

JONESVILLE CITY

Developer eases concerns over Heritage Lane

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JONESVILLE — The Heritage Lane Apartment development project was once again on the agenda Wednesday night at the Jonesville City Council meeting.

During the April 20 meeting, Jonesville City Manager Jeff Gray provided an update to council and residents in attendance on the outcome of an informal investigation he pursued in mid-March.

The inquiry followed rumors that the project would allow for 11 subsidized units, contrary to initial indications by the developer.

Reportedly, wordage of the application submitted to the Michigan State Housing Development Authority in late March “evolved” in the planning process to compete for low-income housing tax credits and historic tax credits.

In fact, the project was approved on the sixth application to the MSHDA.

Online

This article is a follow up story to the previous Jonesville City Council article published on April 22 titled “Heritage Lanes Apartment update,” which can be found on our website at www.hillsdale.net.

“We knew with the fifth application to MSHDA that the project would include what is called ‘permanent supportive housing,’” Gray said. “These units are made available to those in our community that may have need for services and assistance.”

Peter Jobson, developer with Excel-Sterling Ltd Dividend Housing, was present at Wednesday night’s meeting and addressed council directly, answering a number of questions.

“This property is going to be a very well-managed property,” Jobson said. “We don’t want to invite problems into our housing units.”

The issues raised

surrounded 11 of the 44 units that were set aside for permanent supportive housing. The 11 units were mandated by MSHDA through a tax incentive program that allowed for the developer to pursue the project in a cost-effective manner.

“This is not section eight housing,” Jobson continued.

Jobson further indicated that residency would be supervised by his management company, which oversees several successful similar projects throughout Michigan.

The 11 units set aside for ‘permanent supportive housing’ would be available to the Community Action Agency for placement of CAA clients.

Hillsdale County CAA Director Maxine Vanlerberg was also present and spoke in detail about the CAA’s criteria for placement.

Vanlerberg indicated that tenants considered for the units would have to be “technically considered homeless” and that CAA staff would thoroughly



Peter Jobson, the developer with Excel-Sterling Ltd Dividend Housing, addresses council members Wednesday night in Jonesville. COREY MURRAY PHOTO

screen applicants to ensure they are best suited for multi-family housing (apartments).

“The whole idea is to make it work best for the client,” Vanlerberg said. “Obviously, we’re not going

to recommend anyone who doesn’t do well with multi-family housing.”

Jobson also took the time to update the council on the status of the project and indicated that they invested a little more funding than

anticipated in “sound-proofing the floors.”

Around 50 percent of people already approved for housing through the developer’s management company are senior citizens.