

12

# HOMELESS SUPPORT





# PROJECT #174

## HVAC and Family Apartment Expansion

### Identify the need for the proposed project

Kent County has limited capacity to provide temporary housing to families experiencing homelessness—roughly 50 family shelter spaces are available in Kent County, and 33 are provided at Mel Trotter. COVID-19 drove the number of families seeking shelter up and created the need for Mel Trotter to expand shelter options while improving systems to combat the spread of COVID-19. In addition to regular sanitation and PPE efforts in the building that houses families, meals, and offices, HVAC improvements are being sought to address COVID-19 and future pandemics, cold, and flu seasons.

### Brief Description

This project is designed to renovate the old HVAC system for the north building at 225 Commerce, enhancing energy efficiency and adding bi-polar ionization to the system to bring greater safety to the air being pushed throughout the busy facility. The new, cutting-edge HVAC air purifiers further expand our mitigation efforts in providing a safe and sanitized place for those who shelter and work in our main building at 225 Commerce SW, Grand Rapids. Bi-polar ionization has been proven to be a key safety measure in the fight against COVID-19 nationally and serves a particularly important role in keeping individuals and families accessing Mel Trotter Ministries safe both as the fight against COVID-19 continues and for annual cold and flu seasons and especially for the over 4,000 clients, vendors, volunteers, staff, and first responders accessing the building annually. In addition to renovating HVAC, this project will include the addition of 11 new family spaces for unsheltered families experiencing homelessness. It will re-design the existing open gym taking up two floors of space to become family spaces on the second and third floors of the building.

### Long-Term Benefit

HVAC improvements creates a healthier physical environment. The 11 additional family spaces increases the county's capacity by 20% to temporarily house families experiencing homelessness. With a typical stay of 60 nights, 66 families with children, up to 250 individuals per year, can live safely while finding permanent housing alongside the 33 other family spaces receiving HVAC benefit.

### Intended Beneficiary

Individuals and families experiencing homelessness as well as staff and volunteers working at Mel Trotter

### Estimated Cost

\$2.5 to \$3 million

### Project Management Experience

Mel Trotter has 122 years' experience operating the largest shelter in West Michigan, serving individuals experiencing homelessness who come from all over Kent County and beyond. In addition, Mel Trotter leads diversion efforts throughout Kent County working with Kent ISD. Next Step of West Michigan, a subsidiary of Mel Trotter, has a contract with Kent County for park beautification and cleanup.

### Project Cost

**Minimum Cost:** \$2,500,000

**Maximum Cost:** \$4,451,000

**ARPA Request:** \$2,000,000

### Submitter Info

**Name:** Michele McIsaac

**Organization:** Mel Trotter Ministries

### Project Overview

**Funding Group:** Community Health

**Project Theme:** Homeless Support

**Project Status:** New Project

**Matching Funds:** 26-50%

**Eligibility:**



**Sustainability:**



**Feasibility:**



**Impact:**



### Source of Funding

David and Carol Van Andel Family Foundation \$500,000, Jerry and Marcia Tubergen Foundation \$500,000, DeVos Family Foundations \$500,000, James and Nancy Engen \$250,000, Meijer Foundation \$250,000

### Partnership

Rockford Construction, Andy J Egan Co, Family Promise of Grand Rapids



## Project Cost

**Minimum Cost:** \$2,500,000

**Maximum Cost:** \$4,451,000

**ARPA Request:** \$2,000,000

## Submitter Info

**Name:** Michele McIsaac

**Organization:** Mel Trotter Ministries


## Project Overview

**Funding Group:** Community Health

**Project Theme:** Homeless Support

**Project Status:** New Project

**Matching Funds:** 26-50%

**Eligibility:** 

**Sustainability:** 

**Feasibility:** 

**Impact:** 

## Source of Funding

David and Carol Van Andel Family Foundation \$500,000, Jerry and Marcia Tubergen Foundation \$500,000, DeVos Family Foundations \$500,000, James and Nancy Engen \$250,000, Meijer Foundation \$250,000

## Partnership

Rockford Construction, Andy J Egan Co, Family Promise of Grand Rapids

## Federal Funds Experience

Grand Rapids Emergency Solutions Grant Grand Rapids Community Development Block Grant MDHHS Emergency Shelter Program Grant DHHS Community Economic Development Grant Numerous CARES and ARPA Grants

## Studies on Impact

Homeless numbers - <https://endhomelessnesskent.org/about/data/>

Bi Polar ionization research - <https://energyprofessionals.com/what-is-bi-polar-ionization/> and <https://ces.works/downloads/BPI%20on%20various%20pathogens.pdf>

## Supporting Documentation

- [1. Conceptual Budget](#)
- [2. Letter of Support #1](#)
- [3. Letter of Support #2](#)

## Guidehouse Ranking Notes

 **Eligibility**

*Ventilation improvements in congregate settings and housing for homeless are eligible*

 **Sustainability**

*One time capital expenses*

 **Feasibility**

# PROJECT #176

## Permanent Supportive Housing



### Identify the need for the proposed project

In Kent County, 20% of homeless individuals report chronic disabling conditions. Additionally, housing shortages in Kent County make it nearly impossible for these individuals to secure affordable housing options. Existing mental and physical illness, in conjunction with the pandemic, has only increased the number of chronically homeless. Permanent supportive housing has proven to be a transformative resource to move individuals from chronic homelessness to long-term housing.

