



The Barns Senior Living

1841 Crooks Rd Rochester Hills MI 48309

A proposal for land conditional use to increase the capacity to 12 residents

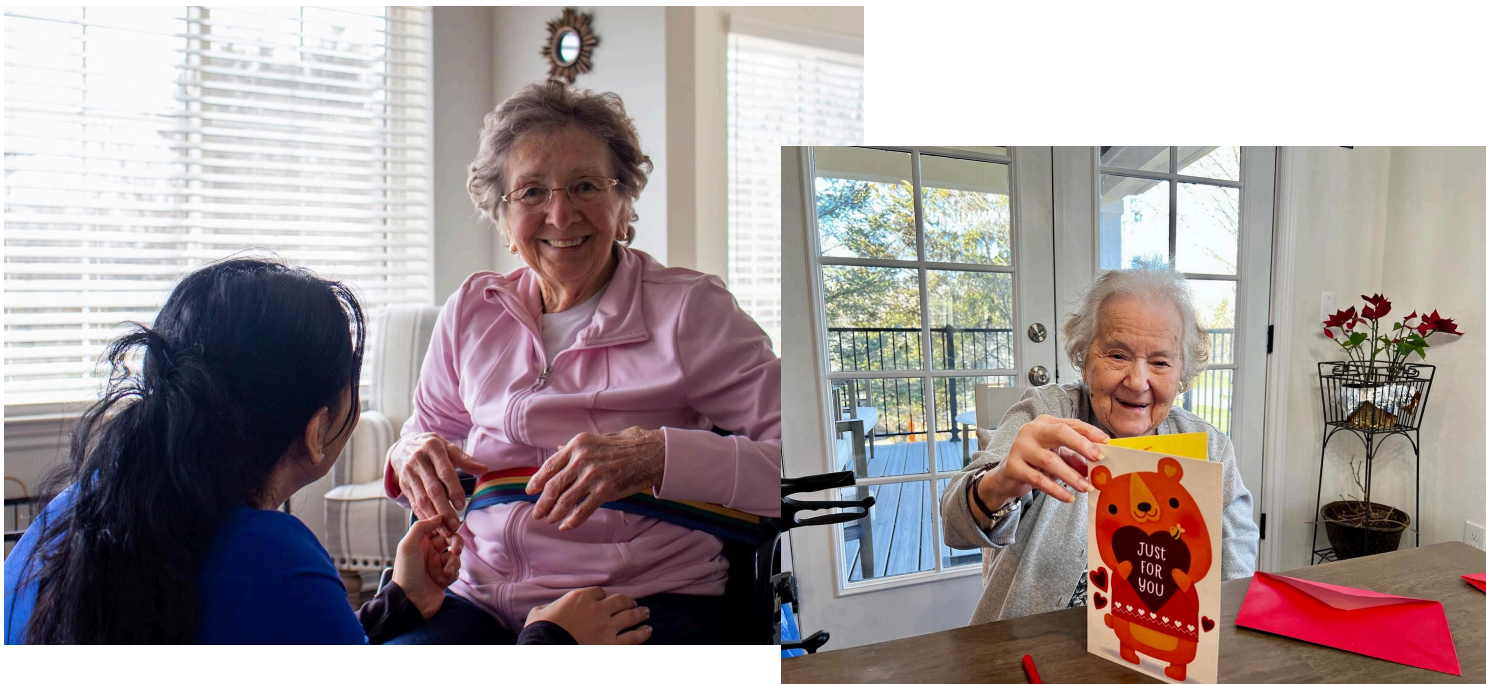


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Aging is not a disease, it's a privilege

A basic definition of ageism is prejudice or discrimination against people based on their age. The person can be any age, but for now, we will focus on older adults. Ageism is not only common but socially condoned. Many experts say it's the #1 form of prejudice that is socially accepted and even promoted. We encounter it in all aspects of daily living. From the workplace to advertisements to medical care: ageism continues to reinforce harmful stereotypes, especially between older and younger generation. Homes for the aged, also known as senior living communities or retirement residences, play a vital role in providing care and support for elderly individuals. Homes for the aged are places where individuals can thrive, maintain their independence, and engage in meaningful activities. By sharing success stories of residents who have found happiness and fulfillment in these environments, we can counteract the negative stereotypes and emphasize the potential for growth and vitality in later stages of life. Celebrating the achievements and contributions of seniors living in these settings help reshape public perception.

