



Meeting Date: February 27, 2018, 6:30 PM (Meeting #1)

Location of Meeting: Fellowship Olathe church
901 N Parker St
Olathe, KS

Project: Legacy Senior Residences Olathe II

Project/File No.: 190025

Neighborhood Attendees: See attached Sign in Sheet and meeting handouts

Development Team: Bobbi Jo Lucas – Cornerstone Associates
Judd Claussen – Phelps Engineering
David Owen -

Copy: Dan Fernandez, City of Olathe

-
1. Bobbi Jo welcomed the group and introduced David and Jud.
 2. Showed photo of the Northgate and Ridgeview (Phase 1 project) building. We did this project which opened March 2013. This one is two story and has 48 independent senior living apartment homes in one building. Our proposed new project will be just like this building (as much as possible).
 3. We were 95% leased by the time the building opened in 2013. There is a great demand for affordable senior housing in the area.
 4. We did try to get more land from the original owner to do the phase 2 project next to the phase 1 project. Unfortunately, they have apartments now designed and did not have any more land for sale.
 5. We researched other properties in same area. We wanted to be close to the Phase 1 project. We contacted the church and they welcomed discussing this with us and agreed to sell us the northern portion of their property.
 6. The new project will be a sister building to the first project. It will have some modifications to meet current city requirements for architecture and site design.
 7. This a Section 42 project. It is NOT a HUD project. This is IRS program income limited to live here. The handouts have more information on the income limits. We have a 30% (veterans) and 70% income level. We must comply with Section 42 IRS requirements.

8. This project has 1 and 2 bedrooms. 25 -1 bedrooms, 23 – 2 bedrooms. Total 48 units. Rents shown on the handouts include utilities (electric, water sewer, trash). It does not include phone, TV or internet.
9. At the 30% level there are 3 units available (1-1bedroom, 2-2bedrooms) and you must be a veteran to qualify for them.
10. The rest are at the 70% level.
11. Total project investment is \$9.8 million.
12. Question: What is the % on the first project (Northgate & Ridgeview)? A: They have 40% and 50% levels. This project is intended to complement that project and together they will provide a range of options for residents.
13. Comment: It (first project) looks like it is kept up very well. Response: We do have our own management company. We found with hiring this out, we didn't get good service. So in 2006, we fired our 3rd party management and we have it all in house now. The maintenance manager actually shares an office with me so we can be in close coordination and resolve issues quickly.
14. Question: Are all your properties low income senior living? A: We have some market rate rental apartments but this is our focus and mission.
15. Question: Will there be a manager on duty? A: Yes.
16. Question: How many of these are there or have you done? A: In Kansas we have done the Olathe project, and also have facilities in Hayes, Emporia, Chanute and Basehor. We have 19 senior living projects and 6 family living projects.
17. Question: Will this change in future? A: We sign a land use restriction agreement that this project will remain affordable senior living for 35 years (Kansas requirement).
18. Question: What is the age requirement? A: This new project will be 62 and older. Not 55.
19. Question: Can residents have younger family members move in? A: No. All residents need to be 62+, including spouse for married couples.
20. Question: Will this pay property tax? A: Yes. We pay full property tax.
21. Question: What taxes do you pay? A: We pay same mill levee as everyone else.
22. Question: May I have guests stay? A: As long as they are a visitor and do not move in.
23. Comment: We looked at Legacy for my dad be he was over income. Response: That is why on this project we did move up the income limit to 70% to provide another option for low income seniors that may make too much to qualify for the other facility. (Discussion of specifics of financial qualifications of program)
24. We do get audited every year, by our own accountant, IRS and our investors.
25. Question: Has anyone ever been caught cheating? A: No not in our group or by our residents. There are a lot of eyes on it.
26. Comment: This sounds like a great middle of the road option for senior housing. A: That's why we use Section 42. This is for retired nurses, police, librarians, teachers and others that don't have a lot of money and are on fixed incomes. My own grandmother lived in one of our facilities.

27. Question: Will there be trees? A: Yes we have provided many new trees and have preserved a significant stand of existing trees on the west side of the building.
28. Discussion about the site plan and the residents were shown the site plan. Entrance is south of the corner (intersection) there are 20 garages and there are surface parking spaces. We are removing a few trees, but saving the vast majority to the west of the building. These will be enjoyed by residents off the back patio and provide great afternoon shade and screening from the commercial to the west. We are providing stormwater detention and BMP's to meet the City's stormwater ordinances. This is also a very low traffic generator.
29. Question: Are you building where the old house was? A: Yes it is in that general area, but the new site will be south and west of the old house too. The new building sits about 100' feet or more back from the road. We are also adding sidewalks for pedestrian circulation and to give residents a chance to get some exercise.
30. Question: Washer and dryer in each unit? A: Yes.
31. Question: Are meals provided? A: No this is independent living.
32. Building was discussed. It will be very similar to the existing building (picture shown). It will have cultured stone and hardie board siding. Pitched roof. Windows. And front porte cochere for drop off and pick up under roof.
33. Question: What are the size of the units? A: These will be one and two bedroom units.
34. Question: Will outsiders have access? A: No only residents, and management. There is a keypad access door.
35. Question: Are pets allowed? A: Yes.
36. Question: Is there a van or other transportation service? A: No.
37. Question: How do people sign up? A: Information is on the attached handout. More information will be available online as the project details continue to develop.
38. Question: Have you bought the property? A: We have it under contract, and will close upon City and State approvals being granted.
39. Question: Will residents on the 1st project wait list get first priority? A: No.
40. Comment: This is a very nice project and great use of this property. Other comments included that they really liked the 30% income level units going to veterans. Liked the 62+ age requirement and 60/70 % income level on this project. It was a nice middle of the road option for those seniors on a fixed income that can't afford other high cost senior living options. Very positive reaction by the neighbors. Gave applause and thanked Bobbi Jo for what she is doing.
41. This concluded the meeting.