



Site Report

Potential Development

2900 W Bethel Rd, Norman, OK 73069

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Site Details

Site ID	#1
Facility	Potential Development (1)
Address	2900 W Bethel Rd Norman OK 73069
Latitude	35.302234
Longitude	-97.4850529
Market Area	10 Mile Radius (PMA Overlap)
Benchmark	Oklahoma City, OK MSA
Date	3/14/2024 12:43 PM



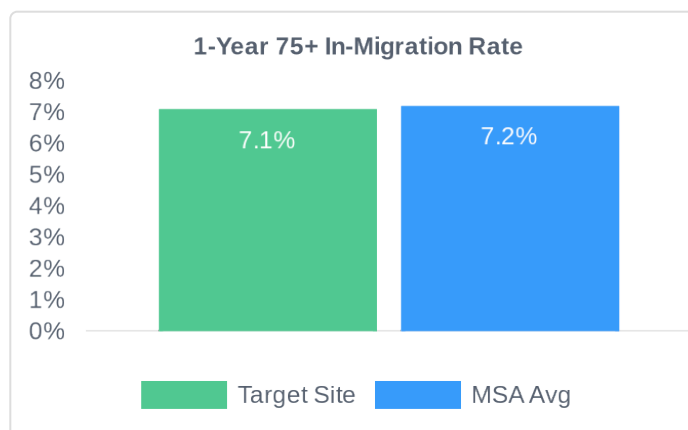
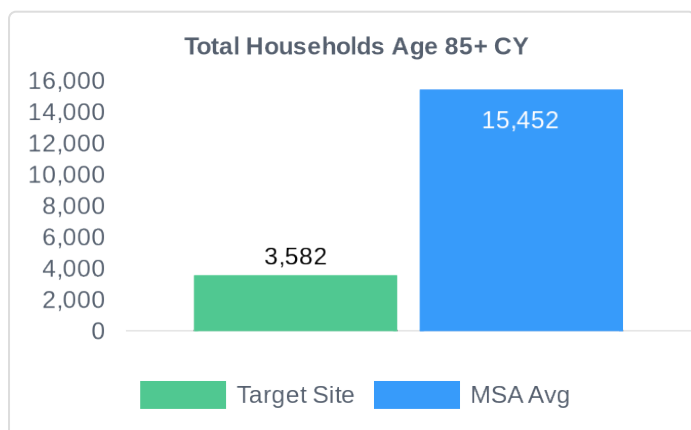
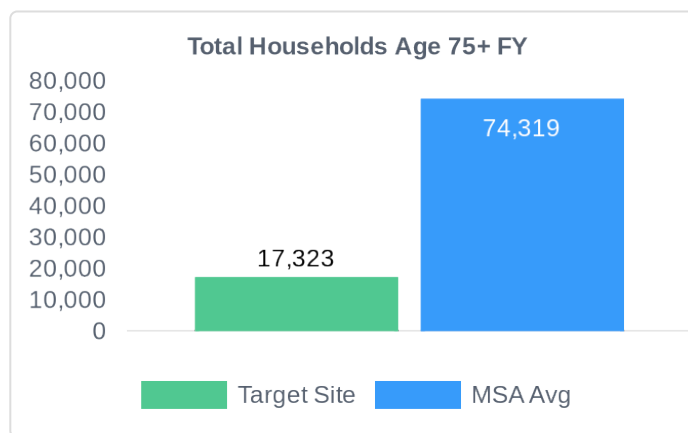
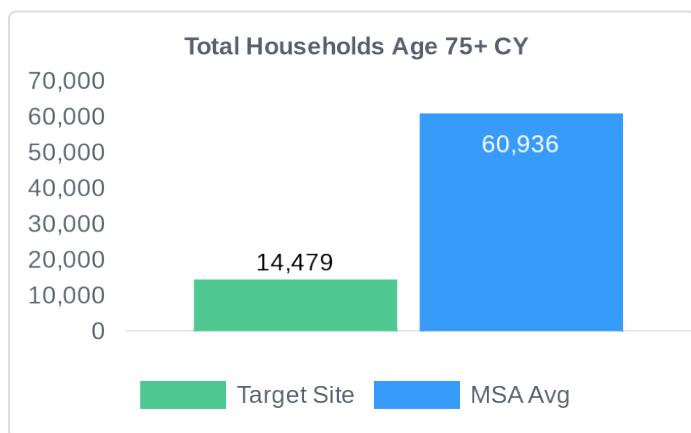
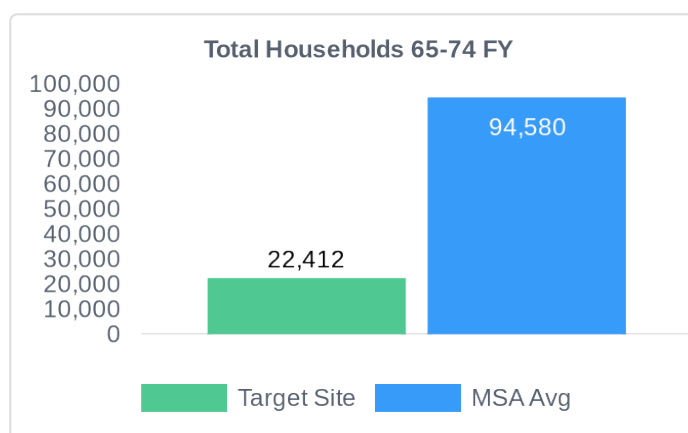
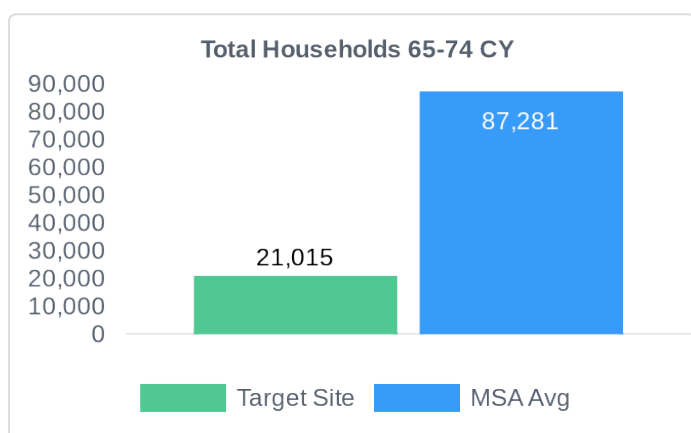
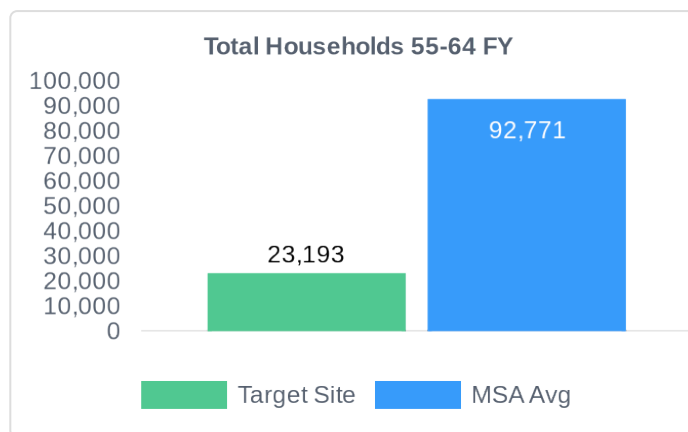
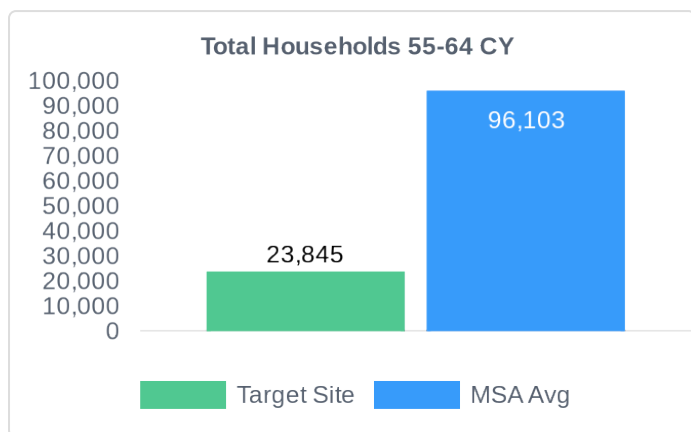
Income Assumptions

