

# Seniors Village in Miami Lakes

## Frequently Asked Questions

Component	Owner/Operator	Site Area	Uses
55+ Rental Apartments	The Graham Companies	9.45 Acres	220 Units plus clubhouse
Assisted Living/Skilled Nursing	Miami Jewish Health	4.16 Acres	100 AL beds/80 SN beds
Activity/Community Center	The Town of Miami Lakes	1.30 Acres	6,000 Square Feet

### **1 – What will the Seniors Village include?**

The development will include an age-restricted rental apartment community, an assisted living facility, a skilled nursing facility and lastly, The Graham Companies will be donating a 1.30-acre site and a 6,000 square foot shell building to the Town for a community/activity center intended for the Town's elderly population.

### **2 – What will the age restriction on the apartments be?**

At least one person in 100% of the apartments will need to be 62 years old. No persons under the age of 19 will be allowed to live on site. However, it should be noted that HUD and other housing authorities encourage some flexibility in the case of persons with extenuating hardships (for example, a child's parents pass away and the child is left to a grandparent).

### **3 – How will the age restriction be enforced?**

The Graham Companies will proffer a binding covenant to the Town of Miami Lakes that states that the apartments must be operated as age-restricted apartments. Additionally, by operating as an age-restricted community, we are subject to regular monitoring by HUD to ensure that we are complying with all regulations.

### **4 – How will the apartments be priced?**

This will be a market rent community. We expect rents to fall in line with rents at other Graham-owned apartment communities in Miami Lakes.

### **5 – What is assisted living?**

An assisted living residence is a long-term senior care option that typically provides personal care support services such as meals, medication management, bathing, dressing and transportation.

### **6 – What is skilled nursing?**

Skilled nursing includes specialized medical care, long-term care, rehabilitation therapy and other highly regulated services.

### **7 – Who will own and operate this Seniors Village?**

The Graham Companies will own and operate the age-restricted apartments and has agreed to lease land to Miami Jewish Health who will own and operate the assisted living and skilled nursing facilities. The Town of Miami Lakes will own and operate the community/activity center.

For more information, please contact:  
305-821-1130



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**8 – What activities will be hosted in the community/activity center?**

Programming for the community/activity center will be at the Town's discretion.

**9 – Where will the Seniors Village be located?**

The Seniors Village will be located on approximately 15 acres on the eastern shore of Graham Dairy Lake along Commerce Way south of 148<sup>th</sup> Street.

**10 – What will the traffic impact be compared to what will be developed if the land use and zoning changes are not approved?**

Traffic generated by the Seniors Village will be less than the traffic generated by The Graham Companies' alternate plan, which entails continuing the development of office and industrial buildings in the area.

**11 – Will priority be given to current Miami Lakes residents?**

No, we believe that any prioritization could be viewed as a discriminatory practice under the Fair Housing Act.

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**Miami Jewish Health**