



HOUSE of REPRESENTATIVES

STATE OF MICHIGAN

Appropriations Requests for Legislatively Directed Spending Items

1. The sponsoring representative's first name:
Tyrone
2. The sponsoring representative's last name:
Carter
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:
Charles O. Miles Senior Nonprofit Housing Corporation/Naomi E. James Family Center
5. Physical address of the entity that the spending item is intended for:
375 Salliotte Street, Ecorse, MI 48229
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:
Tyrone Carter, District 1
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. The organization is seeking funding to build a 26-unit shelter for homeless families. The proposed shelter will be 31,000 square feet and will sit on a 3.52-acre site in Ecorse, Michigan. This shelter will replace the current shelter for homeless families that is located in Westland, Michigan. The request is for \$10.5 million from the State of Michigan to complete the financing for the new shelter.
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.

10500000

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

["Local","State"]

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.'

Pastor Marvin N. Miles, Dr. Luvenia Miles, Mr. Gary Miles, Mr. Raymond DeFoe, Mr. Ira Brandon, Ms. Mary Jordan-Meeks, Ms. LaKeesha Tanona

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:

October 2025-September 2026

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

Yes



The City of Friendship

City of Ecorse

3869 West Jefferson Ave.
Ecorse, Michigan 48229
Phone (313) 386-2520
Fax (313) 386-4316

April 24, 2025

Representative Ann Bollin, Chair
House Appropriations Committee
Michigan State Capitol
Lansing, MI 48933

Re: The Naomi E. James Family Center – Ecorse, MI

Dear Chair Bollin:

I am writing in support of The Naomi E. James Family Center which is a newly proposed development that is to be a homeless shelter that will provide wrap around services for individuals and families that are experiencing homelessness. This facility is slated to be a transitional shelter for homeless individuals and families that will consist of 26 apartments of various sizes to accommodate those who are experiencing homelessness that seek opportunities to become stabilized. Pastor Charles O. Miles stated that their partner, Samaritas is fully engaged and is looking forward to be able to once again operate a successful, modern transitional shelter, after years of giving services and hope to homeless families in a deteriorating facility in Wayne County. Samaritas provides a range of services which include emergency shelter, transitional housing, case management, and job counseling. They also offer services to help people access resources like food stamps, Medicaid, and other benefits, as well as resources for education, employment, and childcare.

This project has been presented to the City of Ecorse by the Charles O. Miles Senior Non-Profit Housing Corporation. Pastor Miles and his team consisting of Al Bogdan, former Economic Developer Director for the State of Michigan, and Ty Hinton, the Economic and Community Development Director for both the City of Harper Woods and Highland Park, as well as serving as Executive Director of the Atlanta Housing Authority are wanting to make a positive difference within our community. Also, both Ty and Al previously served as Economic Development Directors for Wayne County.

I truly believe this project would be a vital development tool for Ecorse which will address the growing homelessness concern and the lasting impact not only the individuals themselves, who are often dealing with mental health or domestic violence issues as well as lack of living quarters, but also significantly affecting those who live in our city, conduct business in our city, our local religious organizations, infrastructure, law enforcement and social service groups.

The total development cost for this 26-unit family center will be \$16 million. Wayne County's contribution of \$5 million along with the State's contribution of \$11 million, will make this project a reality this year. Please call me if you have time, so I can help provide answers to any questions that you may have and to discuss the positive impact this development means to Wayne County and to the City of Ecorse.

In hope for a brighter tomorrow for all,

Lamar C. Tidwell
Mayor - City of Ecorse

LCT/rm



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

NAOMI E. JAMES FAMILY CENTER
A 26 Room Emergency Shelter Relocation
Inkster, Michigan