MEASURE	SITE
IL Income Threshold	50,000
AL Income Threshold	60,000
MC Income Threshold	75,000
Adult Child Net Worth Threshold	125,000

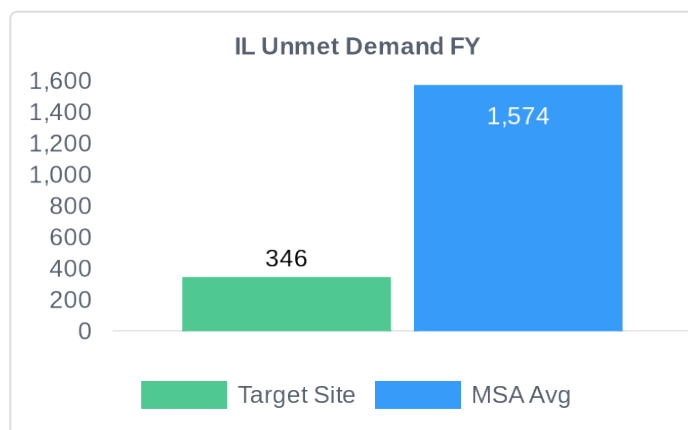
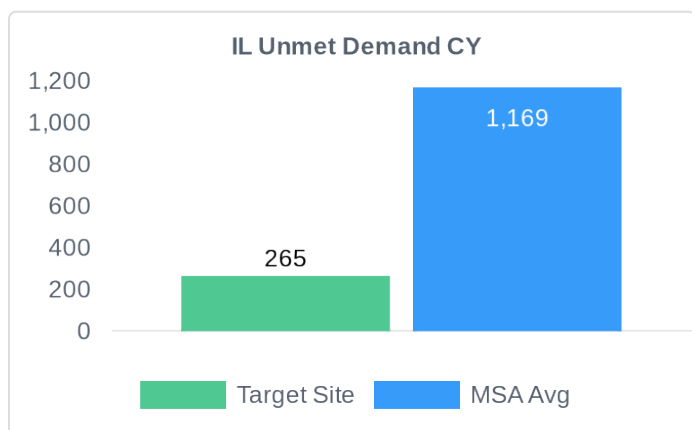
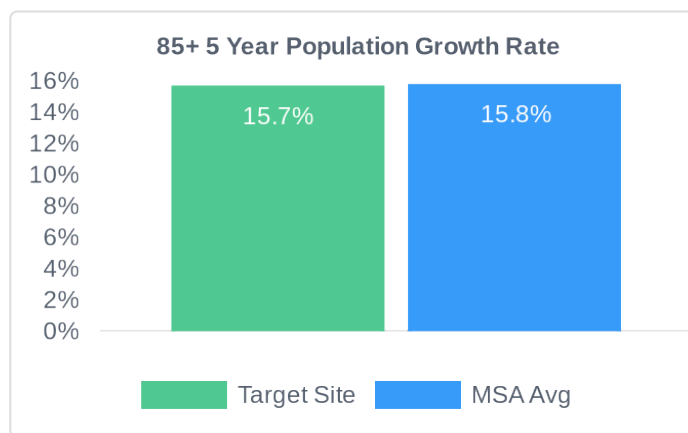
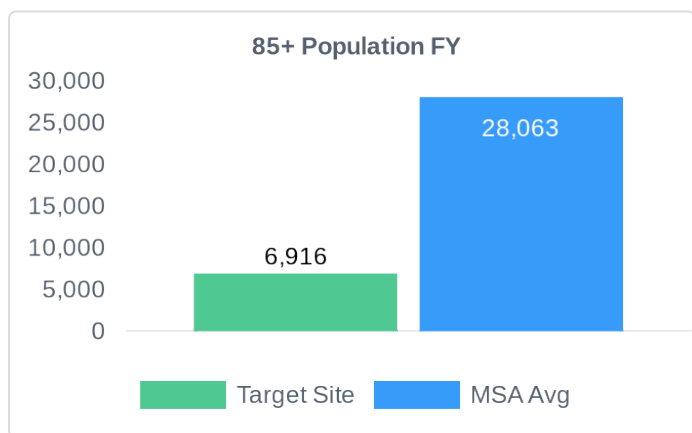
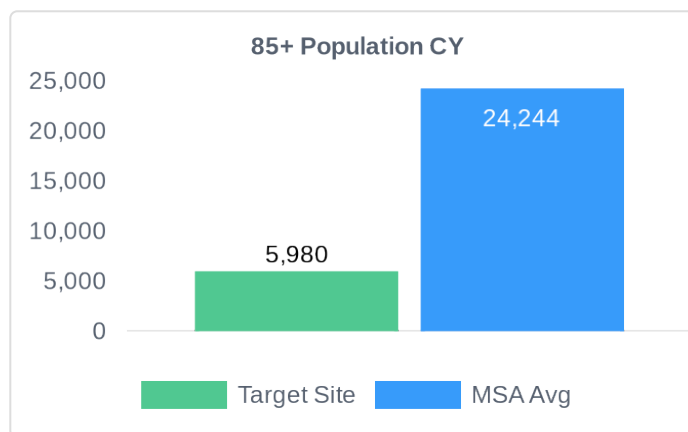
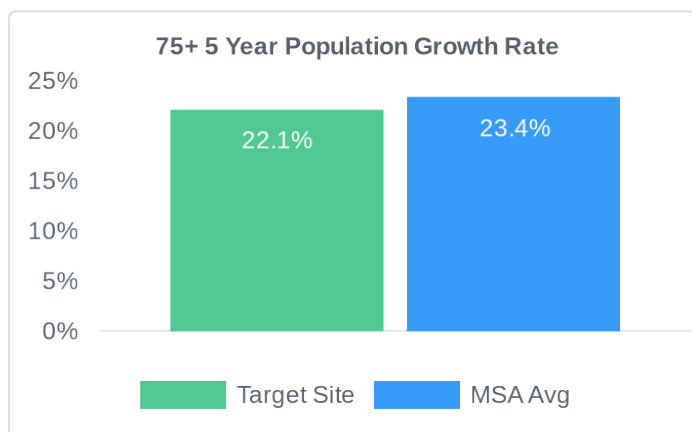
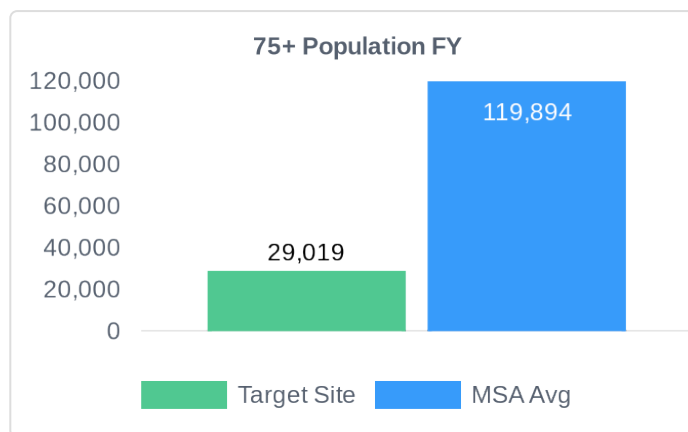
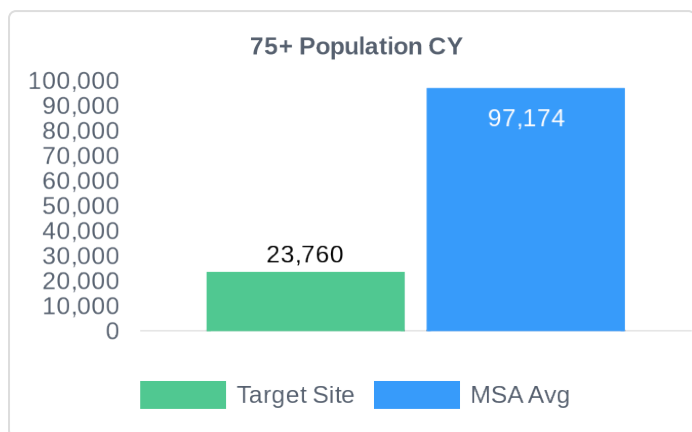
Demographics