### Brief Description

Mel Trotter Ministries will acquire and renovate 214 Commerce Ave SW, a 20,000 square foot building. The building will include three floors of permanent supportive housing apartments for individuals experiencing homelessness who require additional wrap-around services to live independently. The first floor will be mixed use to meet the wrap-around needs of the residents in the building. Renovations will create 18-24 permanent supportive housing apartments, providing independence and dignity to individuals experiencing homelessness. Unlike transitional housing, this project will supply individuals who may have addictions, mental health issues, or physical disabilities a permanent, affordable, safe place to call home. Mel Trotter will oversee the apartments and provide support services to ensure each resident pays rent and utilities, maintains their apartment, and has the resources and skills necessary to live in community. This project provides a long-term transformative housing solution while creating a pathway of independence for its participants. Once open, the project will be self-sustaining and positively impact downtown Grand Rapids for many years to come.

### Long-Term Benefit

18-24 chronically homeless individuals who access Mel Trotter emergency shelter services daily will no longer be homeless. They will be permanently housed and given support by Mel Trotter staff. Mental, emotional, and physical health issues will be addressed on a consistent basis decreasing the incidences of public nuisance and will save dollars for local municipalities. The downtown corridor will have a decrepit building renovated and put to good use.

### Intended Beneficiary

Chronically homeless individuals

### Estimated Cost

\$3,000,000.00

### Project Management Experience

Mel Trotter has 122 years' experience operating the largest shelter in West Michigan, serving individuals experiencing homelessness who come from all over Kent County and beyond. In addition, Mel Trotter leads diversion efforts throughout Kent County working with Kent ISD. Next Step of West Michigan, a subsidiary of Mel Trotter, has a contract with Kent County for park beautification and cleanup.

### Project Cost

**Minimum Cost:** \$3,000,000

**Maximum Cost:** \$3,480,000

**ARPA Request:** \$2,000,000

### Submitter Info

**Name:** Michele Mclsaac

**Organization:** Mel Trotter Ministries

### Project Overview

**Funding Group:** Quality of Life

**Project Theme:** Homeless Support

**Project Status:** New Project

**Matching Funds:** 26-50%

**Eligibility:**



**Sustainability:**



**Feasibility:**



**Impact:**



### Source of Funding

Greg Herbruck \$500,000, Sid

Jansma Jr \$500,000, Mick

McGraw \$250,000, Rockford

Construction \$250,000

### Partnership

Next Step of West Michigan,

Network 180, Disability

Advocates of West Michigan,

Salvation Army, Dwelling Place,

Shepherds of Independence

## Federal Funds Experience

Grand Rapids Emergency Solutions Grant  
Grand Rapids Community Development Block Grant  
MDHHS Emergency Shelter Program Grant  
DHHS Community Economic Development Grant  
Numerous CARES and ARPA Grants

## Studies on Impact

Housing first to end chronic homelessness <https://www.urban.org/urban-wire/addressing-chronic-homelessness-through-policing-isnt-working-housing-first-strategies-are-better-way>

## Supporting Documentation

- [1. Real Estate Valuation](#)
- [2. Valuation Adjustment](#)

## Project Cost

**Minimum Cost:** \$3,000,000  
**Maximum Cost:** \$3,480,000  
**ARPA Request:** \$2,000,000

## Submitter Info

**Name:** Michele McIsaac  
**Organization:** Mel Trotter Ministries

## Project Overview

**Funding Group:** Quality of Life  
**Project Theme:** Homeless Support  
**Project Status:** New Project  
**Matching Funds:** 26-50%

**Eligibility:** 

**Sustainability:** 

**Feasibility:** 

**Impact:** 

## Source of Funding

Greg Herbruck \$500,000, Sid Jansma Jr \$500,000, Mick McGraw \$250,000, Rockford Construction \$250,000

## Partnership

Next Step of West Michigan,  
Network 180, Disability  
Advocates of West Michigan,  
Salvation Army, Dwelling Place,  
Shepherds of Independence

## Guidehouse Ranking Notes

 **Eligibility**

*Providing affordable housing/housing services for the homeless is eligible*

 **Sustainability**

*Capital expenses are a one time expense with a self-sustaining capital campaign beyond 2026*

 **Feasibility**



# PROJECT #187

## Back-To-Work

### Identify the need for the proposed project

Before 2020, Guiding Light's Back-to-Work program served between 150 and 190 men each year who were homeless and unemployed/underemployed. Two of the clients' top struggles were livable wages and stable housing at exit. The Back-to-Work program had to be shut down due COVID-19 and larger community needs. Guiding Light's other service, a drug and alcohol recovery program, has grown and taken over the facility. Back-to-Work has been unable to restart in any meaningful way since. Guiding Light's active Recovery Program has been extremely successful because it is not just focused on work or on shelter. Instead, it combines mental health, physical health, workforce training programs and affordable housing—creating a 81% success rate. 81% of the men who complete the recovery program and move to Iron House (Guiding Light's apartment housing units) reach a minimum of a year of abstinence-based sobriety, while holding full-time jobs, paying rent, and participating in the community. Our Back-to-Work program is built off this success and expertise, and gives our team the ability to leverage many of the community partnerships that we already have established. Like the rest of Kent County, we have seen firsthand the need for mental and physical health services, the need for workforce training, and the need for stable, affordable housing for hardest-hit community members. Being able to resurrect this dynamic and proven program that holistically combines those four serious areas of need, Back-to-Work will create an opportunity for comprehensive care resulting in renewed hope, personal growth, and economic stability.

### Brief Description

Guiding Light will combine workforce development, financial empowerment, mental and physical health, and affordable housing in one holistic program that walks alongside individuals in becoming fully employed, securely housed, and contributing members of our community. This is a program that demands engagement and can result in transformation. The Back-to-Work program will provide an initial short-term stay (up to 5 months) for men who are homeless and are seeking full-time employment, allowing them to live on-site and save money. This supports immediate economic stabilization for individuals. Programming will include individualized case management, access to licensed therapists for mental health services, access to exercise and fitness resources, job-readiness training, financial empowerment education, soft skills education, targeted job placement, budgeting and savings requirements. All participants will be provided with their own bed, three full meals including bag lunches for work, laundry, and assistance with uniforms or job-related equipment. Each month of programming is focused on 'next steps': Month One focuses on the basics of stabilizing body, mind, and routine, as well as participating in job-readiness training.