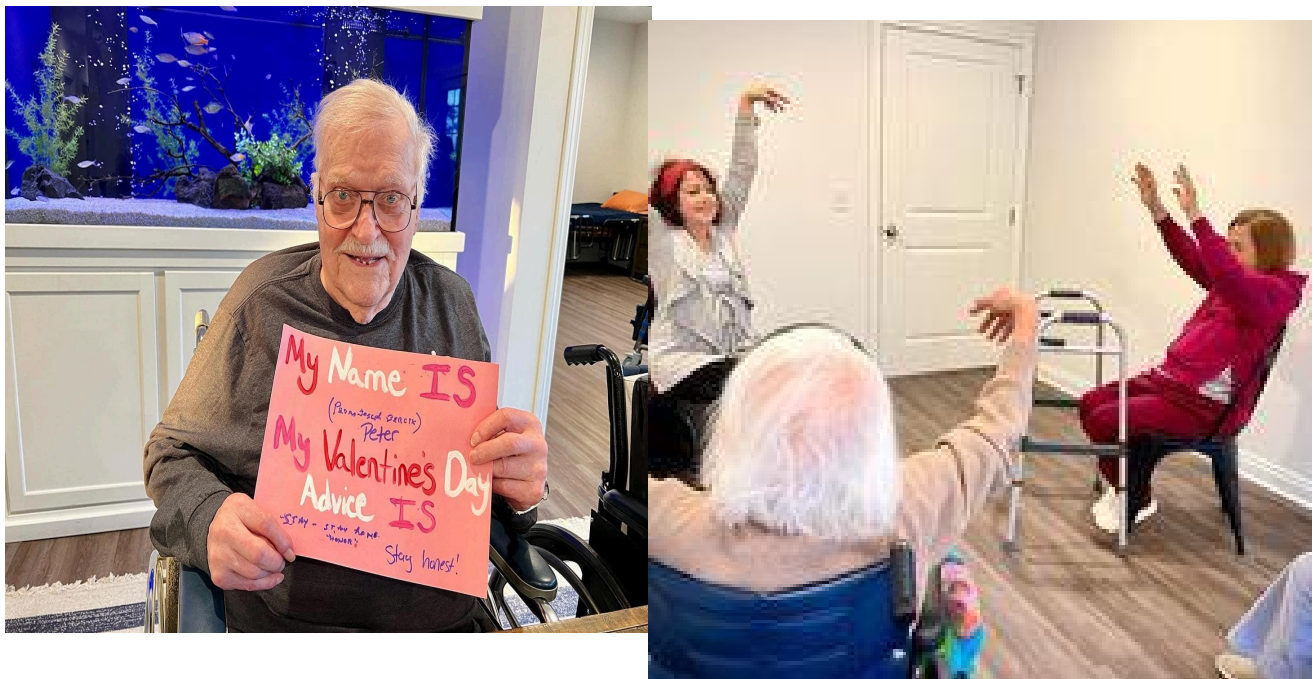


Who We Are

The Barns Senior Living is a premier senior home for older adults and the disabled who need continuous care assistance and support. This facility strives to provide consistent high customer satisfaction by rendering excellent service, and quality care.

