

# Emanuel Cleaver II Senior Living Community

## Frequently Asked Questions

July 11, 2017 (Updates in blue)

### Project Overview

**Q: What is the Emanuel Cleaver II Senior Living Community (ECII)?**

A: The ECII is a mixed income rental housing development. In addition to a clubhouse, the ECII will include 60 single-story townhouses. The townhouses will be configured in 1, 2 and 3 Plex units. 56 of the townhouses will have 2 bedrooms and 1 bathroom and 4 will have 1 bedroom and 1 bathroom.

**Q: Where is the ECII located?**

A: The ECII will be located on approximately 9.5 acres on the southern border of the Forty Acres & A Mule campus. The campus is located at 7620 E. 79th St., KCMO, and is owned by St. James UMC.

**Q: Who is eligible to rent the townhouses?**

A: People 55 years of age or older are eligible to apply. Interested residents must also meet annual income limits for 48 of the 60 townhouses because they are designed as affordable units. The remaining 12 townhouses will be rented at rates appropriate for the area.

**Q: Will any townhouses be accessible to those with physical disabilities?**

A: Yes. Four of the townhouses (one - 1 BR unit and three - 2 BR units) will meet ADA guidelines. Additional units can be modified if needed.

**Q: What are the annual income limits for the 48 townhouses designated as affordable units?**

A: The Missouri Housing Development Commission's annual income limit for affordable housing is 60% or below the area's median income. For Kansas City, the annual income limit for a 1 person household is \$30,600 and \$34,980 for a 2 per household.

**Q: What are the monthly rental rates?**

A: 1 BR = \$460 (4 affordable townhouses)  
2 BR = \$625 (44 affordable townhouses)  
2 BR = \$825 (12 market rate townhouses)

**Q: Are the townhouses only for members of St. James UMC?**

A: No. The townhouses are available to individuals 55 years old and older who currently live in the greater Kansas City area.

**Q: What appliances will be included?**

A: Each townhouse will include a refrigerator, oven, cooktop, dishwasher, washer and dryer.

**Q: \*What is the square footage of each townhouse?**

A: 1 Bedroom Townhouses = 727 SF

## 2 Bedroom Townhouses = 931SF

Q: **\*Will each townhouse include a garage?**

A: No. A total of 138 uncovered parking spaces are located throughout the development. Parking spaces are located in front of each townhouse.

Q: **Will pets be allowed?**

A: Each townhouse can have 1 dog that weighs less than 25 pounds. A \$300 pet deposit will be required.

Q: **Will each townhouse have a backdoor?**

A: Yes. Each townhouse will have a front and back door. In addition, each townhouse will have a small patio located right outside of the backdoor.

Q: **What services will be provided to residents?**

A: Residents will have access to numerous services such as transportation, onsite health screenings and the coordination of social activities. Actual services and service providers will be announced as they are confirmed.

Q: **What will the clubhouse contain?**

A: The clubhouse will contain offices for the property manager, and service coordinator, an exercise room, conference rooms, sitting areas and restrooms.

Q: **Who can reserve rooms in the clubhouse?**

A: Only ECII residents and members of the Development Team can reserve space in the clubhouse. A rental fee may be required.

## Development Team

Q: **Who are the developers?**

A: St. James UMC and Forty Acres & A Mule, Inc. formed the St. James Economic Development Company, LLC. The St. James Economic Development Company, LLC and Dalmark Development Group, LLC formed a partnership named STJ DAL, LLC to develop the project.

Q: **\*Who will manage the property on a day-to-day basis?**

A: [The Dalmark Development Group will manage the property. A property manager, maintenance personnel and a service coordinator will be onsite Monday – Friday for specified hours each day.](#)

Q: **\*Has a general contractor been selected?**

A: [Yes. Double Diamond Construction and Development, LLC will be the project General Contractor.](#)

Q: **Are the developers committed to utilizing minority owned (MBE) and women owned business enterprises on this project?**

A: Yes. The developers must meet the minimum MBE and WBE requirements of 10% and 5% respectively. Additionally, the developers are already working to exceed the MBE and WBE requirements.

## Project Financing

**Q: \*What is the estimated cost of the project?**

A: \$11.7M

**Q: How much financing has been secured?**

A: Financing has been secured for 100% of the project. The ECII project received an allocation of 9% Low Income Housing Tax Credits (LIHTC) in December 2016. The sale of the tax credits and a grant will pay for the majority of the project. The development team will incur debt for the remainder. A breakdown of key financing sources follow:

- Sale of Federal and State LIHTC: \$8.8M
- Grant from US Bank: \$500K
- Loan from MHDC: \$1.2M
- Loan from US Bank: \$1.2M

**Q: How will the \$2.4M in loans be repaid? Is St. James UMC responsible for the repayment?**

A: The loans will be repaid by the rents generated from the project. Once the first loan is repaid, usually a ten year payout, the rents will be applied to the repayment of the second loan.

**Q: \*Will the STJ DAL, LLC development team purchase the land that will be used for the project?**

A: Yes. St. James UMC sold 9.5 acres to STJ DAL, LLC for \$420,000.

**Q: What will St. James UMC do with the \$420,000 received from the sale of the 9.5 acres?**

A: The Leadership Board, formerly known as the Church Council, will present a recommendation to the church at an upcoming Church Conference.

**Q: How much will the developers receive for the project? What portion will the St. James Economic Development Corporation receive?**

A: There will be a developer's fee. The allocation is being negotiated between St. James and Dalmark.

## Project Timeline

**Q: \*When is the groundbreaking scheduled?**

A: The groundbreaking is tentatively scheduled for October 2017. The actual date is to be determined (TBD).

**Q: \*When will the first townhouses be ready for occupancy?**

A: April 2018

**Q: When will the rental application process launch?**

A: The pre-application process will begin November 2017. The application process will begin in March 2018, approximately 2 months before the townhouses are ready to occupy.

**Q: How will the St. James UMC members receive updates about the ECII?**

A: Updates will be provided at the quarterly State of the Church meetings and other forums as appropriate.

**Q: Where should questions be directed?**

A: Questions or comments can be directed to Sam Coleman Sr., Tammy Edwards and Herb Hardwick by using the following email address: [eciislc@gmail.com](mailto:eciislc@gmail.com)