MEASURE	SITE	OKLAHOMA CITY, OK MSA	VARIANCE FROM MSA
Total Households 55-64 CY	23,845	96,103	-72,258
Total Households 55-64 FY	23,193	92,771	-69,578
Total Households 65-74 CY	21,015	87,281	-66,266
Total Households 65-74 FY	22,412	94,580	-72,168
Total Households Age 75+ CY	14,479	60,936	-46,457
Total Households Age 75+ FY	17,323	74,319	-56,996
Total Households Age 85+ CY	3,582	15,452	-11,870
1-Year 75+ In-Migration Rate	7.10%	7.20%	-0.10%
75+ Population CY	23,760	97,174	-73,414
75+ Population FY	29,019	119,894	-90,875
75+ 5 Year Population Growth Rate	22.10%	23.40%	-1.30%
IL Income Qualified 75+ 5 Year Growth Rate	29%	32%	-3%
AL Income Qualified 75+ 5 Year Growth Rate	30%	33%	-3%
MC Income Qualified 75+ 5 Year Growth Rate	32%	37%	-5%
85+ Population CY	5,980	24,244	-18,264
85+ Population FY	6,916	28,063	-21,147
85+ 5 Year Population Growth Rate	15.70%	15.80%	-0.10%
IL Unmet Demand CY	265	1,169	-904
IL Unmet Demand FY	346	1,574	-1,228
AL Unmet Demand CY	233	1,001	-768
AL Unmet Demand FY	304	1,347	-1,043
MC Unmet Demand CY	188	843	-655