Preliminary Program-Option B

9/06/2023 Owner Update

7/28/2023 Owner Update

5/4/2023 Owner Update

6/3/2021 Owner Review

QTY	Space	Residents	Size	(SF Space)	(Total Area)	Notes
Public					997	
1	Entry Vestibule		7 x 12	84	84	Security Cameras
1	Lobby/Queing		10 x 20	200	200	Metal Detector
1	Security Station / Reception		7 x 9	63	63	
1	Intake / Conference Room		11 x 12	132	132	1 Family/Time
1	Flex Medical Clinic Room (Exam)		13 x 20	260	260	2 Exams w/small refrig away from entry
2	Unisex Toilet Room (Men's / Women's)		7 x 8	56	112	
1	Staff Toilet		7 x 8	56	56	
1	Hot Room		9 x 10	90	90	Near Lobby
Administration					1348	
1	Entry Lobby		7 x 12	84	84	
4	Office - Samaritas		10 x 8	80	320	
1	Office		12 x 12	144	144	
1	Office - Echo (Social Services)		11 x 14	154	154	Separate from Admin w/ shared entry
1	Files / IT		7 x 10	70	70	
1	Work Room / Copier		9 x 12	108	108	
1	Break Room/Kitchenette w/ Lockers		10 x 14	140	140	
2	Unisex Toilet Room (Men's / Women's)		7 x 8	56	112	
1	Conference room		12 x 18	216	216	12 - 15 person
Rooming					16438	
2	Large Suite-9 people/Unit Includes bathing room (sink, tub/shower, toilet)	18		865	1730	Dressing w/built in storage
2	Medium Suite- 7 people/Unit Includes bathing room (sink, tub/shower, toilet)	14		775	1550	Dressing w/built in storage
18	Small Suite- 5 people/ unit Includes bathing room (sink, tub/shower, toilet)	90		650	11700	Dressing w/built in storage
4	Singles/ couples unit-1,2 people/ unit Includes bathing room (sink, tub/shower, toilet)	4		340	1360	Dressing w/built in storage
2	Staff Station		7 x 7	49	98	Locate at unit area near entry/ exit.
Common Space					2,126	
1	Community Room		24 x 20	480	480	Fun space
1	Library/ Computer room		14 x 16	224	224	Near resource room.
1	Teen Room		12 x 16	192	192	Adjacent community rm. w/connecting Door.
1	Kid Zone		30 x 24	720	720	Multi-purpose space/separate from adult area
1	Kid Zone Toilet		7 x 8	56	56	Kid size fixtures
2	Staff Station		7 x 7	49	98	Locate common space near entry/exit
1	Clothing Boutique		10 x 15	150	150	
1	Resource Room/Classroom		10 x 15	150	150	Near Library w/ wi-fi,computer
1	Unisex Toilet Room		7 x 8	56	56	

Dining				2000	
1	Commercial Kitchen	30 x 40	1000	1000	Include food storage
1	Coffee serving Area / Snacks	0	0	0	Within dining
1	Dining Room	30 x 40	1000	1000	Tray serving 1/2 resid capacity-CoffeeArea Incl.
Utility				1506	
1	JC	6 x 6	36	36	
1	Mechanical + Electrical Rooms	12 x 20	240	240	
1	Laundry	12 x 20	240	240	Sm Commercial Laundry (Staff & Clients)
1	Donations Intake Storage (clothes/food holding area)	15x18	270	270	
1	Maintenance Office/ Shop	10 x 25	250	250	Equipment Storage
1	Trash Room	10 x 10	100	100	Holding area near receiving
1	Receiving	12 x 10	120	120	
1	General Storage	10 x 25	250	250	
Subtotal				126	24415
Construction + Circulation (27%)					6592
Total					31007

Building/ Site notes:

Single story building
 Separate staff parking area
 Covered entry
 Monument sign at corner of property or parking entrance
 Facility title: Naomi E. James Family Center
 Secure parking areas - 20 to 25 parking spaces total required by ownership.
 Provide visual screening between park and facility
 Linen service for units.
 Outdoor wellness space for employees with seating
 Drop off for school bus/ Smart bus cabs.

Exterior amenities

Play area include:

1. Adjacent park-for older teens/adults
2. Half-court basketball
3. Play structure
4. Tot lot for younger children
5. Storage for play equipment.

Adult Outdoor Amenities

1. Track- Running/ Walking
2. Barbecue area w/seating and patio
3. Smoking Shelter - remote from building
4. Raised planter beds/ garden

Robust Security System:

1. Keyless entry system for all rooms (including units/staff & guests) except community areas.
2. Camera system (Exterior & Interior) all areas except units/in inconspicuous size and locations.
3. Intercom system
4. Alarm System- ADA compliant for the hearing impaired.
5. Exterior play area to be secured-6' - '8 high wall/fence