### Long-Term Benefit

-Economic stability for previously unemployed/temporarily employed men -Access to affordable housing for men with felonies, bad credit and/or evictions -Reduced expenses for employers in employee absenteeism/turnover -Reduced reliance on community/government resources -Increased access to health insurance and benefits while employed -Cycle-breaking of poverty, homelessness, and temporary work -Renewed self-sufficiency, financial independence, and secure housing offers hope to others

### Intended Beneficiary

Clients from the Heartside area, unemployed homeless men, underemployed and housing insecure men, and recent releases from jail or prison are the specific intended beneficiaries of this project and grant money. The family systems of each of the men, as well as their community at large, will experience indirect yet crucial benefits from their program engagement and long-term transformation.

### Project Cost

**Minimum Cost:** \$2,089,975

**Maximum Cost:** \$2,089,975

**ARPA Request:** \$2,089,975

### Submitter Info

**Name:** Brian Elve

**Organization:** Guiding Light

### Project Overview

**Funding Group:** Economic Innovation and Workforce Development

**Project Theme:** Homeless Support

**Project Status:** Existing Project

**Matching Funds:** No

**Eligibility:** 

**Sustainability:** 

**Feasibility:** 

**Impact:** 

### Source of Funding

*(Listed in main description)*

### Partnership

*(Listed in main description)*



### \*Partnership

Goodwill Achieve Program: A current and long-standing partner with Guiding Light’s Recovery Program. Memorandum of Understanding regarding Back-to-Work is in discussion. Network180 & Arbor Circle: Current partner of Guiding Light. Provides licensed clinical services for Recovery clients. Memorandum of Understanding for Back-to-Work is in discussion. Gordon Food Services: Current supporter of Recovery Programming through food provision. Work partnership for Back-to-Work is in discussion. YMCA: Current partner with Guiding Light Recovery clients. Memorandum of Understanding for Back-to-Work is in discussion. Alano Club of Kent County: Current and long-standing partner with Guiding Light. Memorandum of Understanding for Back-to-Work is in discussion. Exalta Health: Partnership is in discussion to provide streamlined access to medical professionals. Old Kent National Bank: Previous financial empowerment partner before Back-to-Work shut down and willing future partner for Back-to-Work. The Job Post: Guiding Light’s social enterprise and partner for long-term sustainable job placement.

### Estimated Cost

Budget Narrative Guiding Light is requesting \$2,089,975.00 from Kent County American Rescue Plan Act of 2021 (ARPA) a.) FACILITY (Back-To-Work will share space with the Recovery Program at Guiding Light during FY2023. During FY2024 Back to Work will take over the Guiding Light building on Division Avenue and the Recovery Program will relocate.) Request- FY2023 \$541,000.00: FY2024 \$92,000.00: FY2025 \$92,000.00: During FY2023 Bed/Mattresses/Dressers: will cost \$15,000.00. Twin size Bed/Mattresses/Dressers will be purchased for men to sleep and properly organize their clothes and belongings. During FY2023 Space Upkeep/Renovation (roof, flooring): will cost \$80,000.00. Guiding Light common area needs a need roof that will cost \$75,000.00 and new flooring will cost \$5000.00. During FY2023 Utilities will be split in half with the Recovery Program which will cost \$15,000.00. During FY2024 and FY2025 Utilities will cost \$30,000.00 yearly due to Back-To-Work taking over the Guiding Light Division location. During FY2023 Building Maintenance will be split in half with the Recovery Program which will cost \$21,000.00 During FY2024 and FY2025 Building Maintenance will cost \$42,000.00 yearly due to Back-To-Work taking over the Guiding Light Division location. FY2023 Property Tax will be split with the Recovery Program which will cost \$2500.00. FY2024 and FY2025 Back-To-Work will pay the property tax \$5000 yearly. During FY2023 Kitchen Supplies & Food Purchases will be cost will be split between the Recovery Program which will cost \$7,500.00. FY2024 and FY2025 Kitchen Supplies and Food Purchases will cost \$15,000.00 yearly due to Back-To-Work taking over Guiding Light Division location. During FY2023 Back-To-Work will buy a Long-term Transitional Housing Property for \$400,000.00 to help with the affordable housing crisis. The subtotal request for FACILITY is \$725,200.00. b.) VEHICLES (Back-To-Work will support with transportation for work, appointments, and activities.) Request- FY2023 \$45,500: FY2024 \$15,500.00: FY2025 \$15,000.00: During FY2023 Back-To-Work will buy a Ford Transit Passenger Van for \$30,000.00. FY2023, FY2024, and FY2025 the Operating Expenses will cost \$6000.00 yearly. FY2023, FY2024, and FY2025 the Insurance will cost \$6500.00 yearly. FY2023, FY2024, and FY2025 the Repairs will cost \$3000.00 yearly. The subtotal request for VEHICLES is \$76,500.00. c.) PERSONNEL (Back-To-Work staff will be full-time salaried employees. Each year Guiding Light will be providing raises for every position.) Request- FY2023 \$257,685.00: FY2024 \$347,280.00: FY2025 \$361,710.00: During FY2023 Back-To-Work will hire a Program Manager who will earn \$50,000.00 annually. The Program Manager will oversee 1 part-time Intake & Scheduling Coordinator who will earn \$20,000 annually; and two full-time Case Managers who will earn \$40,000.00 annually. During FY2023 Back-To-Work will hire two part-time Overnight Security positions. Overnight Security 1 will earn \$16,500.00 annually and Overnight/Weekend Security will earn \$17,000 annually. During FY2023 the total Fringe Benefits amount for all employees will cost \$74,185.00. FY2024 Program Manager salary will increase to 52,000.00.

