

Lee, Chris

From: consigliere@wi.rr.com
Sent: Friday, September 23, 2022 2:04 PM
To: ghinton@cr-sdc.org
Cc: Lee, Chris; Connelly, Kristin D.
Subject: Bria Assisted Living at 7300 W. Dean Road

To: Members of the Grandville Advisory Committee

Dear Chairman Hinton:

I am writing to keep you posted on the latest developments at 7300 W. Dean Road, which is before your committee.

Yesterday, Bria Health Services which operates the Assisted Living (AL) portion of the building, announced that they will be closing their facility in 30 days. This was a surprise to the property owners and the residents of the facility. As you know, Assisted Living Facilities are governed by state law and require certain notification and relocation actions by the operator. It is our understanding that all tenants will need to leave or be relocated before the end of October. AB Real Estate Management, which owns the property and operates the Senior Living portion of the building has reached out to Bria staff and indicated they are prepared to waive any application fees and expedite the rental process for any AL residents who would like to remain in the property and move over to the Senior Living side. To be clear, they would not receive any care or services associated with AL living because the property owner has no experience nor any licenses to perform those functions. However, if there are families who want their loved one to stay at this location, the property owner will do everything they can to accommodate them.

In addition to this being a major disruption to several residents and families, it also speaks to the urgent need to add market rate apartments to the mix in the building. With the AL tenant leaving, another third of the building will become vacant. Renting to seniors alone is an unsustainable model for the size of this property. Frankly, the pool of potential tenants is not large enough to fill all the space. The past failure that has plagued this - vacant units leading to reduced income, leading to declining conditions and disinvestment – must change for the improvement in quality of life for all residents and for the neighborhood in general. And the last thing the owner wants to do is create even more subsidized units in an area that already has a predominance of subsidized and affordable housing. That's why the area comprehensive plan calls for more market rate units and people are beginning to rediscover Grandville.

We look forward to being in front of your committee again on October 5th to discuss our request further. Some new suggestions and ideas are being explored that we think will address the concerns you heard at the last meeting. Despite setbacks like the AL closing that are beyond our control, it's important you know that improvements and investment continue so that the quality of life is raised for both our residents and the neighborhood in general.

We hope you can share this e-mail with the other members of the Commission. If there are any questions or concerns, please do not hesitate to reach out.

Thank you,

Mike

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