

I was asked to provide my professional insight on the effects of the Kentucky Hills Rental Project currently in the approval process.

The Residents asked me to provide my background in this document.

I have the honor of being recognized as an Expert by my Associates in the RE Industry.

.Graduating from the Bloch School of Management. I currently possess several Industry Designations (ASD, BPOR, SFR, CDPE, ABR) In addition to real estate sales & marketing, I run flips for others, as well as myself. I participate in providing continuing education & teach classes, seminars & provide Mentoring for Investment Groups & Individuals & a guest speaker in various areas of real estate at the Bloch School, Real Estate Groups & Brokerages in the Kansas City Metro. Currently hold real estate licenses in Missouri & Kansas.

I currently reside on Colonel Drive in North Ridge Subdivision and have firsthand, real-time knowledge of the high level of traffic produced by current residents of Kentucky Hills and cut-through traffic. It only makes sense that 40+ driveways, 40+ families, increased usage of the streets by moving trucks, city service vehicles, delivery trucks & trash trucks in this condensed 2.5 acre space will cause many adverse effects to the Subdivision and moreover, affect the stability of the neighborhood and a notable negative effect on the quality of life of the current residents.

The proposed plan in my professional opinion is a detriment to the existing SFR homes, the essence of the neighborhood & will negatively impact property values. I will address several points in my opinion.

1. When the owners purchased their properties, they purchased in a single family neighborhood for a desired reason. They wanted the enjoyment of having their own space and the appreciation of like-homeowners maintaining their properties as homeowners typically do., with pride and care.

1A. The mere concept, itself, of rentals situated in the middle of the Subdivision should prove to have a negative effect on market values of the SFRs in that : Diminished buyer appeal will cause longer days on market. Longer DOM is a recognized deficiency in dollar value by the NAA & NAREA.

Moreover, when a citizen finally earns the ability to step out of the rental world & into home ownership, their choice is to live in a home owner community.

1B. Kentucky Hills has many multi-generational families. This aspect alone, should be a starting point for the planning commission to understand the essence of the neighborhood and the lives it would disrupt permitting this Project to proceed.

1C. Rental homes at this price point, are known historically, overall, to be lesser maintained, on the exteriors. (not all, but the trend is purported to the negative.)

1D. The ratio of rentals to number of Owner Occupied homes is a detriment when it exceeds 10% according to published articles by various Experts. Smart Money & General Code to name a few. This Project will put Kentucky Hills in numbers exceeding 25% if the Project is permitted.

2. If a traffic study exists, performed using the appropriate criteria, one can conclude the results would show an unattractive & negative effect on the current residents.

2A, I would request a copy of the traffic study, the criteria, who performed it & the results of said study to determine the validity if it states low or no impact.

2B. I pose this question: WHY have the Developers neglected to communicate directly with any of the representatives of Kentucky Hills? Why does it not matter to them that 100% of the residents do not want this Project to proceed? The existing "Community" should be considered. Why are they having to fight this Developer and go through the expense, and quite frankly, the emotional stress of the process when first & foremost, the existing residents should matter to them.

2C. The original proposal had an astonishing number of units proposed. After the original plan was voted down, the Developer again comes back with an unreasonable number of units/buildings. One might presume the Developer is first & foremost concerned with his return on investment vs actually providing something positive for the citizens currently residing in this Community.

3. Independence School District votes NO, hands-down & does not want multi-family developments in this area of the City. Mill Creek Elementary will be negatively affected due to classroom sizes and the under-staffing at the addition of the new children this Project is likely to bring. Which will cause overcrowded classrooms and undesirable teaching environment until the inevitable transpires.

Re-mapping the school boundaries. Then, we can add two more elementary Schools that will be negatively affected. Mallinson & Sugar Creek Elementary. The School District says NO. Why doesn't this end here?

3A. To go one level deeper...

Families in this price range typically have saved for years to afford to purchase the home & the related costs to get there.

Considering the School District votes no...due to the disruption of their Planning & Budget forecasts. It would be an expensive venture for the District when they need to restructure School boundaries and disrupt so many resident childrens' lives requiring them to go to Mallinson or Sugar Creek Elementary. That will certainly have a negative effect when the current Chrisman students are forced to switch schools to Nowlin & Van Horn.

Residents have stated they would move from Kentucky Hills if they were forced to switch schools to Van Horn boundaries.

This would have a profound effect on the large number of multi-generational families that purposely moved to the same neighborhood with the objective to care for and be close to their parents that have lived there since 1959 when the neighborhood originated.

3B. It is commonly known Van Horn High School is the least desired secondary school in the District.

A large majority of Home Buyers specifically purchased in areas for the schools they wanted their children to attend. Realigning school boundaries will inevitably cause hardship, financially & emotionally, to current residents of the subdivision.

3C. All zip codes within the Van Horn High School boundary are lesser in value and some higher crime. Again, commonly known in this City, no one chooses to attend Van Horn over the other two High Schools. Using my family, as an example, along with 12 families I quickly polled... I can absolutely, unequivocally state, it would be devastating to be required to switch schools to Van Horn.