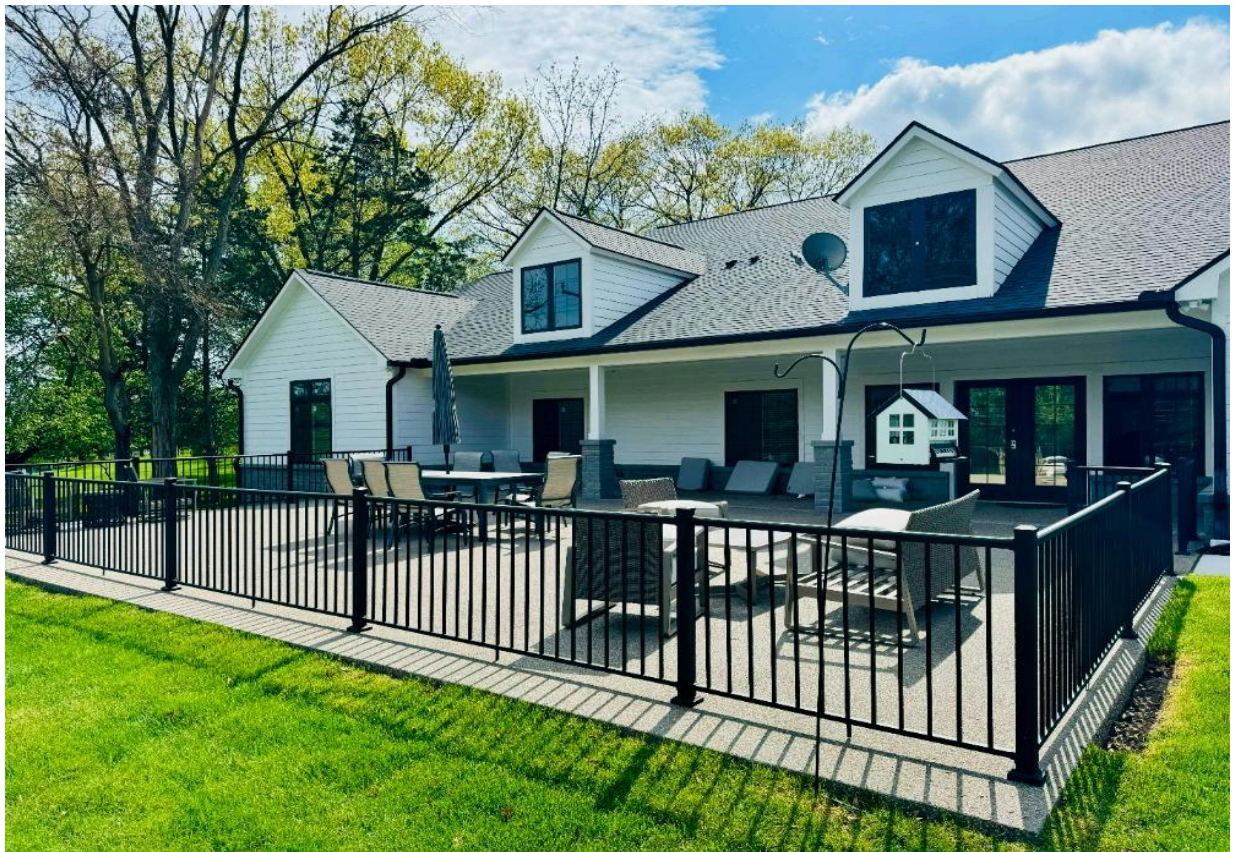
Our vision for The Barns is to create a welcoming environment that combines modern aesthetics with the charm of a farmhouse, blending harmoniously with the natural surroundings.

The older population is growing at an unprecedented rate. By 2030 one in five Americans will be age 65 or over and by 2040 the number of Americans age 65 and over will double from 40 million in 2010 to 81 million.. As the oldest of them hits retirement age now, many have additional medical requirements and need support. As a result, the demand for assisted livings and senior homes will continue to increase over the next decade and beyond.



The Building

This custom built home is located in a beautiful residential area of Rochester hills, MI, which is very close to major hospitals and other businesses. Barns Senior Living was meticulously designed and built based on years of experience to provide our elderly population with a comfortable and caring environment. . We take great care to ensure our buildings feel like homes, not commercial structures, and have made efforts to preserve the property's historical integrity, such as the proposed restoration of the original barn for shared resident gatherings, a library and creating a cozy entertainment space. The Barns Senior Living was built with all needed amenities to accommodate up to 12 residents, ensuring there is enough room for living and communal space for a harmonious living experience. The building also features an approved fire sprinkler system and central monitoring for additional safety along with secured doors. Increasing the capacity to 12 residents will allow more seniors to receive a quality living situation that they deserve.



Our Clients

The Barns Senior Living will focus on older adults and disabled individuals who need continuous assistance. Our customers will be the individuals who prefer to live in a home like environment rather than a nursing home. While there are existing and upcoming larger communities in Rochester Hills, many families are seeking a more intimate and affordable care option closer to home. The success of other senior living homes in our area demonstrates the need for such facilities. This home has already developed an excellent reputation in our community. The overwhelming demand and positive feedback from families reflect the quality of care we provide.

The Barns Senior Living will offer home like environment with 24/7 assistance and care. It is a custom built large home tailored to meet the needs of the elderly. Assisted Living, medication assistance , a salon, physical therapy and visiting physician services are a few of many other services that we render to the our valuable senior citizens.



Testimonial

"Phenomenal personalized care. They did what the resident needed not what the staff wanted to do. Genuine very caring staff. We wish we could have found the Barns Living years ago for our mother."