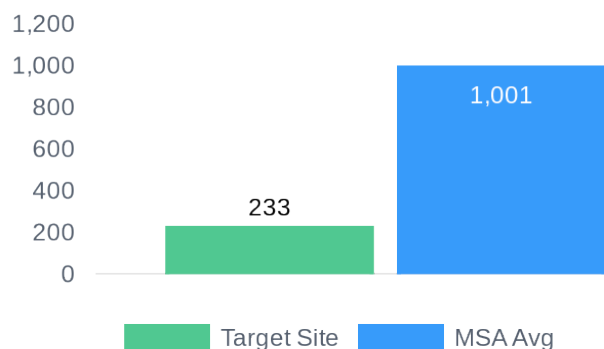
Demographic Charts



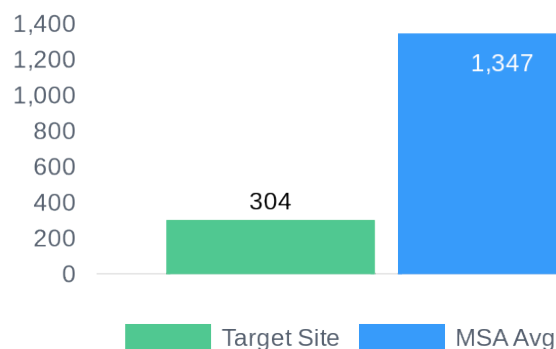
Demographic Charts



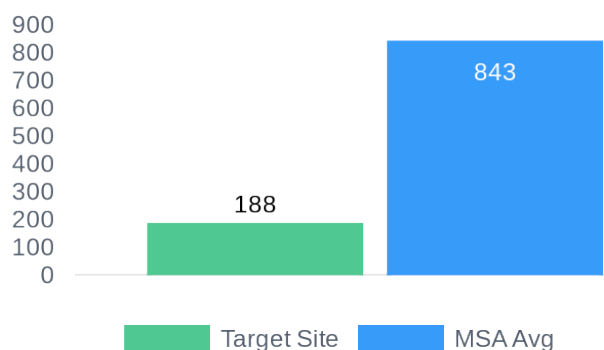
AL Unmet Demand CY



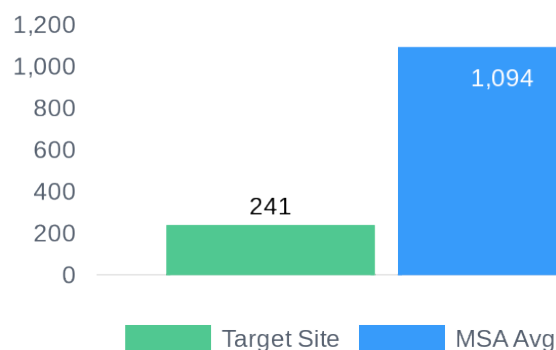
AL Unmet Demand FY



MC Unmet Demand CY



MC Unmet Demand FY



Income

MEASURE	SITE	OKLAHOMA CITY, OK MSA	VARIANCE FROM MSA
MC Income Threshold CY	\$75,000	\$75,000	\$0
Median HH Income FY	\$65,875	\$73,403	-\$7,528
Median Income 55 - 64 CY	\$68,750	\$77,778	-\$9,028
Median Income 55 - 64 FY	\$73,684	\$87,500	-\$13,816
Median Income 65 - 74 CY	\$61,250	\$65,833	-\$4,583
Median Income 65 - 74 FY	\$67,857	\$71,591	-\$3,734
Median Income 75+ CY	\$39,250	\$39,632	-\$382
Median Income 75+ FY	\$42,500	\$43,043	-\$543
\$35K-\$50K Income Qualified 75-84 CY	1,913	6,798	-4,885
\$35K-\$50K Income Qualified 75-84 FY	2,249	8,151	-5,902
\$50K-\$75K Income Qualified 75-84 CY	1,633	8,014	-6,381
\$50K-\$75K Income Qualified 75-84 FY	2,036	10,004	-7,968
\$75K-\$100K Income Qualified 75-84 CY	958	4,208	-3,250
\$75K-\$100K Income Qualified 75-84 FY	1,207	5,442	-4,235
\$100K+ Income Qualified 75+ CY	2,362	10,088	-7,726
\$100K+ Income Qualified 75+ FY	3,230	14,388	-11,158
\$35K-\$50K Income Qualified 85+ CY	589	2,240	-1,651
\$35K-\$50K Income Qualified 85+ FY	672	2,531	-1,859
\$50K-\$75K Income Qualified 85+ CY	461	2,295	-1,834
\$50K-\$75K Income Qualified 85+ FY	524	2,674	-2,150
\$75K-\$100K Income Qualified 85+ CY	260	1,164	-904
\$75K-\$100K Income Qualified 85+ FY	303	1,404	-1,101
\$100K+ Income Qualified 85+ CY	377	1,678	-1,301
\$100K+ Income Qualified 85+ FY	505	2,283	-1,778
\$150K+ Income Qualified 45-64 FY	9,892	50,243	-40,351

Wealth

MEASURE	SITE	OKLAHOMA CITY, OK MSA	VARIANCE FROM MSA
Median Net Worth 55-64 CY	\$204,289	\$256,719	-\$52,430
Net Worth Qualified Adult Children 55-64 CY	14,915	64,917	-50,002
Median Net Worth 75+ CY	\$268,321	\$282,311	-\$13,990
Net Worth Qualified 75+ CY	7,476	32,746	-25,270
Median Home Value CY	\$205,732	\$228,659	-\$22,927
Median Home Value FY	\$241,176	\$255,736	-\$14,560
75+ Home Owners w/o Mortgage Rate	59.80%	61.60%	-1.80%
Owner Occupancy Rate CY	57%	63%	-6%
\$500K+ Net Worth Qualified 75+ HH CY	4,293	20,169	-15,876

Advanced Metrics

MEASURE	SITE	OKLAHOMA CITY, OK MSA	VARIANCE FROM MSA
Dementia Beneficiaries	2,260	11,892	-9,632
Dementia Beneficiaries Per Competitive MC Bed	12.15	15.51	-3.35
Dementia Prescriptions	8,076	45,482	-37,406
ADL Disabled Senior Rate	12.70%	11.10%	1.60%
ADL Disabled Seniors Per Competitive AL Bed	10.87	6.88	3.99
IADL Disabled Senior Rate	25.70%	23.10%	2.60%
IADL Disabled Seniors Per Competitive SH Bed	7.40	5.86	1.54
CognitiveImpairmentRate	12.70%	12.30%	0.40%
Cognitively Impaired Seniors Per Competitive MC Bed	16.24	15.52	0.72
MB with Alzheimer's or Dementia in past year	3,792	14,944	-11,152

Independent Living Market Analysis

MEASURE	SITE	OKLAHOMA CITY, OK MSA	VARIANCE FROM MSA
IL Income Qualified 75-84 CY	4,577	20,632	-16,055
IL Income Qualified 75-84 FY	5,968	27,551	-21,583
IL Income & Frailty Qualified 75+ CY	5,674	25,769	-20,095
IL Income & Frailty Qualified 75+ FY	7,300	33,912	-26,612
IL Income Qualified 85+ CY	1,097	5,137	-4,040
IL Income Qualified 85+ FY	1,332	6,361	-5,029
AL Income and Frailty Qualified 85+ CY	442	2,046	-1,604
IL Income and Frailty Qualified 85+ FY	1,332	6,361	-5,029
Competitive IL Supply CY	360	1,494	-1,134
Competitive IL Supply FY	360	1,539	-1,179
Total IL Supply CY	422	2,662	-2,240
Total IL Supply FY	422	2,707	-2,285
IL Unmet Demand CY	265	1,169	-904
IL Unmet Demand FY	346	1,574	-1,228
IL Supply Growth - Past 5 Years	18.50%	3.70%	14.80%
Number of Campus Rentals	18	33	-15
Number of CCRCs	1	6	-5
IL Average Age	18	30	-12

Assisted Living Market Analysis

MEASURE	SITE	OKLAHOMA CITY, OK MSA	VARIANCE FROM MSA
AL Income Qualified 75+ CY	4,836	21,645	-16,809
AL Income Qualified 75+ FY	6,276	28,840	-22,564
AL Income & Frailty Qualified 75+ CY	1,407.38	6,333.01	-4,925.63
AL Income & Frailty Qualified 75+ FY	1,812.54	8,359.19	-6,546.65
AL Income Qualified 85+ CY	912	4,219	-3,307
AL Income Qualified 85+ FY	1,123	5,291	-4,168
AL Income and Frailty Qualified 85+ CY	442	2,046	-1,604
AL Income and Frailty Qualified 85+ FY	545	2,566	-2,021
Competitive AL Supply CY	278	1,571	-1,293
Competitive AL Supply FY	278	1,571	-1,293
Total AL Supply CY	521	2,704	-2,183
Total AL Supply FY	521	2,704	-2,183
AL Unmet Demand CY	233	1,001	-768
AL Unmet Demand FY	304	1,347	-1,043
AL Supply Growth - Past 5 Years	19%	5.30%	13.70%
AL Average Age	21	25	-4

Memory Care Market Analysis

MEASURE	SITE	OKLAHOMA CITY, OK MSA	VARIANCE FROM MSA
MC Income Qualified 75+ CY	3,580	15,460	-11,880
MC Income Qualified 75+ FY	4,741	21,234	-16,493
MC Income & Frailty Qualified 75+ CY	850.53	3,700.99	-2,850.46
MC Income & Frailty Qualified 75+ FY	1,116.66	5,021.55	-3,904.89
MC Income Qualified 85+ CY	636	2,842	-2,206
MC Income Qualified 85+ FY	808	3,687	-2,879
MC Income and Frailty Qualified 85+ CY	300	1,341	-1,041
MC Income and Frailty Qualified 85+ FY	381	1,740	-1,359
MC Unmet Demand CY	188	843	-655
MC Unmet Demand FY	241	1,094	-853
Penetration 75+ Income Qualified MC CY	7%	7%	0%
Competitive MC Supply CY	186	767	-581
Competitive MC Supply FY	186	767	-581
Total MC Supply CY	268	1,077	-809
Total MC Supply FY	268	1,077	-809
MC Unmet Demand CY	188	843	-655
MC Unmet Demand FY	241	1,094	-853
MC Supply Growth - Past 5 Years	16%	5.80%	10.20%
MC Average Age	19	21	-2

