

# Glad Tidings Community Investments

**Housing and Community  
Center**

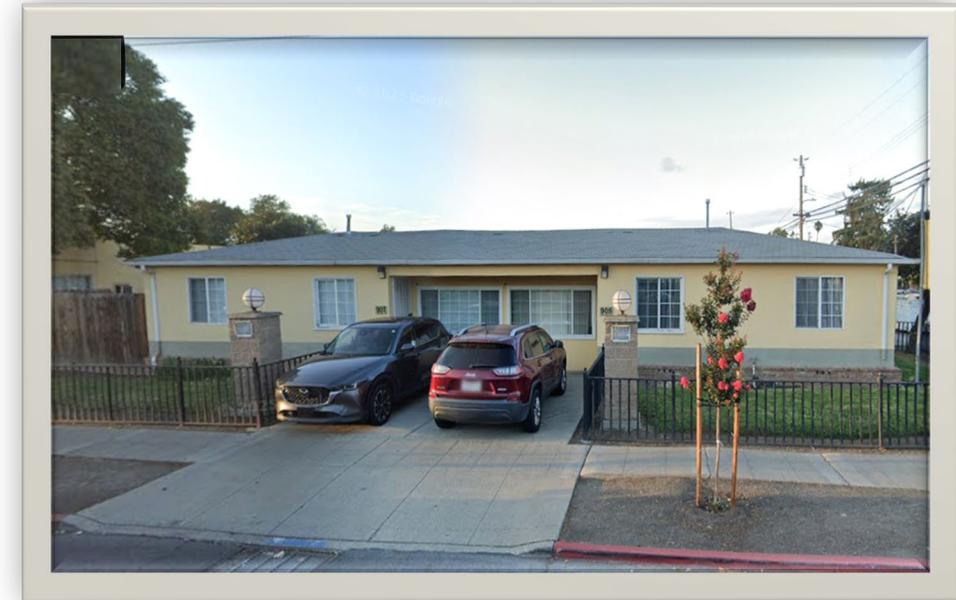
**Hayward, California**



# Project Vision

## FBDI SUMMIT

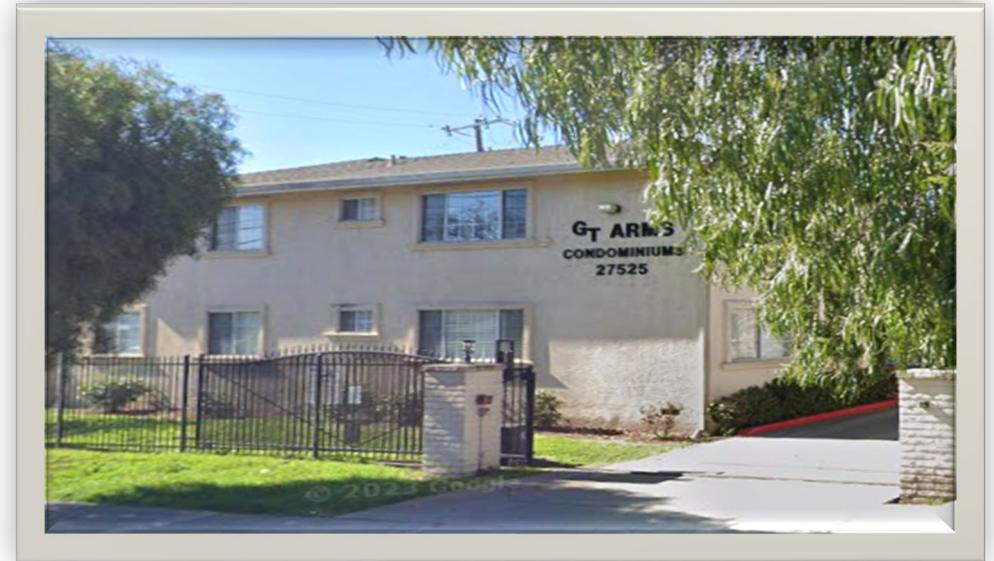
- Many property acquisitions over several years in formerly forgotten, depressed and underserved South Hayward, California.
- Led by the vision of Bishop JW Macklin, Glad Tidings understood a strategic incremental acquisition as key to church-led community redevelopment.
- The church became an anchor for community change. To gain credibility and trust, the church is at the forefront of addressing community needs: attending to the physical environment, derelict properties, challenge neighbors, poverty, and business absence. Stabilization also included homeownership.