Charles O. Miles Senior Non-Profit Housing Corporation

375 Salliotte
Ecorse, Michigan 48229
(313) 389-2700

BOARD OF DIRECTORS

Pastor Marvin N. Miles
President

Dr. Luvenia Miles
Vice President

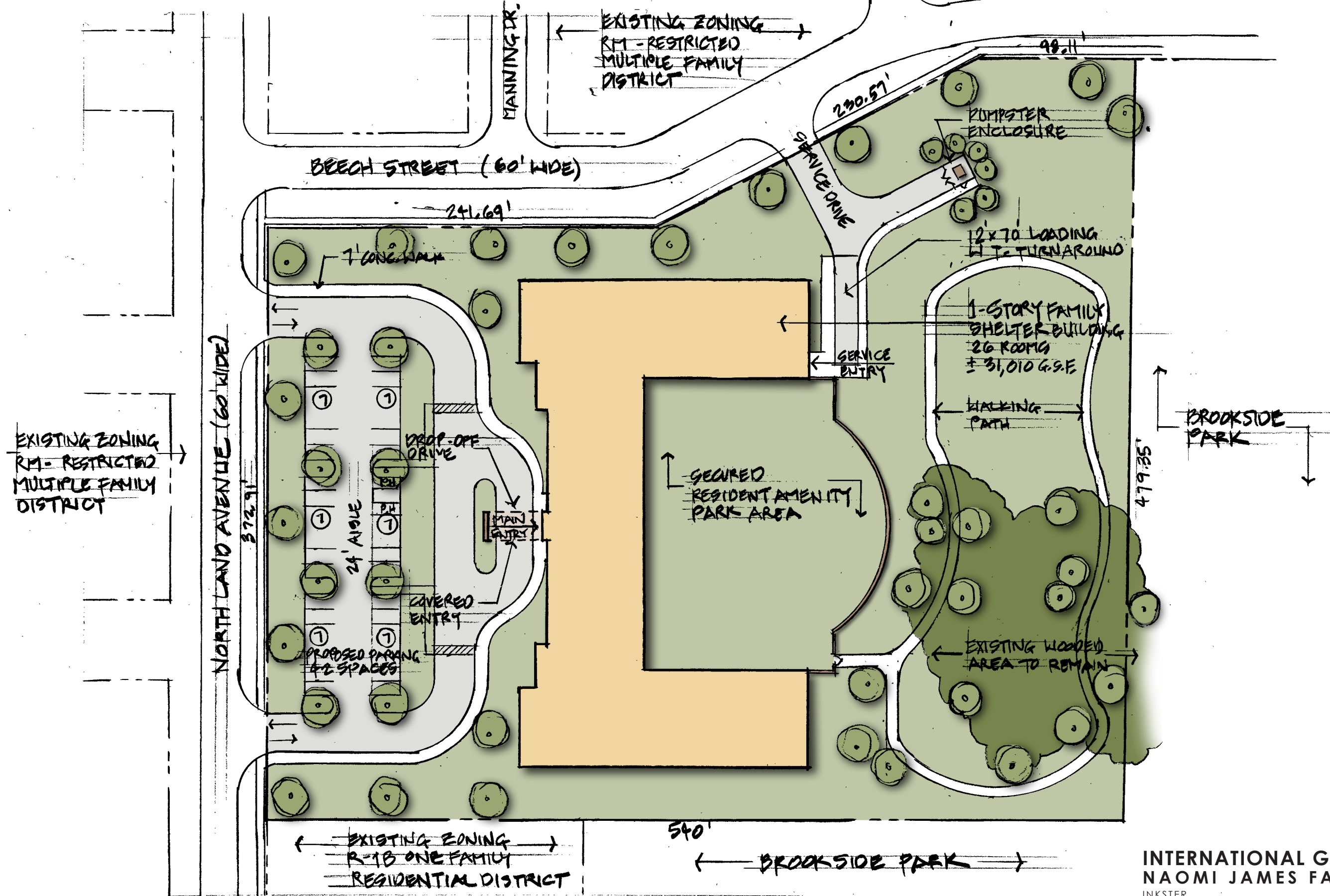
Mr. Gary Miles
Treasurer

Mr. Raymond DeFoe
Officer

Mr. Ira Brandon
Officer

Ms. Mary Jordan-Meeks
Officer

Ms. LaKeesha Tanona
Executive Secretary



CONCEPTUAL SITE PLAN

1"=60'-0"



INTERNATIONAL GOSPEL CENTER
NAOMI JAMES FAMILY CENTER
INKSTER, MICHIGAN

FSP FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS & PLANNERS
550 E. NINE MILE RD.
FERNDAL, MICHIGAN 48220
PHONE 248.543.4100 FAX 248.543.4141
www.fsparchitects.com