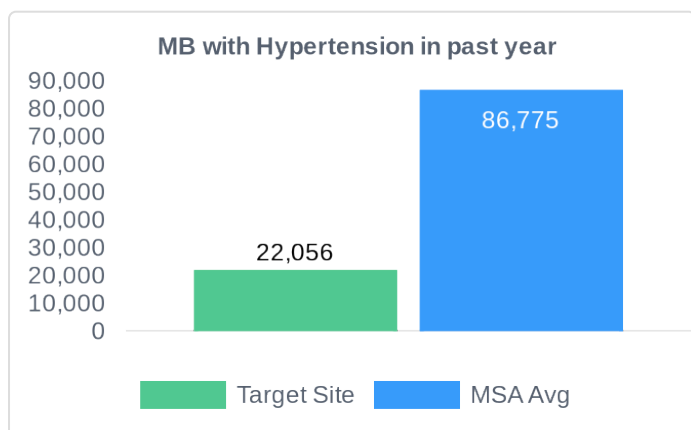
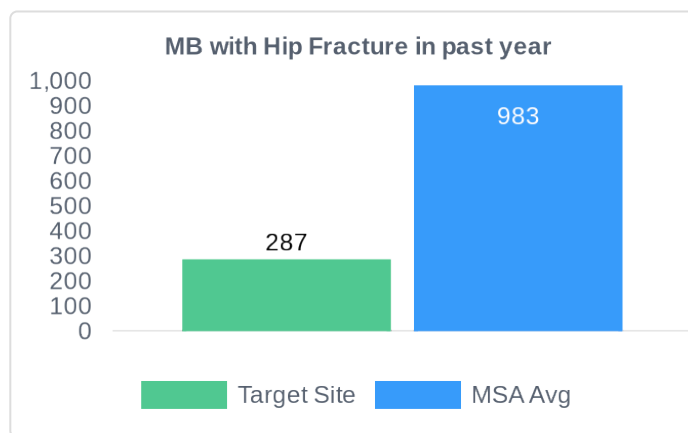
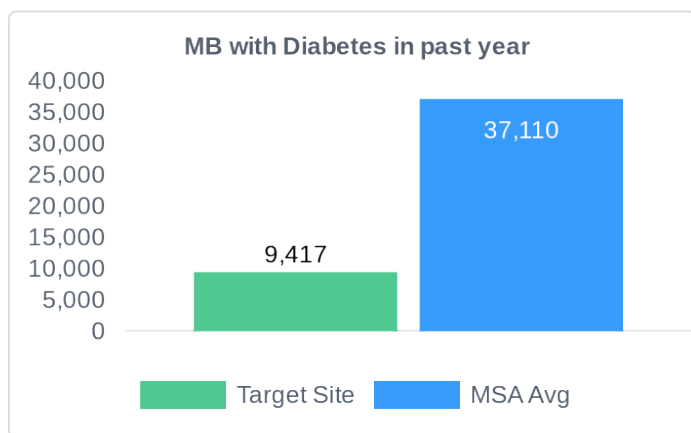
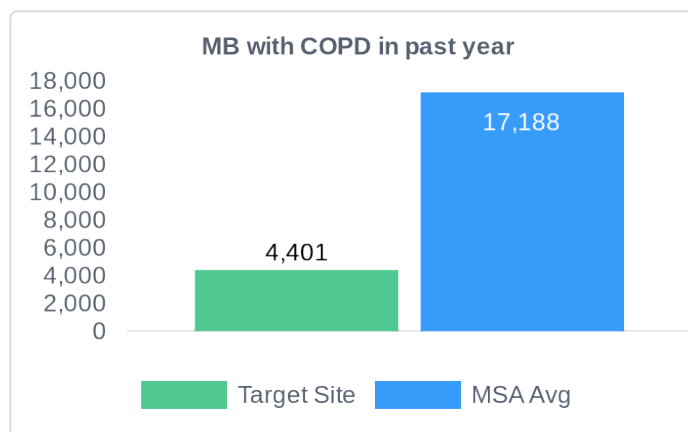
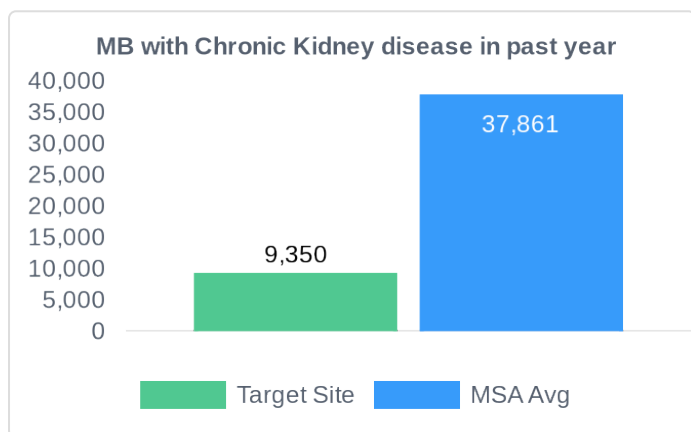
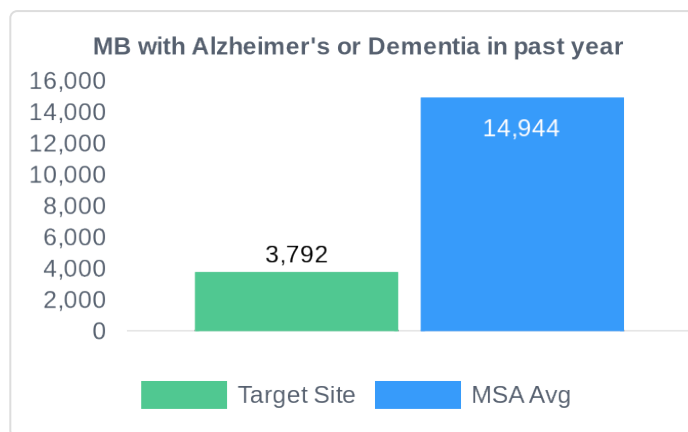
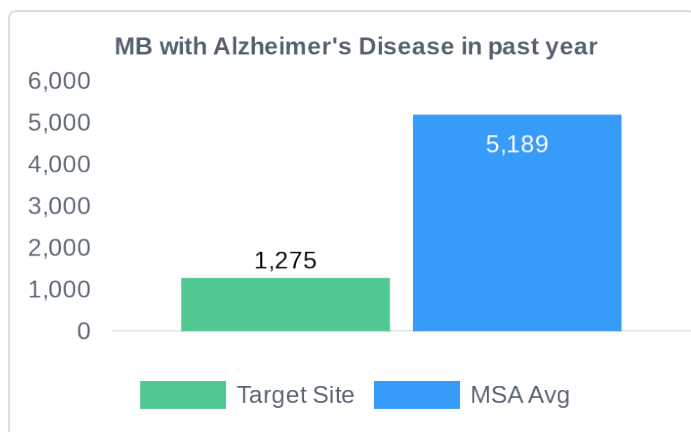
Labor Market