(continued on next page)

### Project Cost


**Minimum Cost:** \$2,089,975  
**Maximum Cost:** \$2,089,975  
**ARPA Request:** \$2,089,975

### Submitter Info

**Name:** Brian Elve  
**Organization:** Guiding Light

### Project Overview

**Funding Group:** Economic Innovation and Workforce Development  
**Project Theme:** Homeless Support  
**Project Status:** Existing Project  
**Matching Funds:** No

**Eligibility:**   
**Sustainability:**   
**Feasibility:**   
**Impact:** 

### Source of Funding

(Listed in main description)

### Partnership

(Listed in main description)



## Project Cost

**Minimum Cost:** \$2,089,975  
**Maximum Cost:** \$2,089,975  
**ARPA Request:** \$2,089,975

## Submitter Info

**Name:** Brian Elve  
**Organization:** Guiding Light

## Project Overview

**Funding Group:** Economic Innovation and Workforce Development  
**Project Theme:** Homeless Support  
**Project Status:** Existing Project  
**Matching Funds:** No

**Eligibility:** 

**Sustainability:** 

**Feasibility:** 

**Impact:** 

## Source of Funding

*(Listed in main description)*

## Partnership

*(Listed in main description)*

## Estimated Cost (continued)

FY2024 Case Managers salary will increase to \$42,000.00. FY2024 Intake & Scheduling Coordinator will turn into a full-time position with an annual salary of \$40,000.00. During FY2024 both Overnight Security positions will be full-time with an annual salary of \$35,000.00 for the Overnight Security 1 and \$37,000.00 annually for the Overnight/Weekend Security 2. During FY2024 the total Fringe Benefits amount for all employees will cost \$99,280.00. FY2025 Program Manager salary will increase to 55,000.00. FY2025 Case Managers salary will increase to \$44,000.00. FY2025 Intake & Scheduling Coordinator salary will increase to 42,000.00. During FY2025 both Overnight Security positions will increase to \$37,000.00 for the Overnight Security 1 and \$39,000.00 annually for the Overnight/Weekend Security 2. During FY2024 the total Fringe Benefits amount for all employees will cost \$100,710. The subtotal request for PERSONNEL is \$966,675.00. d.) PROGRAMMING (Back-To-Work workforce development, mental health services, and recreation services.) Request- FY2023 \$113,200.00: FY2024 \$118,200.00: FY2025 \$118,200.00: During FY2023, FY2024, and FY2025 Materials/Books will cost \$10,000.00 annually. FY2023, FY2024, and FY2025 Staff Training cost will be \$10,000.00 annually. FY2023, FY2024, and FY2025 Spiritual Direction cost will be \$9600.00 annually. FY2023, FY2024, and FY2025 Mental Health Therapist cost will be \$60,000.00 annually. FY2023, FY2024, and FY2025 YMCA organizational membership cost will be \$3,600.00 annually. FY2023 Janitorial cost will be split in half with the Recovery Program which will cost \$5000.00. During FY2024 and FY2025 Janitorial cost will be \$10,000.00 annually. FY2023, FY2024, and FY2025 Laundry & Linen will cost will be \$5000.00 annually. FY2023, FY2024, and FY2025 Professional/Legal will cost \$10,000.00 annually. The subtotal request for PROGRAMMING is \$349,600.00

## \*Source of Funding

Guiding Light is 100-percent private donor funded. Without the assistance of this grant, we'd struggle to raise the (re)start-up expenses for a program this encompassing in a timely manner. In the next three years, Guiding Light would be able to completely fund Back-to-Work by private donors and social enterprises.

## Project Management Experience

None as of yet.

## Federal Funds Experience

Guiding Light uses a sophisticated integrated accounting software (Sage Intacct) that allows precise tracking of funds down to the dollar, and would be very capable of producing Interim, Quarterly, and Recovery Plan Performance Reports to whatever granularity is required. We have no experience with federal funds as of yet.

## Studies on Impact

Yes, there are a significant number of studies that validate the overall effectiveness of workforce development services, homelessness services, and affordable housing opportunities. According to Schnur (2018) studies have shown that workforce development and homeless services create a long-term impact on both beneficiaries and the economy by addressing root causes and teaching skills that will keep the individual employed. According to Sloomaker (2022) from Rapid Growth Media he reported, to decrease homelessness in Kent County, organizations must follow Housing Kent's common agenda and roadmap (Workforce development, higher wages, affordable housing, and mental health support) to address systemic issues in housing stability.





### Guidehouse Ranking Notes

**Eligibility**

*Combination of housing support for homeless and job training for unemployed is eligible*

**Sustainability**

*Asking for funds to restart the program. In the next three years, the program would be fully funded by private donors and social enterprises.*

**Feasibility**

### Project Cost

**Minimum Cost:** \$2,089,975  
**Maximum Cost:** \$2,089,975  
**ARPA Request:** \$2,089,975

### Submitter Info

**Name:** Brian Elve  
**Organization:** Guiding Light

### Project Overview

**Funding Group:** Economic Innovation and Workforce Development  
**Project Theme:** Homeless Support  
**Project Status:** Existing Project  
**Matching Funds:** No

**Eligibility:** 

**Sustainability:** 

**Feasibility:** 

**Impact:** 

### Source of Funding

*(Listed in main description)*

### Partnership

*(Listed in main description)*



# PROJECT #208

## Family Shelter

### Project Cost

**Minimum Cost:** \$2,500,000

**Maximum Cost:** \$2,500,000

**ARPA Request:** \$1,750,000

### Submitter Info

**Name:** Caity Young

**Organization:**

Family Promise of Grand Rapids

### Project Overview

**Funding Group:** Economic Innovation and Workforce Development

**Project Theme:** Homeless Support

**Project Status:** New Project

**Matching Funds:** 26-50%

**Eligibility:** 

**Sustainability:** 

**Feasibility:** 

**Impact:** 

### Source of Funding

Private and Philanthropic dollars will be used to match a portion of the ARPA grant allocation for operational expenses

