



MICHIGAN SENATE

Appropriations Requests for Legislatively Directed Spending Items

Date Submitted: 04/03/2026

1. Sponsoring legislator's full name:

Senator Erika Geiss

2. Cosponsoring legislators' names (if applicable):

Erika Geiss

3. Intended legislatively directed spending item recipient:

South Oakland Shelter dba Lighthouse MI

4. Physical address of legislatively directed spending item recipient and the intended location of the project or activity:

Recipient organization: 46156 Woodward Avenue, Pontiac, MI 48342 and Location of project: 2240 W Grand Blvd, Detroit, MI 48208

5. The recipient's employer identification number:

38-2847849

6. Requested amount of the legislatively directed spending item:

\$4,000,000.00

7. What is the purpose and how does the legislatively directed spending item provide a public benefit that is an appropriate use of taxpayer money?

Located on Grand Boulevard in Detroit, Lee Plaza's revitalization serves as a crucial part of preserving Detroit's history while reducing blight and addressing affordable housing needs. Through a historic tax credit, two LIHTC transactions, and a City of Detroit ARPA investment, this building will once again house Detroiters — this time, seniors earning at or below 50% of area median income. The apartments will be affordable for adults ages 55+ who will pay no more than 30% of their income in rent, with affordability guaranteed for at least 45 years. The current scope, which broke ground in May 2025, includes the lobby and floors 1-10. The Roxbury Group and Lighthouse are co-developers, with LIHTC expertise from Ethos Development Partners. The next phase will be redeveloped by Lighthouse, adding 65 units on

floors 11-15. RBC is the tax credit investor for all phases. To ensure that residents maintain their benefits and successfully access resources, Lighthouse will be the supportive service provider at Lee Plaza. Lighthouse will also partner with Detroit-based community organizations to provide enrichment programs for residents. Lighthouse requests \$4M to maximize construction efficiency and cost, delivering 182 new units of affordable senior housing sooner and at a lower cost. According to United for Alice, 66% of Detroit households are rent burdened, of which 43% are severely rent burdened. Securing funding now will enable Lighthouse to complete all of Lee Plaza and minimize increasing construction costs. This plan also strongly aligns with the State of Michigan and the City of Detroit's initiatives to increase affordable housing, both of which are a public benefit that is an appropriate use of taxpayer dollars. GOALS Create 182 units of new affordable housing for adults ages 55+ Expand supportive services, ensuring residents keep their housing Increase neighborhood density in areas that are accessible, walkable and along major transit lines Job creation in Detroit Strengthen sustainable economic growth

8. Has the legislatively directed spending item previously received or been awarded any of the following types of funding in the past 5 years? If so, how much? Check all that apply:

N/A

Amount

N/A

9. Estimated time frame for completion of the legislatively directed spending item project:

12 months

10. Is the recipient a nonprofit corporation?

Yes

Additional Information for Nonprofit Corporations (if applicable)

The answer to questions 1 to 3 must be "Yes" for the nonprofit corporation to qualify for a legislatively directed spending item.

1. Has the nonprofit corporation continuously operated in this state for the preceding 36 months?

Yes

2. Has the nonprofit corporation had a physical office in this state for not less than the preceding 12 consecutive months?

Yes

3. Does the organization have a board of directors?

Yes

4. List all of the officers and active members on the board of directors:

Chair – Jonathan Burleigh Vice Chair – Jacqui Spicer Treasurer – Maurice Edwards
Secretary – Dr. Bill Solomonson Lighthouse President and CEO – Ryan Hertz, MSW
(non-voting member) Jackie Buchanan (Past Chair) Dr. Dennis Blender Patty Corkery
Sommer Dawson Dr. Chanel Hampton Dr. Bryan Kieler James Campbell Scott
Stewart, MPA Torre Brown, Leesa Sesta Barbara Tronstein Brent Wege

Certification By Sponsoring Legislator

"I certify that my immediate family members, legislative staff members, and I have no direct or indirect pecuniary interest in the requested legislatively directed spending item."

"I certify that the intended recipient of this legislatively directed spending item is not a for-profit entity."

"I certify that the information in this form is true to the best of my knowledge."

Senator Erika Geiss