

On September 29, 2022, a community meeting was held with residents of the Senior Living section of the newly named Sycamore Place to discuss improvements taking place at the property and the plans to add the additional use of non-subsidized multifamily housing to the Planned Development zoning governing the site. In an effort to reach every resident, notices to the meeting (attached) were e-mailed, hand delivered and posted. Approximately 50 residents appeared at the meeting. Approximately 5 residents were also accompanied by caregivers.

On behalf of ownership, Michelle Winter (Property Manager), Elad Elmakies (Construction and Development Leader) and Michael D'Amato (outside consultant) were present to provide information and answer questions.

The attached document was presented and shared with residents on a step-by-step basis. Included in the presentation were several key points:

- **Based on resident input at the Granville Advisory Committee meeting, a plan was presented that showed a physical separation between the existing/future Senior Living (55+) residential wing from the remainder of the building.** A wall will be built that secures the East wing of the building from the remainder of the property. The East Building wing will be reserved for 55+ residents and operated as a Senior Living Community.
- **Based on resident input, concerns about safety and security were among the most critical.** In response the owner has implemented a security plan both within the units and on the property's common areas. This includes:
 - o Armed security personnel patrolling the property by foot between the hours of 8PM and 6AM. Security personnel will be available to escort residents to and from locations like the parking garage if so requested.
 - o Security cameras in the hallways and outside the property, specifically at entrances and exits.
 - o **ADT Alarm systems available in every residential unit to ensure security on both the perimeter and within individual units.**
- Updated units for every existing 55+ resident that include new modern appliances, new kitchens, new bathrooms, new carpeting and hardwood floors, and new SMART thermostats for individual temperature control. (A tour of a model unit was conducted after the meeting. Approximately 20 residents walked through and their feedback was universally positive).
- An outline of new tenant screening practices that include background checks for prior evictions, criminal history, verified income and credit scores, sex offender background check and a requirement to verify income equal to 2.5 to 3 times rent.

It was made clear to residents that the **above changes are an integral part of a plan to improve the entire building by increasing occupancy to levels that would sustain the necessary revenue needed to make the above-referenced improvements.** Given the size of the property and vacancy rates near 50%, the property is now unsustainable. **Adding the additional multifamily housing use will help bring the building to a sustainable occupancy level and allow for the investment in the improvements described in the attached document.**

Following the sharing of information, a question-and-answer period lasted for approximately one hour. Many of the concerns were about failures of past building owners and pre-existing conditions. Mr. Elmakies and Ms. Winter explained the order in which repairs were taking place and that all issues could not be addressed at once. In fact, at the time of the meeting no fewer than 10 repair/maintenance staff/contractors were on site performing repairs and installations. Concerns were shared regarding potholes, weeds, window washing, water damage, etc. All complaints were recorded for follow-up action. Several residents expressed appreciation for the improvements made thus far and the responsiveness to resident complaints.

Questions were asked and concerns were expressed about the recent closing of the Assisted Living (AL) facility, which had been operated by BRIA Health. Residents and ownership alike were concerned for the AL residents who were seeking new homes. Sycamore Place has reached out to residents who might be interested in staying in the Senior Living Wing and, in fact, it was reported that five or six residents had indicated an interest in staying. Their applications and review were being expedited. It was clarified to all present that the owners of Sycamore Place and the property do not own or operate the AL facility, and had no influence or involvement in the decision to close the facility. Information was shared that BRIA Health's AL facility closed because it reportedly had a unsustainably high vacancy rate. Representatives of the owners expressed an even more critical need for the addition of multifamily housing because of the AL facility closure. Another third of the building will now be vacant, straining the revenue needed to make improvements to the entire property.

Residents opined on the value of a multigenerational property, with some residents excited by the new condition and others concerned. It was clear that the physical separation was very popular, as would be the placement of new amenities – pet walking area, playground, bicycle trails/parking – in areas that were placed at a distance from the Senior Living Wing. As well, it was explained that some existing residents would need to move from the North Building to the East Building if they desired to be in the Senior Living Wing. Residents choosing to relocate would move into newly renovated apartments and be provided assistance with moving their furniture and belongings. Discussion ensued about the merits of moving or staying and how such a move would be accomplished.

There were several concerns raised about new addresses and the ability to receive food, packages and grocery deliveries with the closing of the AL facility's front desk area. Ownership committed to staffing the desk until an alternative arrangement could be made for deliveries to come to the new East Building lobby. Residents were assured that there would be no interruption in deliveries of any sort.

Interestingly, an under-55 caregiver expressed interest in moving into the building if the multifamily housing change were made. She indicated that she had worked in the building for four years and would find it very convenient to live in the unrestricted age wing with her children and walk to the Senior Living Wing for work.

The meeting was adjourned after approximately 1.5 hours. Staff took residents to see where the new separating wall would be built and provided a tour of the new model unit.