### Partnership

We will be working in conjunction with Degage Ministries and Mel Trotter Ministries to collectively address the significant gap in emergency shelter

### Identify the need for the proposed project

Family Promise of Grand Rapids is the leading source of emergency housing for families with children in need throughout West Michigan. Since September 2021 we have turned away over 200+ families in need of shelter due to a lack of capacity. In 2019 we had 90 units of shelter, but due to the CARES Act funds ending, we dropped to 45 units online and continue to function at half of the needed capacity. As the leading shelter provider in West Michigan, we recognize the vulnerability that families with children face as we rely on community partners to provide housing units for us to manage. Nationally, emergency shelter space is demanded to increase in 2022 due to a lack of affordable housing. This means it is imperative for Family Promise to own a percentage of the shelter we operate, so that no families are unsheltered.

### Brief Description

To meet the growing need for family shelter in Kent County, we would have to provide emergency or temporary housing to families who are in crisis. Having turned away more than 200+ families in 2022, we recognize the urgency to bring more shelter units online as soon as possible. Family Promise will create 20 or more new shelter units in Kent County. We will accomplish this by purchasing one or more buildings or invest in dramatic expansion through strategic partnerships where shelter units already exist and where more shelter units are readily available.

### Long-Term Benefit

Providing safe shelter for children/families is life-saving work. Housing insecurity causes toxic stress; severe, prolonged adversity with a lack of the necessary nurturance to prevent an abnormal stress response. It can lead to ADHD, heart disease and a loss of learning capacity. We also address Social Determinants of Health which are essential to mitigating disparities and improving health equity for families. Long term savings impact local criminal justice, educational, and health systems.

### Intended Beneficiary

Families with children at or below 30% AMI who are in vulnerable situations.

### Estimated Cost

2.5 million

### Project Management Experience

Family Promise is well versed in managing large projects in the county. Over 4,000 families and more than 6,000 kids have been sheltered by Family Promise. We lead at a national level and have been recognized in best practices by the NAEH and USICH. Family Promise has managed and coordinated more than 100 noncongregant shelter units in partnership with Kent County and local organizations since 2019. Also, in 2022, Family Promise has already housed 156 families with children in emergency shelters who are "impacted" or "disproportionately impacted".



## Project Cost

**Minimum Cost:** \$2,500,000

**Maximum Cost:** \$2,500,000

**ARPA Request:** \$1,750,000

## Submitter Info

**Name:** Caity Young

**Organization:**  
Family Promise of Grand Rapids

## Project Overview

**Funding Group:** Economic Innovation and Workforce Development

**Project Theme:** Homeless Support

**Project Status:** New Project

**Matching Funds:** 26-50%

**Eligibility:** 

**Sustainability:** 

**Feasibility:** 

**Impact:** 

## Source of Funding

Private and Philanthropic dollars will be used to match a portion of the ARPA grant allocation for operational expenses

## Partnership

We will be working in conjunction with Degage Ministries and Mel Trotter Ministries to collectively address the significant gap in emergency shelter

## Federal Funds Experience

Family Promise has been utilizing federal funds for over 15 years with HUD, City of Wyoming, and City of Grand Rapids, ESG, CDBG and Kent County funds. We also run a single federal audit every year, that has not had any findings to report. Through the pandemic, we were awarded over 4.5 million of federal funds. With that we have upheld the monitoring and extensive regulations standards.

## Studies on Impact

The housing alliance of CoC has identified gaps in housing at all levels of the “housing spectrum”. Shelter continues to be a need that Kent County cannot meet due to a lack of housing resources. We continue to operate with half of the shelter units needed to address vulnerable families with children in need.

## Supporting Documentation

1. [Building Renderings](#)
2. [Letter of Support #1](#)
3. [Letter of Support #2](#)
4. [Letter of Support #3](#)
5. [Proposed Budget](#)

## Guidehouse Ranking Notes

 **Eligibility**

*Emergency housing assistance is eligible*

 **Sustainability**

*Private and philanthropic dollars are identified to sustain the case management and programming costs*

 **Feasibility**

# PROJECT #170

## New Home Construction



### Identify the need for the proposed project

Simultaneously, homelessness and a shortage of affordable homes grew in Kent County as a result of the pandemic. Kent County continues to experience an affordable housing shortage, which will be alleviated in-part by construction of new single-family homes. At the same time, due to the pandemic, the area has been a shortage of trained construction workers. This project addresses both issues.

### Brief Description

Next Step of West Michigan looks to construct four recently purchased lots and four more homes on lots to be purchased from the city of Grand Rapids. Each home will benefit the quality of life of all residents in the neighborhood by replacing a vacant lot with a newly constructed home. The eight homes will increase the number of living spaces available to low-income families increasing its impact for many years. Each home will serve as a transitional home for individuals as their first step out of homelessness. These homes will provide additional resources, wrap-around services, and case management as they work secure independent permanent housing. These individuals are employed at a sustainable, livable wage. Adults living in transitional homes pay program fees and utilities. Participants learn independent living skills including financial literacy, home maintenance, and conflict resolution. As an a part of this project, Next Step will train low-income individuals in construction. Training will include carpentry, landscaping, painting, and other elements of construction.

### Long-Term Benefit

The project transforms 8 vacant city lots into 8 new homes—a benefit to the neighborhood and to those who are homeless due to a shortage of affordable living spaces. Transitional housing alleviates the rising cost of homelessness in our community. The MI Coalition Against Homelessness reports, 29% of those who leave a shelter to enter housing will have a new homeless episode within two years, while only 15% of those who leave transitional housing will experience homelessness in the same period

### Intended Beneficiary

Individuals and families experiencing homelessness.