MEASURE	SITE	OKLAHOMA CITY, OK MSA	VARIANCE FROM MSA
Average LPN Hrly Wage	\$20.49	\$20.54	-\$0.05
LPN Hrly Wage Growth Rate	-10.40%	-8.50%	-1.90%
Average RN Hrly Wage	\$33.86	\$33.40	\$0.46
RN Hrly Wage Growth Rate	-0.40%	0.50%	-0.90%
Average Minimum Wage Rate	7.25	7.25	0
Unemployment Rate	5.70%	5%	0.70%

Unmet Demand

MEASURE	SITE	OKLAHOMA CITY, OK MSA	VARIANCE FROM MSA
IL Unmet Demand CY	265	1,169	-904
IL Unmet Demand FY	346	1,574	-1,228
IL Income Qualified 75+ CY	5,673	25,769	-20,096
IL Income Qualified 75+ FY	7,300	33,911	-26,611
AL Unmet Demand CY	233	1,001	-768
AL Unmet Demand FY	304	1,347	-1,043
AL Income & Frailty Qualified 75+ CY	1,407.38	6,333.01	-4,925.63
AL Income & Frailty Qualified 75+ FY	1,812.54	8,359.19	-6,546.65
MC Unmet Demand CY	188	843	-655
MC Unmet Demand FY	241	1,094	-853
MC Income and Frailty Qualified 85+ CY	300	1,341	-1,041
AL Income and Frailty Qualified 85+ FY	545	2,566	-2,021
Income Qualified Adult Children 45-64 CY	17,697	79,047	-61,350
Income Qualified Adult Children 45-64 FY	20,407	91,145	-70,738

Prevalence Rate



Prevalence Rate

MEASURE	SITE	OKLAHOMA CITY, OK MSA	VARIANCE FROM MSA
MB with Alzheimer's Disease in past year	1,275	5,189	-3,914
MB with Alzheimer's or Dementia in past year	3,792	14,944	-11,152
MB with Chronic Kidney disease in past year	9,350	37,861	-28,511
MB with Congestive Heart Failure in past year	5,074	20,318	-15,244
MB with COPD in past year	4,401	17,188	-12,787
MB with Diabetes in past year	9,417	37,110	-27,693
MB with Hip Fracture in past year	287	983	-696
MB with Hypertension in past year	22,056	86,775	-64,719

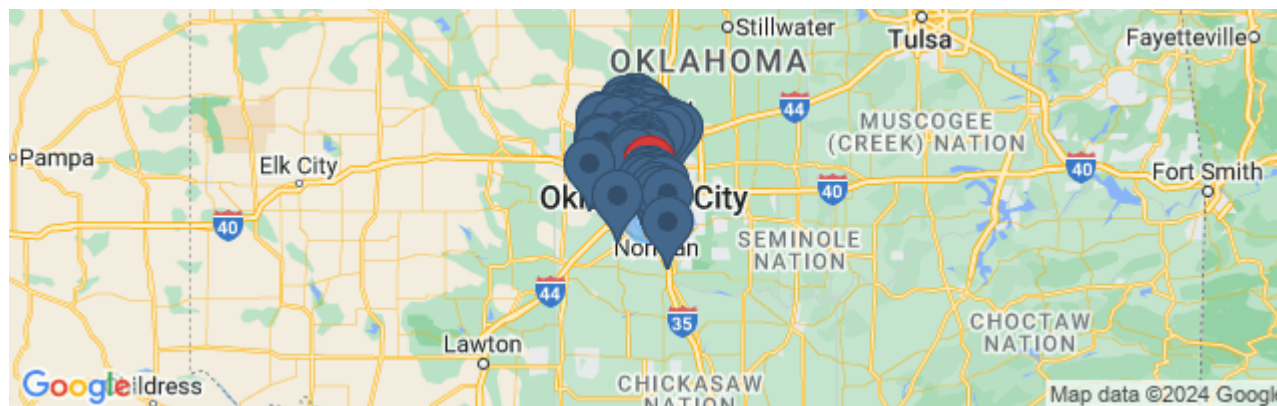
Competition Summary

SITE INFORMATION

Existing AL Units	1,422
Const. AL Units	-
Existing IL Units	1,112
Const. IL Units	45
Existing MC Units	614
Const. MC Units	-
Existing NC Units	3,531
Const. NC Units	-
Existing AA Units	328
Const. AA Units	-
Avg. Distance from Site	11.66 miles

RESIDENT ORIGIN

<1 Mile	5.3%
1-3 Miles	19.2%
3-5 Miles	12.6%
5-10 Miles	17%
10-15 Miles	11.6%
15-25 Miles	6.1%
25-50 Miles	3.3%
50+ Miles	24.8%



For additional competition data, please refer to **Raw Data**, which can be downloaded as an Excel spreadsheet from the **Site Details** page.

SITE INFORMATION										RESIDENT ORIGIN				
ID	NAME	ADDRESS	OPEN YEAR	PROFIT	OPERATOR	CONSTRUCTION		EXISTING		COMP WEIGHT	DISTANCE FROM SITE	IN MARKET (<50 MILES)		BREAKDOWN (MILES)
1	Savannah House Of Moore	525 E Main St Moore, OK 73160	2006	Unknown	Carlsbad Management Group	IL Units	0	IL Units	0	100%	2.61 mi	In: %	Out: %	<1 - 10-15 - 1-3 - 15-25 - 3-5 - 25-50 - 5-10 - 50+ -
2	Featherstone Assisted Living	301 N Eastern Ave Moore, OK 73160	1996	For Profit	Private Owners	IL Units	0	IL Units	0	100%	2.68 mi	In: 78%	Out: 22%	<1 9.4% 10-15 6.2% 1-3 17.2% 15-25 10.9% 3-5 12.5% 25-50 3.1% 5-10 18.8% 50+ 21.9%
3	Medical Park West	3110 Healthplex Pkwy Norman, OK 73072	2013	For Profit	Stonegate Senior Care LP	IL Units	0	IL Units	0	100%	3.24 mi	In: %	Out: %	<1 - 10-15 - 1-3 - 15-25 - 3-5 - 25-50 - 5-10 - 50+ -
4	Sooner Station at University North Park	3510 24th Avenue North Norman, OK 73069	2022	For Profit	Integral Senior Living	IL Units	0	IL Units	101	100%	3.61 mi	In: %	Out: %	<1 - 10-15 - 1-3 - 15-25 - 3-5 - 25-50 - 5-10 - 50+ -
5	Hillcrest Nursing Center	2120 N Broadway St Moore, OK 73160	1976	For Profit	IHS Holding	IL Units	0	IL Units	0	100%	3.86 mi	In: %	Out: %	<1 - 10-15 - 1-3 - 15-25 - 3-5 - 25-50 - 5-10 - 50+ -

