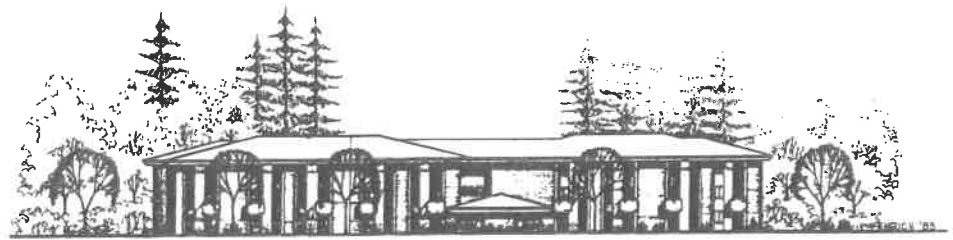


GLADSTONE HOUSING COMMISSION

217 DAKOTA AVENUE



GLADSTONE, MICHIGAN 49837

(906) 428-2215

September 4, 2024

The Honorable

Joseph Thompson Mayor, Brad Mantela Mayor Pro-Tem, Robert Pontis Commissioner,

Judy Akkala Commissioner, Steve O'Driscoll Commissioner

Gladstone City Commission

City of Gladstone

1100 Delta Avenue

Gladstone, Michigan 49837

Honorable Commission Members,

The Gladstone Housing Commission for fifty-seven years has help meet the needs of Gladstone's low income senior and disabled residents. Supplying much needed affordable, safe and clean housing to this vulnerable population.

Since 2008 our Commission has seen decreases or flat Federal funding, to the point that this funding does not keep up with the needed repairs to keep the Fairview Manor building operational.

In 2012, the Commission started looking for better ways to fund and maintain the buildings, Fairview and Bayview Manors. In 2014 the Federal Governments RAD (Rental Assistance Demonstration) program under HUD was the best possible chance to bring the much need funding through Tax Credits. The Commission had sought to repair and upgrade the buildings in their present location as no other suitable location was available within the city.

After a study was done of the buildings for the RAD conversion requirements. It was found that Bayview Manor could get funding. In 2021 Bayview was converted after receiving funding and was renamed Waterview I apartments. It is now run under the Section 8 tax credit program. The Housing Commission has been contracted to supply staff to manage the building.

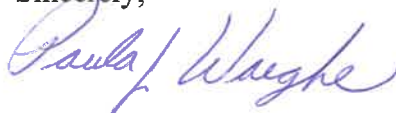
However, Fairview Manor could not meet the requirements to receive funding under RAD. The Commission continues to look for other sources of funding. The commission is currently looking to apply for funding under HUD's Section 202 program, which is senior housing only. This funding program was to be released in the fall of 2021 and we are still waiting for the application period to open. If we receive the funding Fairview Manor will still have to be razed and a new building built.

In the mean time the Commission can use the HUD Section 18 Demo/ Dispo program to help find other housing for the current residents and raze the Fairview Manor building helping to make sure Gladstone does not get stuck with an abandoned building. After HUD approval it would take 6 to 18 months to close Fairview. If Fairview is razed this could help to open up other funding sources for possible different types of construction on the site.

The Commission would also receive HUD funding for 5 years to continue operations while applying for other funding sources.

If you have any questions, please feel free contact me or the Executive Director.

Sincerely,

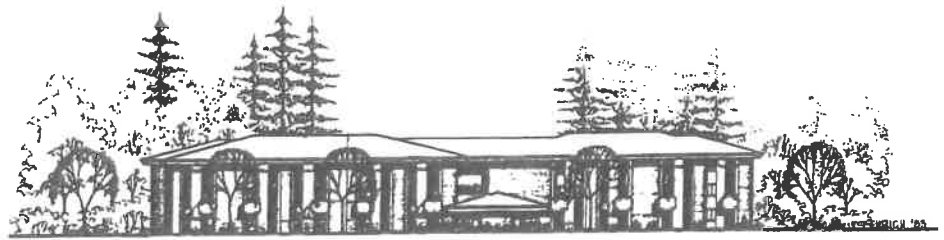


Paula Waeghe, Board President
Gladstone Housing Commission
217 Dakota Avenue
Gladstone, MI 49837

cc: Comm. Joseph Maki (VP), Comm. Mary Bosk, Comm. Rudy Kaminen, Comm. Anne Chapman, Michael Lindahl (ED)

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NOTICE

The Gladstone Housing Commission will be holding a Special Meeting of the Board. The meeting will be held Tuesday September 3, 2024 at 7:00 PM in the Fairview Manor Community Room.

The topic of the meeting will be to Needs Assessment from the Architect and the Section 18 process or other alternatives.

Please contact the office at (906) 428-2215 if you have any questions

Michael Lindahl
Secretary of the Commission