OWNER REVIEW
10.10.23

SHEET 1 OF 2



VIEW FROM NORTHLAND AVENUE

NOT TO SCALE

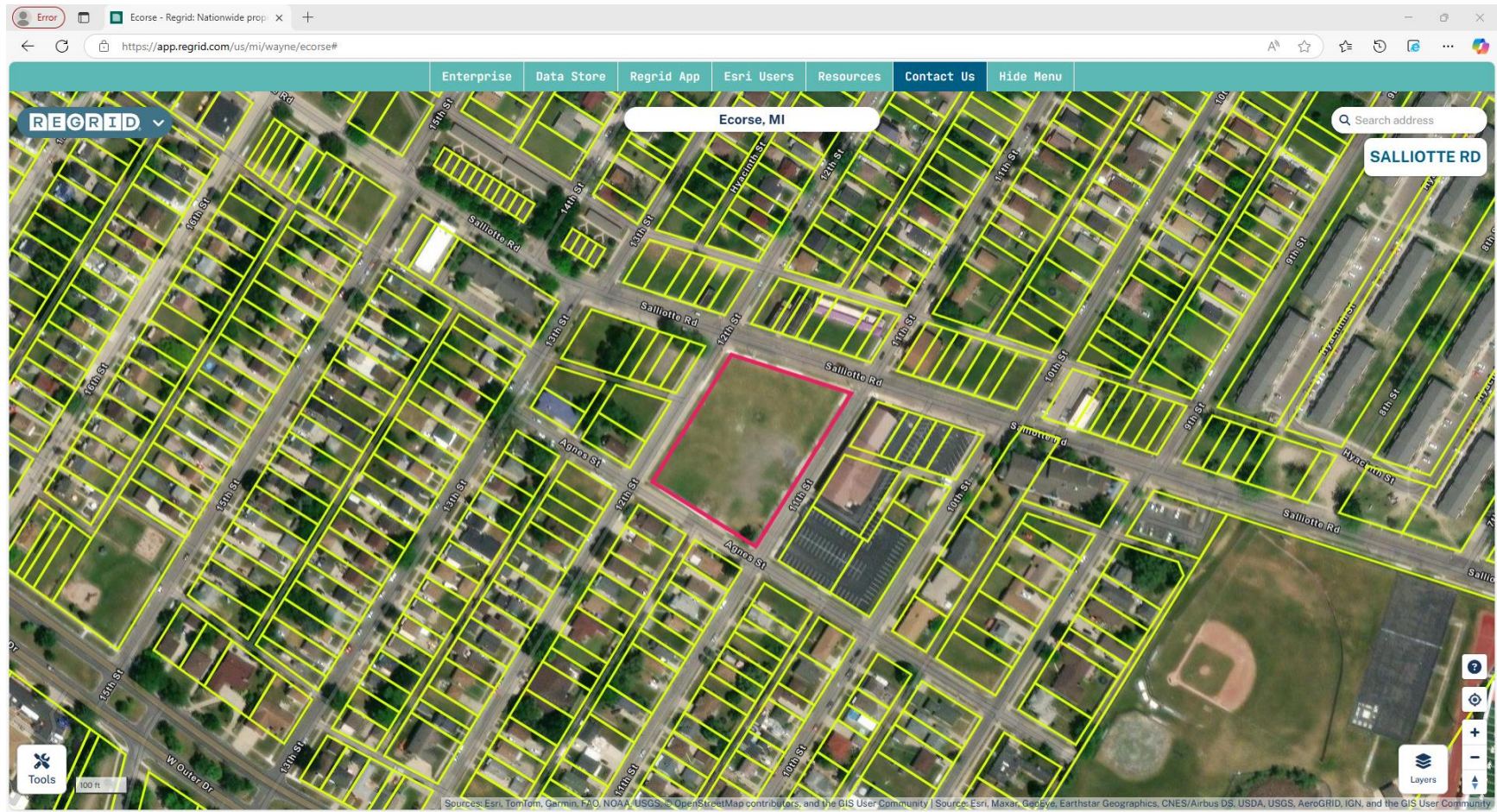
**INTERNATIONAL GOSPEL CENTER
NAOMI JAMES FAMILY CENTER**

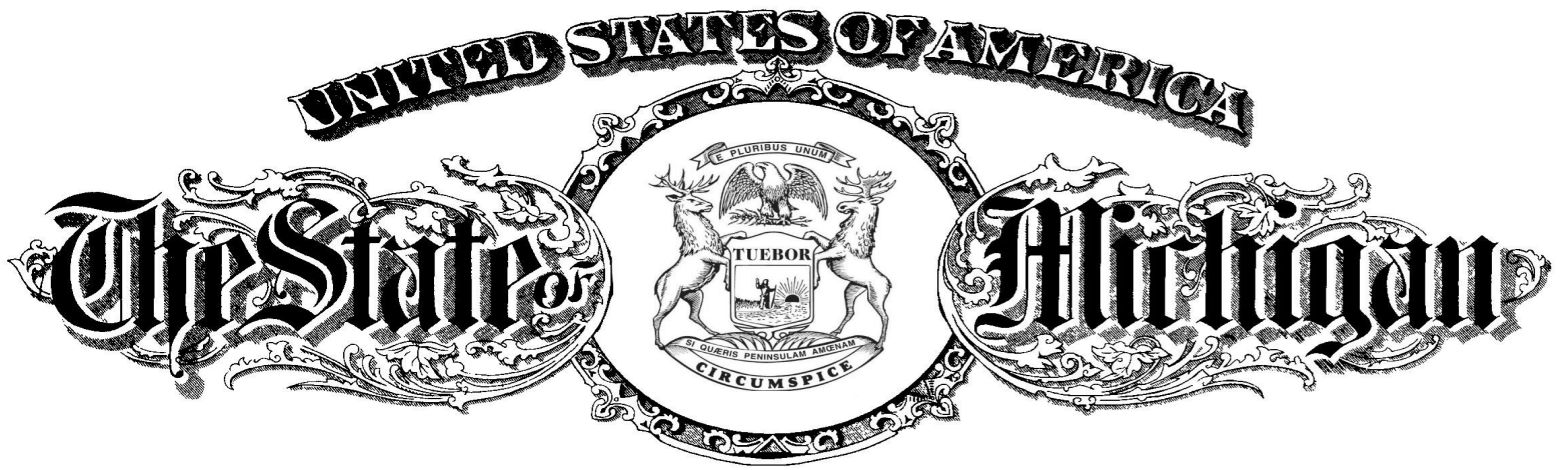
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OWNER REVIEW
10.10.23

SALLIOTTE AERIAL
401 Salliotte
Ecorse, Michigan 48229





Department of Licensing and Regulatory Affairs
Lansing, Michigan

This is to Certify That

CHARLES O. MILES SENIOR NON-PROFIT HOUSING CORPORATION

was validly Incorporated on March 2 , 2000 as a Michigan nonprofit corporation, and said corporation is validly in existence under the laws of this state.

This certificate is issued pursuant to the provisions of 1982 PA 162 to attest to the fact that the corporation is in good standing in Michigan as of this date and is duly authorized to conduct affairs in Michigan and for no other purpose.

This certificate is in due form, made by me as the proper officer, and is entitled to have full faith and credit given it in every court and office within the United States.



Sent by electronic transmission

Certificate Number: 24090230806

*In testimony whereof, I have hereunto set my hand,
in the City of Lansing, this 10th day of September , 2024.*

Linda Clegg

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

The Naomi E. James Family Center

A Proposed New Transitional Shelter for Homeless Families in Wayne County

Project Summary

We are seeking funding to build a 26-unit shelter for homeless families. The projected cost to develop and build the transitional shelter is \$15.5 million. The proposed shelter will be 31,000 square feet and will sit on a 3.52-acre site in Ecorse, Michigan. This shelter will replace the current shelter for homeless families that is located in Westland, Michigan. Wayne County has already committed \$5 million toward building the new shelter. We are requesting \$10.5 million from the State of Michigan to complete the financing for the new shelter. Attached is a “development and operating proforma” for the project. Samaritas is operating the current shelter and will also operate the replacement shelter with an annual contribution of \$400,000 plus from Wayne County. The current shelter is located on Michigan Avenue in Westland, Michigan. Attached also are (1) an aerial showing the proposed site for the shelter; (2) a rendering showing the front elevation for the shelter; (3) a preliminary Site Plan; (4) the space requirements for the shelter’s operations, which will be converted to floor plans once we receive funding; (5) the IRS tax exempt letter; and (6) brief highlights and mission statement for the sponsoring Nonprofit, Charles O. Miles Senior Nonprofit Housing Corporation.