3D. In addition, if boundaries are reset Parent work/travel times will be affected & daycare arrangements affected and most important to us as a society, our CHILDRENS' lives will be upset, in a major life-altering way. This is well within the realm of important facts to consider. It's not just Van Horn & Nowlin. It is the disruption of the School District & more importantly, the childrens' lives.

3E. Permitting this Project has the ability to destabilize this currently stable & established community. Property values are distinctly on the rise in the Kentucky Hills Subdivision. The progress the Community has been working toward should not be allowed to be stifled or diminished by the addition of the proposed rental community.

4. In my zest to provide the best information, due diligence included searching the Independence area for any prior projects given access to procure an interior rental community vs what appears to be the "typical" scenario, developing rental units that "border" or are "in close proximity" to an established subdivision.

There was no usable information available. The published articles & statistics are for the latter two scenarios, which are not comparable to this proposed plan of placing a large rental community within the perimeter of an established subdivision.

Kentucky Hills residents want that 2.5 acre area to remain greenspace & park-like for the enjoyment of all residents as has been the case, for many years.

IF no other Developer has been permitted a Project in Independence, such as this one proposed, Kentucky Hills Residents ask for that same consideration and determination. Simply, do not allow this Project to set precedence.

4A. This Plan does not appear to have any safeguards in place for the current Owner Occupant Residents.

4B. It is not clear from all the proposed changes precisely how the Project will be constructed, and the timeline involved. It would cause great harm, traffic congestion, safety issues to the current Owners in Kentucky Hills, to have ongoing construction, in that condensed space, for years.

5. As we delve into each subject matter involved with this proposed plan, we are unable to discover any positives for the Residents.

5A. This plan provides for "overcrowding" the 2.5 acre plot of land, with no available effective solution for the structure and usage of the streets,

I will qualify that statement pointing out it is the location of the 2.5 acres that imposes this grief. It is impossible to ignore the placement of the 40+ driveways in this specific location will cause undue congestion and set up the neighborhood for increased danger, to resident vehicle traffic, as well as pedestrian traffic. Also note, increased vehicles parked on the streets.

5B. The proposed above-ground water basin invites not only an eyesore, but a mosquito haven for nearby residents.

5C. Hopefully, there will be no community dumpsters for this rental project. But, it's a possibility and that will also be a negative, in itself. Additionally, Extra trash trucks, multiple trash companies, throughout the week, whether per address or dumpster, another negative.

6. Commercial trucks, moving trucks constantly in and out, blocking access to current & proposed residents.

6A. The increased traffic of commercial vehicles will cause the need for increased repair work on the streets. This historically has been shown to put more demands on city services than the taxes the community generates.

7. The turnover of Tenants creates a different environment; reducing active participants in the wellness & progressiveness of the community. It is purported that the typical renter does not want to invest time and money into a community because they may not be living there in a few months or a time frame that could be considered "long term." Kentucky Hills has successfully created an environment for Residents working to improve their quality of life.

Turnover of rental Tenants will have an obvious negative effect on their progressive & positive goals.

7A. This 40+ unit rental community within this established homeowner community according to Experts sports a different ambiance, attitude, income level (possibly) and a different mindset, altogether.

8. It was reported the Developer offered to switch gears and would market this Project as a 55 & over community to eliminate the School District woes. It's obvious they have not performed due diligence in this area. An over 55 community needs bus lines, and high walkability, access to medical transportation within a .75 mile radius of the bus line to provide affordable transportation for this age group, entertainment, food & maintenance provided. This location does not have any of the above resources currently available.

8A. If indeed, they switch gears to over 55, the units are liable to sit unutilized, for extended periods of time, possibly even years due to the inability to rent or sell because they will lack appeal to the very people they are marketing to. This would be considered a negative effect on the existing homeowners. Historically, we all understand vacant properties draw crime and in time, become unsightly.

8B. If they are maintenance provided, they would have to form an HOA within the perimeter of the existing Kentucky Hills HOA. Not feasible nor desirable to existing home owners.

The Kentucky Hills HOA would be forced to adjust their covenants bi-laws to cover the requirements of the necessary maintenance. This is not reasonable, nor does this voluntary HOA have the funds to accommodate this scenario.

9. It was also brought to the Residents' attention that the Developer hasn't determined whether they would sell each unit singularly to multiple Investors or if they would sell all to one entity once the construction is complete. It cannot be maintenance-provided "community" if it has 22 owners of each of the 22 structures. It makes no sense.

It appears the Developer is grasping at straws, to enable their venture to produce the highest return on investment, with no clear plan. I personally am not aware if all these different scenarios are in writing to the Planning Commission or just input at meetings.

It's apparent to those affected Residents, this Plan provides no regard for a positive, nor helpful contribution to the City, nor has the Developer attempted to reach a viable solution with the Residents that will be hardest hit by this Project.

The scope of their Project has become disordered and frankly, unclear to all.

Whether, the end result finds a decrease in property values, or the disorganization or the disruption of the Residents' lives in Kentucky Hills, there are nearly 600 FAMILIES directly & negatively impacted by any one of the varied proposals.