# Development Model

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- Glad Tidings Projects for Case Study:
  - Faith Manor – 63 affordable rental units purchased and managed by Glad Tidings for 15 years;  
sold to Eden Housing
  - GT Arms – 8 affordable condominium units purchased, renovated and sold to individual homeowners
- These projects included multiple participants:
  - Glad Tidings International Church of God in Christ
  - Board Members and Congregants
  - Sister nonprofit organization, Glad Tidings Community Development Corporation (GT CDC).



# Development Team

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- Bishop Macklin found church members who could see South Hayward differently than it saw itself.
- Walking with and talking to community members about what South Hayward could be and making key statements such as “we deserve better” and “we can do better”.
- GTCDC partnered with DCG Strategies.
  - DCG provides real estate consulting and development solutions exclusively for community-benefit organizations such as faith-based entities, public-school districts and non-profits.
  - DCG helped assess GTCDC’s organizational needs and provided recommendations for property rehabilitation, construction financing and affordable homeownership.



# Project Design

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- Another project is the Glad Tidings Family Life Complex. Upfront funds acquired from the sale of Faith Manor allowed for the construction of this vital and community stabilizing center.
- The Family Life Complex possesses many of the advantages of LEED including water and energy efficiency and indoor environmental quality.
- Glad Tidings partnered with Green the Church and Gemini Solutions to bring solar panels and energy storage to the Family Life Complex. We will also soon have EV charging on the campus.
- Glad Tidings has created the Family Life Complex as a Resilience Hub. In addition to serving the community with daily programs and resources, it will serve as a trusted and ready hub during community emergencies.



# Project Financials

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Many innovative techniques were used to acquire and pay for the buildings and land for community redevelopment, including:

- Lease to own opportunities
- Partial payments,
- Owner carry back
- Philanthropic donations and internal and external fundraising
- Church member commitments and purchases
- Bank loans
- Rents from existing rental property, and more

Bishop Macklin emphasizes the importance of the church's involvement in these projects.



# Construction

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- Generally, construction went well on all projects, with the minor problems and delays that most projects have.
- It is critical to have collaborative, understanding and patient construction partners.
- The projects were considered successful and contributed positively to the community.



# Project Status

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- Faith Manor Housing Project –
  - Now owned and operated by Eden Housing, a California-based nonprofit dedicated to creating and sustaining safe, high quality affordable housing communities.
  - Funds from the sale allowed Glad Tidings to pay off other properties and make way for the development of the Glad Tidings Family Life Complex community center.
- GT Arms Condominiums –
  - A two-building, 8-unit formerly abandoned property. Three of the first eight homeowners were Glad Tidings members.
  - Renovating and selling units as homes positively impacted community stability.
- Lancelot Court –
  - Glad Tidings encouraged outside investors to renovate this property and improve the community as a 12-unit homeowner and wealth building among church and community members, receiving national recognition.
- Glad Tidings Family Life Complex-
  - Community Center and Resilience Hub supports emergency response mission serving thousands monthly in first year, including solar and EV Charging project and campus capability.

# What's Next...

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- The Glad Tidings Family Life Complex is finished and is currently operating for over 1 year with lease income. Commitment to serve as Resilience Hub and to bring in emergency preparedness training, health and wellness education, STEM and financial literacy education and more. Solar will save money and EV Charging will generate new revenue.
- GTCDC developed a Fund Development Plan and is currently fundraising to pay off the remaining debt and to plan for new projects.
- Given the housing shortage and the need for more affordable housing in the Bay Area, Glad Tidings is considering new housing projects.



**Thank you.**  
**Questions?**