-Mary W.

Our Services

Embracing the 'age in place' philosophy, we guarantee that as residents' needs evolve, our services will adapt accordingly without additional financial burden, fostering a sense of security and belonging. We offer Private and Semi-private rooms at an affordable all inclusive price. At The Barns, we prioritize creating a sense of community and family among our residents, encouraging relationships not only with caregivers but also with fellow residents. We actively promote family involvement and are proud to witness the bonds that form within our community.



Ordinances

The Barns senior living meets the ordinance standards of **sec 138-2.302 and Sec.138-4.435**

Sec 138-2.302-Standards for conditional Use Approval:

- A. This approval will promote the intent and purpose of this ordinance
- B. This building is constructed, operated and maintained so as to be compatible, harmonious and appropriate in appearance with the existing or character of the vicinity. It maintains the land and the wild life and it does not affect the public services and community as a whole adversely instead it promotes the neighborhood. The board and batten exterior resembles the existing historic Barn and preserves the historic character.
- C. It is served adequately to the essential public facilities and provides services that are needed in the community

Sec.138-4.435- State Licensed Residential Facilities: Barns senior living will be licensed as a medium group license of 7-12 under the state licensed residential facilities. This applies to all ordinance standards in this sections as Licensing, Separation requirements, and Compatibility with Neighborhood.



Staffing and career opportunities

Our current staff and employment opportunities will increase with this proposal. Currently operating with 4 staff members and this will create 3 additional jobs. This includes live in staff (if any)

We have 12 hour schedules and shift change happens at 7am & 7pm.
Most of the caregivers are live in staff who don't leave the premises.



Trash Management

Like any other residential community, senior living communities must take measures to ensure that their waste management needs are met. Senior living communities tend to have different needs than other communities. Working with garbage specialists to estimate the community's average garbage output was an important first step we took. As of now, our community manages with 2-3 trash cans weekly. We are not expecting a change in this but will have another trash can in reserve if needed. GFL does not recommend a dumpster even with an increased resident capacity to 12. Our purchasing manager and Dietician who oversees meal planning across all of our buildings limits food wastage.

We also have an account with **Advowaste who picks up medical waste and sharps** on a weekly basis as needed.

Renovation of the Historic Barn

"A barn will survive indefinitely with a sound roof and a decent foundation," Porter says.

The Barn located at 1841 is severely deteriorated and needs an EXTENSIVE amount of repairs. Following evaluations by multiple barn contractors, including one recommended by the historic commission, it has been determined that the structure is severely deteriorated and requires a full renovation. The estimated costs for the necessary repairs range between **\$275,000 to \$350,000**.

Due to the storm damage in last summer, we replaced a good portion of the shingles to prevent further damage.

5 year plan:

2024 -2025 - Cost \$87,000- \$110,000

Have to replace the entire roof,including decking and under-layment with ice and water shield. Replace all damaged exterior boards, add boards between existing gaps to make it a seal proof. Change all side and rear window, replace/repair two large barn doors. Paint all exterior wood to restore the color and preserve.

2026-2027- \$32,000-\$48,000

Repair the sagging roof support from inside by raising the joist. This needs extensive work due to the height and support must go to the basement.

2027-2028- \$92,000-\$114,000

Replace all interior walls, remove old water damaged areas, insulations, wiring, electric on both floors

2028-2029- \$86,000-\$97,000

Repair/Replace floors, stairs, permits, electrical, heating



Conclusion

Having been in the business for almost a decade and with extensive experience as a geriatric specialized nurse for nearly 15 years, I have overseen the development of several senior living facilities. However, The Barns in Rochester Hills holds a special place in my heart as the first project I have been involved in from inception to completion. The journey, from selecting the land to collaborating with architects and builders, working with Historic Commission and the city officials has been an enriching and rewarding experience.

We receive a significant number of inquiries daily from families seeking placement for their loved ones and requesting to be added to our waitlist for the next availability. It is important to note that this increase in capacity will not adversely affect or disturb the neighborhood in any way. Our past year of operations demonstrates the positive reception of our community in the neighborhood, with many individuals who were previously opposed to the project coming forward to apologize for their initial misunderstanding and told us that they were unduly influenced.

I kindly request your consideration and approval of our request to increase the resident capacity to 12 individuals. Your support in this matter would be greatly appreciated and will contribute to improving the lives of our residents.