### Estimated Cost

\$2,000,000.00

### Project Management Experience

Our parent company, Mel Trotter, leads diversion efforts throughout Kent County working with Kent ISD. In addition, we have a contract with Kent County for park beautification and cleanup.

### Project Cost

**Minimum Cost:** \$2,000,000

**Maximum Cost:** \$2,000,000

**ARPA Request:** \$1,000,000

### Submitter Info

**Name:** Michele Mclsaac

**Organization:**  
Next Step of West Michigan

### Project Overview

**Funding Group:** Quality of Life

**Project Theme:** Homeless Support

**Project Status:** Expanded Project

**Matching Funds:** 0 - 25%

**Eligibility:**



**Sustainability:**



**Feasibility:**



**Impact:**



### Source of Funding

Mick McGraw \$200,000, Peter C and Emajean Cook Foundation \$200,000, Tubergen Foundation \$200,000, Federal Home Loan Bank \$400,000

### Partnership

Mel Trotter Ministries, Family Promise of Grand Rapids, Michigan Department of Corrections



## Project Cost

**Minimum Cost:** \$2,000,000

**Maximum Cost:** \$2,000,000

**ARPA Request:** \$1,000,000

## Submitter Info

**Name:** Michele Mclsaac

**Organization:**  
Next Step of West Michigan

## Project Overview

**Funding Group:** Quality of Life  
**Project Theme:** Homeless Support  
**Project Status:** Expanded Project  
**Matching Funds:** 0 - 25%

**Eligibility:** 

**Sustainability:** 

**Feasibility:** 

**Impact:** 

## Source of Funding

Mick McGraw \$200,000, Peter C and Emajean Cook Foundation \$200,000, Tubergen Foundation \$200,000, Federal Home Loan Bank \$400,000

## Partnership

Mel Trotter Ministries, Family Promise of Grand Rapids, Michigan Department of Corrections

## Federal Funds Experience

We are responsible for implementation reporting on a DHHS Community Economic Development grant, awarded through our parent company Mel Trotter. Our parent company, who will administer grant funds and provide oversight has significant additional experience working with federal funds: • Grand Rapids Emergency Solutions Grant • Grand Rapids Community Development Block Grant • MDHHS Emergency Shelter Program Grant • DHHS Community Economic Development Grant • Numerous CARES and ARPA Grants

## Studies on Impact

Michigan Coalition Against Homelessness 2019 report  
[https://mihomeless.org/wp-content/uploads/2021/01/2019\\_Annual-Report\\_final.pdf](https://mihomeless.org/wp-content/uploads/2021/01/2019_Annual-Report_final.pdf)

Kent County Needs Assessment:  
<https://www.grandrapids.org/advocacy-and-government-affairs/housing/> May 2020 Bowen National Research Study prepared for GR Chamber of Commerce

## Supporting Documentation

1. [223 Barnett NE - EZ Read Commitment Package](#)
2. [223 Barnett NE - Purchase Agreement](#)
3. [1116 Ionia SW - EZ Read Commitment Package](#)
4. [1116 Ionia SW - Purchase Agreement](#)
5. [1745 Francis SE - EZ Read Commitment Package](#)
6. [1745 Francis SE - Purchase Agreement](#)
7. [1828 Stafford SW - EZ Read Commitment Package](#)
8. [1828 Stafford SW - Purchase Agreement](#)
9. [Letters of Support](#)
10. [Sample Home Designs](#)

## Guidehouse Ranking Notes

 **Eligibility**

*Access to housing for homeless is eligible*

 **Sustainability**

*Lacking guaranteed funding for staffing after 2026 though partners were identified*

 **Feasibility**

# PROJECT #49

## Housing Coordination and Assistance



### Identify the need for the proposed project

The Area Agency on Aging of Western Michigan (AAAWM) employs and works with housing coordinators throughout Kent County. Their knowledge of Kent County's needs were relied on create this proposed project.

### Brief Description

AAAWM is proposing to aid adults with housing by providing: Moving Education Rental Assistance Moving Assistance Community Collaboration Multiple partners will work to keep people in their homes and assist them in finding a place to live.

### Long-Term Benefit

This project will create housing stability and resources to keep people in their homes and help them find homes. This will be accomplished through rental assistance. This assistance will not be a one-time expense, it will be aided by education will create sustainability and make the community aware of their housing options.

### Intended Beneficiary

Older Adults

### Estimated Cost

4000000

### Project Management Experience

The Area Agency on Aging of Western Michigan has been managing and leading large county-wide projects since 1999. We have a history of collaborating with community partners and implementing change from these collaborations. Our focus is on older adults, persons with a disability and caregivers. Projects that have taken place, since 1999, include transportation, nutritional security and helping the community gain access to aging services.

### Federal Funds Experience

AAAWM has been working with federal funds since 1974 through the Older Americans Act (OAA). Outside of OAA funds, we have experience working with federal and state grants, CARES Act funding and ARPA funding.

### Studies on Impact

Yes, we are aware have worked extensively on Evidenced-Based Practices. One of those programs is EnanceFitness (EF). EF is a evidenced-based program that helps older adults stay active. It focuses on cardio, strength, balance, and flexibility to help older adults social wellness and aims to prevent falls.

### Project Cost

**Minimum Cost:** \$4,000,000

**Maximum Cost:** \$4,000,000

**ARPA Request:** \$3,750,000

### Submitter Info

**Name:** Kendrick Heinlein

**Organization:** Area Agency on Aging of Western Michigan

### Project Overview

**Funding Group:** Quality of Life

**Project Theme:** Homeless Support

**Project Status:** Expanded Project

**Matching Funds:** 0-25%

**Eligibility:** 

**Sustainability:** 

**Feasibility:** 

**Impact:** 

### Source of Funding

Multiple funding sources \$250,000.

