towards a successful life.

By the age of 21, young adults who have aged out of the foster care system will face the following challenges:



1 in 3
experience homelessness.¹



1 in 6
experience incarceration.¹

When we prove out this model, ending homelessness and incarceration for youth aging out of foster care will be within striking distance.

¹ NYTD Services and Outcomes Reports | The Administration for Children and Families (hhs.gov)

THE NEW FOSTER CARE

Critical Need for Safe and Stable Housing for Youth Aging Out of Foster Care

Our Mission:

The New Foster Care's (TNFC) mission is to make a transformative change in the Michigan foster care system and a measurable and meaningful impact in the lives of individuals with experience in foster care.

Our Vision:

Our vision is to positively **change** a child's trajectory, **change** their life, **change** the system; create a **NEW** Foster Care.

The Problem:

In Michigan, there is a critical need for an investment in child welfare housing infrastructure. Last year in Michigan, 575 young people aged out of foster care. While black and brown children make up only 31% of the population in Michigan, they make up 55% of the population of children aging out of foster care without families. Of those that aged out of foster care last year, 194 resided in Metro Detroit.

Currently, there are no large-scale housing programs in the State that are targeted to assist this population. 1 in 3 youth who age out of foster care experience homelessness by the age of 21. That means of the youth who aged out of foster care in 2023 alone, over 190 will face homelessness.

Children enter the foster care system through no fault of their own, but due to the abuse and neglect of their parents or guardians. Children are removed from their homes based on the implicit promise that they will be better cared for by the State, but those that languish in the system until the age of 18 are often worse off than when they entered.

DHHS and other stakeholders readily acknowledge that there is a gap in the system and this population is not supported by current programming.

¹ NYTD Services and Outcomes Reports | The Administration for Children and Families (hhs.gov)

² Alumni Studies NW Report Fact Sheet (casey.org)



The Current Reality for youth aging out of foster care



1 in 3

will experience homelessness
in the past 2 years¹



1 in 4

will experience incarceration
by the time they are 21¹



1 in 4

Have PTSD. 2x the rate
of war veterans²





The Solution:

The New Foster Care (TNFC) has a property under contract in Southfield. This will facilitate the expansion of services provided by its Bridge Program to include housing. This groundbreaking initiative, adjacent to the former Northland Center (which is undergoing its own renaissance), would house nearly 300 young people who are currently in foster care, or who previously aged out, revolutionizing the way we combat homelessness and incarceration for this vulnerable population.

This will be the largest investment for kids aging out of foster care in the history of our country. Once this model is proven out, ending homelessness and incarceration for youth aging out of foster care will be within striking distance.

On top of an elevated living experience with 24/7 professional staff and top-of-the-line amenities, **we will offer on-site support with a range of comprehensive services:**

Changing the system one life at a time.

This housing development is designed to foster upward mobility enabling the transition out of this development and into a successful life. Our direct service program, The Bridge, assists young people in changing the trajectory of their life as they enter adulthood.



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On-Site Therapy

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Legal Services

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Long Term ROI

For every young person who ages out of foster care, taxpayers and communities pay

\$300,000
in social costs.³

That's over \$172 million just for the young people who aged out in 2023. That amount does not include the thousands who have aged out in years prior or the thousands that will continue to suffer the same fate if this critical infrastructure need is not met. Intervention at this stage in the life of a foster care alumni can lead to a life of productivity and contribution to society rather than a life that serves as a drain on societal resources.

At The New Foster Care, we work to change the lives of our most disadvantaged population. We **THANK YOU for your financial support to make this vision a step closer to a reality.**

³ [JCYOI-CostAvoidance-2013.pdf \(aecf.org\)](#)