The Case for More Transitional Shelters for Families

Current local statistics show that in spite of the pre-COVID economic prosperity, there is still a shortage of beds and shelters to accommodate a growing homeless population in southeast Michigan. Particularly in Wayne County, there has been a steady increase in our inability to accommodate this growing population, which includes veterans, homeless individuals, and homeless families. The proposed Family Center/transitional shelter will service the Down River, Western Wayne County area.

Funding is necessary to combat local homelessness, because there is a growing homeless population and a shortage of beds and shelters to accommodate them in southeast Michigan, particularly in Wayne County. Emergency and Transitional Housing is critical within the Down River and Western Wayne County area because it provides temporary living for a longer period of time for families and individuals, giving them an opportunity to get on their feet and try to break the homelessness cycle. The median income is under \$40k in Ecorse, Michigan. Too many families are living from paycheck to paycheck.

There are five types of shelter services to accommodate the homeless population from state to state:

- ❖ Emergency Shelters
- ❖ Permanent Supportive Housing
- ❖ Rapid Rehousing
- ❖ Safe Havens
- ❖ Transitional Shelters

The recent trends have favored private and federal funding for Permanent Supportive Housing projects and most recently Rapid Rehousing programs. Rapid Rehousing programs are for families and individuals who

suddenly find themselves without housing due to evictions, disputes, fires, etc. Permanent Supportive Housing is the best means to provide stability for families and individuals who have been in and out of emergency and transitional shelters. Due to the demand, there is a limited period emergency, and transitional shelters have to shelter home. We will also consider accommodating a growing population of African legal refugees, who are seeking a better life in the U.S.

A most notable recent example of a Permanent Supportive Housing Development is the adaptive reuse of the old Bell Telephone Yellow Pages Building in Detroit. That project produced 155 apartments for homeless individuals. This project was sponsored by the local Neighborhood Services Organization (NSO).

The typical scenario for homeless persons or families is as follows:

- Emergency Shelters provide “overnight living” facilities to accommodate homeless individuals or families on a “first-come-first-served” basis. Individuals or families check in at night, and most are gone the following morning. If they are lucky, they can repeat the accommodation the next night.
- A Transitional Shelter provides “temporary living” for a longer period of time (90 days) for families and individuals. There are usually referrals from emergency shelter operators to a given transitional shelter, to give the homeless individuals an opportunity to get on their feet and try to break the homelessness cycle. Of course, the object is to find employment and more permanent housing accommodations.
- Permanent Supportive Housing provides families and individuals permanent shelter and “wrap-around” services. The consistent shelter and associated services give members of the chronically homeless population the best way out of their lifestyle or cycle of poverty, because of the consistent shelter and support to become self-sufficient and independent.

The Proposed New Wayne County Family Center

We are negotiating with the Mayor and City Council to build the Naomi E. James Family Center (NEJFC) in Ecorse, Michigan. The proposed site is 401 Salliotte (Lot 280), which is located directly across the street from International Gospel Center Church. Our development team is very experienced and wants to build a 26-unit complex within a one-story building at that location. Hence, it must be well designed. We are considering a 26-unit complex that will be a mixture of apartments. The large and small units will be for families struggling to become more self-sufficient.

In addition, there will be apartments for some “rapid rehousing,” because HUD insists that we be in a position to accommodate a variety of homeless persons. They will be housed for a 90-day period, while receiving supportive services to find jobs and more permanent housing. The new Family Center must also be designed for “non-congregate living.” Each room/apartment must have one private space with a toilet. There will be indoor and outdoor play areas for the children, a library with computers, TV rooms, and a large community room/dining area with a commercial kitchen. There will also be storage areas for food and clothing. The Center will be a one-story building with room for families to congregate and socialize outdoors. The shelter will also be built to rigorous maintenance and energy efficiency standards.

Our current shelter on Michigan Avenue is a partnership of Samaritas and Wayne County, offering emergency shelter for homeless families. At our homeless shelter, we welcome two-parent families, single mothers or fathers with children and pregnant women.

Our Wayne County Shelter Offers

- Private, locked rooms for each family
- Three balanced meals and snack each day
- Laundry room
- On-site medical clinic
- Easy access to the mass transit
- Help in finding a permanent home
- Job counseling and placement
- Case management
- Education/GED resources
- Help with financial planning
- Licensed child care for preschoolers
- A lending library with computers and internet access