### Partnership

No



### Guidehouse Ranking Notes



**Eligibility**



**Sustainability**



**Feasibility**

### Project Cost

**Minimum Cost:** \$4,000,000

**Maximum Cost:** \$4,000,000

**ARPA Request:** \$3,750,000

*Emergency housing assistance is eligible*

*Does not include a funding plan or fund availability after expending all the ARPA dollars.*

### Submitter Info

**Name:** Kendrick Heinlein

**Organization:** Area Agency on Aging of Western Michigan

### Project Overview

**Funding Group:** Quality of Life

**Project Theme:** Homeless Support

**Project Status:** Expanded Project

**Matching Funds:** 0-25%

**Eligibility:** 

**Sustainability:** 

**Feasibility:** 

**Impact:** 

### Source of Funding

Multiple funding sources \$250,000.

### Partnership

No



# PROJECT #118

## Homeless Economic and Workforce Project

### Identify the need for the proposed project

Local survey and data on the homeless population in Grand Rapids.

### Brief Description

Employ homeless individuals, through workforce development strategies that provide local communities increased employment opportunities from the most underserved communities. The distinguishing factor in this proposal is that eligible candidates will agree to community living standards supported by local human service agencies and religious institutions.

### Long-Term Benefit

The long term benefits include increased employment, reduced homelessness, and improved cleanliness. Long term fiscal benefits are improved through strategic community engagement strategies. People First, Result Always!

### Intended Beneficiary

The intended beneficiaries will be the homeless and local businesses. Our entire community will benefit by improving the quality of life and esthetics throughout West Michigan.

### Estimated Cost

100,000

### Project Management Experience

Extensive experience partnering with government officials regarding economic elopement strategies.

### Federal Funds Experience

Extensive experience working within nonprofits and managing federal grants.

### Studies on Impact

Please see link. <https://ps.psychiatryonline.org/doi/full/10.1176/ps.2007.58.3.325>

### Project Cost

**Minimum Cost:** \$100,000

**Maximum Cost:** \$100,000

### Submitter Info

**Name:** Regenail Thomas

**Organization:** Seeds of Promise

### Project Overview

**Funding Group:** Economic Innovation and Workforce Development

**Project Theme:** Homeless Support

**Project Status:** New Project

**Matching Funds:** 26-50%

**Eligibility:** 

**Sustainability:** 

**Feasibility:** 

**Impact:** 

### Source of Funding

Philanthropic and other donations

### Partnership

Seeds of Promise

### Guidehouse Ranking Notes

 **Eligibility**

 **Sustainability**

 **Feasibility**

*Rehiring of unemployed workers is eligible*

*Does not include a funding plan or fund availability after expending all the ARPA dollars.*



# PROJECT #167

## Workforce Development Program Training Center and Transitional Apartments



### Identify the need for the proposed project

From 2018 to 2019, the population experiencing homelessness in Kent County rose by 39% (Kent County Continuum of Care). From 2020 and continuing into 2022, the number has only increased due to the impact of COVID-19. One major cause of homelessness is the cycle of obtaining and losing jobs. Through Next Step's workforce development individuals can obtain the necessary skills and support services to retain long-term employment. This project will also address labor shortages due to the pandemic.

### Brief Description

Nearly anyone experiencing homelessness can get a job, but there are unique barriers to staying employed if you are homeless. Barriers include working at low paying jobs due to lack of training or education, substance abuse, lack of transportation, lack of housing, and lack of ongoing support services. This project assists returning citizens and those experiencing homelessness overcome such barriers. The program helps participants develop skills for livable-wage employment by providing resource navigation, emotional intelligence training, and post-graduation care through transitional housing, a job coach, and wrap-around support. Next Step looks to renovate the property at 101 Garden St to accommodate a more efficient and scaled workforce development, hands-on training center primarily in the manufacturing of wood products. Included in building will be 11 apartments designated for participants of the workforce development program. By scaling up its program, Next Step will create a pipeline of skilled labor for area furniture and wood manufacturing employers and assist a greater number of individuals to be transformed into reliable, skilled employees able to obtain and maintain independent housing

### Long-Term Benefit

This project benefits the community as it addresses barriers that lead to ongoing homelessness and creates a skilled workforce for area employers. Benefits include: • Fulfill the ongoing labor shortage due to early retirement, relocation, and quitting the workforce due to the long term effects of the pandemic. • Provide housing to individuals experiencing homelessness as they learn to live independently and save money for permanent housing. • Transport to and from work. • Reduce recidivism.

### Intended Beneficiary

Low income individuals, returning citizens, and individuals experiencing homelessness. Revitalization of neighborhoods in the 49507 ZIP code.

### Estimated Cost

\$3 to \$4 million

### Project Management Experience

Our parent company, Mel Trotter, leads diversion efforts throughout Kent County working with Kent ISD. In addition, we have a contract with Kent County for park beautification and cleanup.

