



# MICHIGAN SENATE

## Appropriations Requests for Legislatively Directed Spending Items

Date Submitted: 03/12/2026

**1. Sponsoring legislator's full name:**

Senator Stephanie Chang

**2. Cosponsoring legislators' names (if applicable):**

N/A

**3. Intended legislatively directed spending item recipient:**

Communities First, Inc.

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

Recipient - 1112 W. Bristol Rd. Flint, MI 48507; Project - 130 E. Grand Blvd. Detroit, MI 48207

**5. The recipient's employer identification number:**

273600343

**6. Requested amount of the legislatively directed spending item:**

\$2,000,000.00

**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?**

Funding will support the historic renovation and new construction of an equitable, mixed-use development in Detroit's Islandview neighborhood. The project will deliver 54 new housing units, comprised of both affordable and market-rate units, alongside two new commercial storefronts, while preserving the historic Frederick Chambe Mansion. This investment serves a clear and appropriate public purpose in several key ways: 1) Michigan continues to face housing shortages, particularly in urban neighborhoods experiencing both reinvestment and affordability pressures. By adding 54 new housing units, this project directly increases supply, helping to stabilize rents and provide safe, quality housing options for working families. The inclusion of affordable units ensures that low- and moderate-income residents can remain in the

community, promoting economic mobility and reducing housing insecurity. 2) Islandview is a historically significant Detroit neighborhood that has seen renewed interest and rising property values. By intentionally incorporating affordable housing into a mixed-income development model, the project supports inclusive growth and helps prevent displacement of long-time residents. Legislatively directed funding ensures that revitalization benefits current community members rather than pricing them out. 3) The preservation of the Frederick Chambe Mansion protects a culturally and architecturally significant asset within the neighborhood. Historic preservation is a recognized public benefit that maintains community identity, supports heritage tourism, and contributes to long-term property value stabilization. Public investment in preservation ensures that historically important structures are not lost due to financial barriers. 4) The addition of two commercial storefronts will create opportunities for local entrepreneurs and small businesses. These spaces are expected to generate jobs, expand neighborhood services, and contribute to Detroit's small business ecosystem. Mixed-use development increases walkability, supports local commerce, and strengthens neighborhood economic resilience. 5) Legislatively directed spending in this project will serve as catalytic capital, helping to close financing gaps and leverage additional private and philanthropic investment. Public funds will unlock a larger total project investment, maximizing return on taxpayer dollars and ensuring long-term community benefit. 6) This initiative aligns with state priorities related to affordable housing expansion, neighborhood revitalization, workforce housing development, and equitable economic growth. It directly advances goals related to housing stability, economic opportunity, and community development, areas consistently recognized as appropriate uses of public funds.

**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:**

Federal, Local

**Amount**

\$21,353,000.00

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

October 1, 2026- September 30, 2027

**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:**

President/CEO - Glenn Wilson Chair - Jason Paulateer Kathryn Moeller Carma Lewis  
Tiffany Hughes

*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 Stephanie Chang*