### Project Cost

**Minimum Cost:** \$3,903,900

**Maximum Cost:** \$3,903,900

**ARPA Request:** \$1,000,000

### Submitter Info

**Name:** Michele Mclsaac

**Organization:**  
Next Step of West Michigan

### Project Overview

**Funding Group:** Economic Innovation and Workforce Development

**Project Theme:** Homeless Support

**Project Status:** New Project

**Matching Funds:** 26-50%

**Eligibility:** 

**Sustainability:** 

**Feasibility:** 

**Impact:** 

### Source of Funding

Frey Foundation \$500,000,  
CDV5 Foundation \$500,000,  
Meijer Foundation \$1,000,000,  
Jerry and Marcia Tubergen  
Foundation \$100,000

### Partnership

Jeup, NuCraft, Mel Trotter  
Ministries



## Project Cost

**Minimum Cost:** \$3,903,900

**Maximum Cost:** \$3,903,900

**ARPA Request:** \$1,000,000

## Submitter Info

**Name:** Michele Mclsaac

**Organization:**  
Next Step of West Michigan

## Project Overview

**Funding Group:** Economic Innovation and Workforce Development

**Project Theme:** Homeless Support

**Project Status:** New Project

**Matching Funds:** 26-50%

**Eligibility:** 

**Sustainability:** 

**Feasibility:** 

**Impact:** 

## Source of Funding

Frey Foundation \$500,000,  
CDV5 Foundation \$500,000,  
Meijer Foundation \$1,000,000,  
Jerry and Marcia Tubergen  
Foundation \$100,000

## Partnership

Jeup, NuCraft, Mel Trotter  
Ministries

## Federal Funds Experience

We are responsible for implementation reporting on a DHHS Community Economic Development grant, awarded through our parent company Mel Trotter. Our parent company, who will administer grant funds and provide oversight has significant additional experience working with federal funds: • Grand Rapids Emergency Solutions Grant • Grand Rapids Community Development Block Grant • MDHHS Emergency Shelter Program Grant • DHHS Community Economic Development Grant • Numerous CARES and ARPA Grants

## Studies on Impact

MIT Living Wage Calculation  
<https://livingwage.mit.edu/metros/24340;>

Talent 2025  
<https://livingwage.mit.edu/metros/24340;>

Johnson Center for Philanthropy Community Data and Research Lab  
<https://johnsoncenter.org/blog/economic-inclusion-in-grand-rapids-mich/>

## Supporting Documentation

- [1. Budget](#)
- [2. Quit Claim Deed](#)
- [3. 101 Garden Drawings](#)
- [4. Letter of Support #1](#)
- [5. Letter of Support #2](#)
- [6. Letter of Support #3](#)

## Guidehouse Ranking Notes

 **Eligibility**

*Constructing a workforce training center and homeless support is eligible*

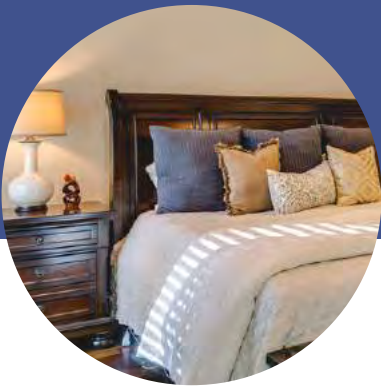
 **Sustainability**

*Does not include a funding plan or fund availability after expending all the ARPA dollars.*

 **Feasibility**

# PROJECT #195

## Sleep to Dream



### Project Cost

**Minimum Cost:** \$1,410,000

**Maximum Cost:** \$1,540,000

### Submitter Info

**Name:** Steve Whitby

**Organization:**  
Kaufman's Furniture Gallery

### Project Overview

**Funding Group:** Community Health

**Project Theme:** Homeless Support

**Project Status:** Expanded Project

**Matching Funds:** No

**Eligibility:**



**Sustainability:**



**Feasibility:**



**Impact:**



### Source of Funding

n/a

### Partnership

The Business Exchange

### Identify the need for the proposed project

Sleep impacts nearly every aspect of our health and wellbeing. Studies have connected poor sleep to physical and mental health issues. As a furniture and mattress specialist and retailer, we provide a simple solution for a good night's sleep by offering a quality, comfortable, and affordable mattress. Unfortunately, many at risk individuals lack the means to obtain a comfortable mattress or live in facilities that lack quality mattresses.

### Brief Description

The Sleep to Dream project is designed to boost the mental and physical abilities of the less fortunate, while creating employment opportunities for the disbursement of mattresses to children, young adults, and seniors throughout Kent county communities. Kaufman's Furniture Gallery of Grand Rapids has established relationships with several mattress manufacturers that is willing to offer even larger discounts off the wholesale prices, in order for our Sleep to Dream program to provide these mattresses to qualifying candidates completely FREE!

### Long-Term Benefit

Healthy minds from a good nights sleep, each and every night will allow for any individual to focus much better, be more attentive, and to have an opportunity to learn so much more. The long-term benefit is that the entire community, including surrounding communities will thrive mentally and physically, and feel much safer simply because they received an opportunity to Sleep to Dream.

### Intended Beneficiary

Children. Young Adults. The entire community will benefit.

### Estimated Cost

\$1,410,000 to \$1,540,000

### Project Management Experience

I have personally managed Big Box Retailers, opening and closing stores throughout the mid-west and parts of the south. I have managed teams greater than 100 hundred people as the organizer. Leading and implementing new programs is one of many of my strong points.

### Federal Funds Experience

The partnering organization which we will be closely working with has experience working with federal funds.



### Studies on Impact

Absolutely! Current studies showed that approximately 35% of kids aren't receiving enough sleep at night. Race, ethnicity, socioeconomic status, and health all contributed to higher rates of sleeplessness. The lack of sleep can/will hinder a child's ability to function well in school, as well as contribute to poor health. (CDC)

### Project Cost

Minimum Cost: \$1,410,000  
Maximum Cost: \$1,540,000

### Submitter Info

Name: Steve Whitby  
Organization:  
Kaufman's Furniture Gallery

### Project Overview

Funding Group: Community Health  
Project Theme: Homeless Support  
Project Status: Expanded Project  
Matching Funds: No

Eligibility:

Sustainability:

Feasibility:

Impact:

### Source of Funding

n/a

### Partnership

The Business Exchange

### Guidehouse Ranking Notes

Eligibility

*Not serving an eligible beneficiary. Eligible under revenue replacement as a government service.*

Sustainability

*Does not include a funding plan or fund availability after expending all the ARPA dollars.*

Feasibility