SITE INFORMATION											RESIDENT ORIGIN							
ID	NAME	ADDRESS	OPEN YEAR	PROFIT	OPERATOR	CONSTRUCTION		EXISTING		COMP WEIGHT	DISTANCE FROM SITE	IN MARKET (<50 MILES)		BREAKDOWN (MILES)				
6	Silver Elm Estates in Norman	2100 36th Ave NW Norman, OK 73072	2013	For Profit	McCasland Companies	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	110 0 0 0 0	100%	4.06 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -	
7	Sommerset Assisted Living Residence	1601 SW 119th St Oklahoma City, OK 73170	1998	For Profit	Sommerset Neighborhood LLC	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 125 52 0 0	100%	4.75 mi	In: 86%	Out: 14%	<1 1-3 3-5 5-10	8.7% 29% 13% 16.7%	10-15 15-25 25-50 50+	9.4% 8.7% 0% 14.5%	
8	Luxe Life	1060 Rambling Oaks Dr Norman, OK 73072	1991	For Profit	Ignite Medical Resorts	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 70 24 0 0	100%	4.88 mi	In: 72%	Out: 28%	<1 1-3 3-5 5-10	13.2% 23.4% 10.2% 10.2%	10-15 15-25 25-50 50+	1.8% 6.6% 6.6% 28.1%	
9	Meadowlake Estates	959 SW 107th St Oklahoma City, OK 73170	2005	For Profit	Stonegate Senior Care LP	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 124 0	100%	4.9 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -	
10	Ignite Medical Resort Norman	1050 Rambling Oaks Dr Norman, OK 73072	2001	For Profit	Oklahoma Senior Care	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 52 0	100%	4.95 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -	
11	The Legend at Rivendell	13200 S May Ave Oklahoma City, OK 73170	2008	For Profit	Legend Senior Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 51 75 0 0	100%	5.06 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -	
12	Village on the Park Oklahoma City	1515 Kingsridge Dr Oklahoma City, OK 73170	1999	For Profit	Retirement Center Management Inc	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	153 19 18 0 0	100%	5.15 mi	In: 74%	Out: 26%	<1 1-3 3-5 5-10	6.3% 25.4% 8.8% 15.6%	10-15 15-25 25-50 50+	13.7% 3.4% 1% 25.8%	
13	Holiday Heights Nursing Home	301 E Dale St Norman, OK 73069	1962	For Profit	Bridges Healthcare	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 50 0	100%	5.28 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -	
14	Southwest Mansions	9900 S Western Ave Oklahoma City, OK 73139	2010	For Profit	Mansions Senior Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	110 0 0 0 0	100%	5.29 mi	In: 83%	Out: 17%	<1 1-3 3-5 5-10	5.6% 28.6% 15.6% 11%	10-15 15-25 25-50 50+	13.4% 6% 2.8% 17%	
15	Jasmine Estates Oklahoma City	2232 SW 104th St Oklahoma City, OK 73159	2015	Not For Profit	Imagine Senior Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 44 0 0	100%	5.59 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -	

SITE INFORMATION											RESIDENT ORIGIN						
ID	NAME	ADDRESS	OPEN YEAR	PROFIT	OPERATOR	CONSTRUCTION		EXISTING		COMP WEIGHT	DISTANCE FROM SITE	IN MARKET (<50 MILES)		BREAKDOWN (MILES)			
16	Arbor House of Norman	4501 W Main St Norman, OK 73072	2000	For Profit	Legend Senior Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 54 0 0 0	100%	5.92 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
17	HarborChase of South Oklahoma City	10801 South May Avenue Oklahoma City, OK 73170	2020	For Profit	Harbor Retirement Associates, LLC	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 80 39 0 0	100%	5.99 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
18	Arbor House Reminisce Center	151 48th Ave SW Norman, OK 73072	2000	For Profit	Legend Senior Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 48 0 0	100%	6.07 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
19	Grace Living Center-Brookwood	940 SW 84th St Oklahoma City, OK 73139	1991	For Profit	Bridges Healthcare	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 137 0	100%	6.08 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
20	Grace Living Center-Norman	201 48th Ave SW Norman, OK 73072	1984	For Profit	Bridges Corporate Office	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 126 0	100%	6.08 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
21	Accel at Crystal Park	315 SW 80th Street Oklahoma City, OK 73139	2015	For Profit	StoneGate Senior Living, LLC	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 59 0	100%	6.16 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
22	Crystal Place Assisted Living	400 SW 79th St Oklahoma City, OK 73139	1999	For Profit	Crystal Place LLC	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 40 0 0 0	100%	6.2 mi	In: 84%	Out: 16%	<1 1-3 3-5 5-10	1.8% 33.9% 14.3% 12.5%	10-15 15-25 25-50 50+	10.7% 5.4% 5.4% 16.1%
23	24 th Place Nursing	600 24th Ave SW Norman, OK 73069	1985	For Profit	IHS Holdings	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 86 0	100%	6.33 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
24	Brookdale Oklahoma City Southwest	10001 S May Ave Oklahoma City, OK 73159	1985	For Profit	Brookdale Senior Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 32 0 0	100%	6.41 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
25	Morada Southridge	2500 SW 89th St Oklahoma City, OK 73159	1996	For Profit	Morada Senior Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 32 0 0 0	100%	6.55 mi	In: 80%	Out: 19%	<1 1-3 3-5 5-10	6.4% 35.5% 4.8% 17.7%	10-15 15-25 25-50 50+	6.4% 4.8% 4.8% 19.4%

SITE INFORMATION											RESIDENT ORIGIN						
ID	NAME	ADDRESS	OPEN YEAR	PROFIT	OPERATOR	CONSTRUCTION		EXISTING		COMP WEIGHT	DISTANCE FROM SITE	IN MARKET (<50 MILES)		BREAKDOWN (MILES)			
26	Brookdale Norman	1701 East Alameda St Norman, OK 73071	1996	For Profit	Brookdale Senior Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 33 0 0 0	100%	6.96 mi	In: 86%	Out: 14%	<1 1-3 3-5 5-10	6.4% 31.8% 20.6% 6.4%	10-15 15-25 25-50 50+	6.4% 6.4% 7.9% 14.3%
27	Emerald Care Center-Southwest	5600 S Walker Ave Oklahoma City, OK 73109	1974	For Profit	Garden Manor Inc	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 70 0	100%	7.61 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
28	Savannah House Of Norman II	2500 Meadowood Blvd Norman, OK 73071	2006	Unknown	Carlsbad Management Group	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 100	100%	7.95 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
29	Capital Hill Skilled Nursing & Therapy	2400 SW 55th St Oklahoma City, OK 73119	1985	For Profit	Capital Hill	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 120 0	100%	8.39 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
30	South Point Care and Rehabilitation Center	5725 S Ross Ave Oklahoma City, OK 73119	1979	For Profit	MGM Healthcare	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 297 0	100%	8.51 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
31	Rivermont Retirement Community	800 Canadian Trails Dr Norman, OK 73072	1986	For Profit	Legend Senior Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	129 38 18 0 0	100%	8.64 mi	In: 61%	Out: 39%	<1 1-3 3-5 5-10	1% 13.5% 20.7% 9.3%	10-15 15-25 25-50 50+	6.2% 4.7% 5.7% 38.9%
32	Timberwood	5020 SE 44th St Oklahoma City, OK 73135	2000	For Profit	Homestead Healthcare Services	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	6 37 9 0 0	100%	8.67 mi	In: 80%	Out: 20%	<1 1-3 3-5 5-10	5% 17.5% 16.2% 21.2%	10-15 15-25 25-50 50+	11.2% 6.2% 2.5% 20%
33	Timberwood	5020 Southeast 44Th Street Oklahoma City, OK 73135	0	Unknown	0	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	6 0 0 0 0	100%	8.7 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
34	South Park East	225 SW 35th St Oklahoma City, OK 73109	2001	For Profit	Phoenix Healthcare	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 46 0	100%	8.99 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
35	Sage Cobblestone	4403 12th Ave. Se Norman, OK 73072	0	For Profit	Sparrow Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 168	100%	9.98 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -

SITE INFORMATION											RESIDENT ORIGIN						
ID	NAME	ADDRESS	OPEN YEAR	PROFIT	OPERATOR	CONSTRUCTION		EXISTING		COMP WEIGHT	DISTANCE FROM SITE	IN MARKET (<50 MILES)		BREAKDOWN (MILES)			
36	Grace Living Center-Del City	400 S Scott St Oklahoma City, OK 73115	1957	For Profit	Bridges Healthcare	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 56 0	100%	11.09 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
37	Noble Health Care Center	1501 N 8th St Noble, OK 73068	1994	For Profit	Stonegate Senior Care LP	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 110 0	100%	11.43 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
38	Sienna Extended Care and Rehabilitation Center	9221 Harmony Dr Oklahoma City, OK 73130	2009	Not For Profit	Skylar Montgomery	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 100 0	100%	11.97 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
39	ManorCare Health	2900 Parklawn Dr Midwest City, OK 73110	1964	For Profit	Emerald Health Care	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 78 0	100%	12.64 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
40	Landmark of Midwest City	8200 National Ave Oklahoma City, OK 73110	1996	For Profit	Infinity	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 100 0	100%	12.7 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
41	Morada Midwest City	615 W Bluebridge Dr Oklahoma City, OK 73110	2000	For Profit	Morada Senior Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 32 0 0 0	100%	12.75 mi	In: 80%	Out: 20%	<1 1-3 3-5 5-10	5.3% 23.7% 6.6% 17.1%	10-15 15-25 25-50 50+	19.7% 5.3% 2.6% 19.7%
42	Arbor House Assisted Living	9240 E Reno Ave Oklahoma City, OK 73130	0	Unknown	0	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	13 0 0 0 0	100%	13.02 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
43	Arbor House of Midwest City	9240 E Reno Ave Oklahoma City, OK 73130	2004	For Profit	Legend Senior Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	13 44 14 0 0	100%	13.02 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
44	Kingwood skilled nursing and therapy	1921 NE 21st St Oklahoma City, OK 73111	1968	For Profit	Bridges Healthcare	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 93 0	100%	13.1 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
45	The Fairmont Skilled Nursing & Therapy	3233 NW 10th St Oklahoma City, OK 73107	1999	For Profit	Bridges Healthcare	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 125 0	100%	13.19 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -

SITE INFORMATION											RESIDENT ORIGIN							
ID	NAME	ADDRESS	OPEN YEAR	PROFIT	OPERATOR	CONSTRUCTION		EXISTING		COMP WEIGHT	DISTANCE FROM SITE	IN MARKET (<50 MILES)		BREAKDOWN (MILES)				
46	FountainBrook Assisted Living & Memory Support	11510 SE 15th St Midwest City, OK 73130	2016	For Profit	SilverPoint Senior Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 65 25 0 0	100%	13.44 mi	In: 78%	Out: 22%	<1 1-3 3-5 5-10	2.8% 15.9% 12.2% 28%	10-15 15-25 25-50 50+	8.4% 8.4% 2.8% 21.5%	
47	Senior Village Healthcare Center	1100 N Madison Ave Blanchard, OK 73010	1972	For Profit	Bridges Healthcare	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 49 0	100%	14.66 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -	
48	Windsor Hills Nursing Center	2416 N Ann Arbor Ave Oklahoma City, OK 73127	1985	For Profit	Preferred Care	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 89 0	100%	15.01 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -	
49	Wildewood Skilled Nursing & Therapy	1913 NE 50th St Oklahoma City, OK 73111	1980	For Profit	Bridges Healthcare	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 94 0	100%	15.25 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -	
50	Emerald Square Assisted Living	701 North Council Road Oklahoma City, OK 73127	0	Unknown	0	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	6 0 0 0 0	100%	15.27 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -	
51	San Sage of West Plains	701 N Council Rd Oklahoma City, OK 73127	1997	For Profit	Integral Senior Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	6 66 0 0 0	100%	15.31 mi	In: 77%	Out: 23%	<1 1-3 3-5 5-10	1.5% 16.2% 17.6% 26.5%	10-15 15-25 25-50 50+	11.8% 0.7% 2.9% 22.8%	
52	Heritage Park Nursing Center	6912 NW 23rd St Bethany, OK 73008	1986	For Profit	Loving Care Management	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 53 0	100%	15.64 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -	
53	The Heaven House, LLC	3420 Treadwell Drive Oklahoma City, OK 73112	0	Unknown	0	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 5 0 0 0	100%	15.67 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -	
54	Heritage Manor	3804 N Barr Ave Oklahoma City, OK 73122	2003	For Profit	Loving Care Management	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 55 0	100%	15.82 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -	
55	The Heaven House, LLC	4613 St Clair Oklahoma City, OK 73112	0	Unknown	0	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 5 0 0 0	100%	15.86 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -	

SITE INFORMATION											RESIDENT ORIGIN						
ID	NAME	ADDRESS	OPEN YEAR	PROFIT	OPERATOR	CONSTRUCTION		EXISTING		COMP WEIGHT	DISTANCE FROM SITE	IN MARKET (<50 MILES)		BREAKDOWN (MILES)			
56	Willowood at Mustang	1017 W State Highway 152 Mustang, OK 73064	2012	For Profit	Well Age Senior Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 50 28 0 0	100%	15.96 mi	In: 83% <div></div>	Out: 17% <div></div>	<1 1-3 3-5 5-10	4.4% 5.8% 4.4% 24.6%	10-15 15-25 25-50 50+	24.6% 15.9% 2.9% 17.4%
57	Glade Avenue Assisted Living	2500 N Glade Ave Bethany, OK 73008	1991	For Profit	Meritt Property's	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 70 19 0 0	100%	16.09 mi	In: 83% <div></div>	Out: 17% <div></div>	<1 1-3 3-5 5-10	2.3% 18.9% 14.4% 25%	10-15 15-25 25-50 50+	14.4% 6.1% 2.3% 16.7%
58	Grace Living Center-Bethany	7000 NW 32nd St Bethany, OK 73008	1970	For Profit	Bridges Healthcare	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 130 0	100%	16.27 mi	In: % <div></div>	Out: % <div></div>	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
59	Mansion at Waterford Assisted Living	6110 N Pennsylvania Ave Oklahoma City, OK 73112	2000	For Profit	Milestone Retirement Communities	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 83 19 0 0	100%	16.36 mi	In: 77% <div></div>	Out: 23% <div></div>	<1 1-3 3-5 5-10	4.1% 18.3% 14.2% 25.4%	10-15 15-25 25-50 50+	9.5% 3% 2.4% 23.1%
60	Southern Plaza Retirement Community	3737 N College Ave Bethany, OK 73008	1999	For Profit	Arbor House Living Centers	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	113 66 26 0 0	100%	16.42 mi	In: 75% <div></div>	Out: 25% <div></div>	<1 1-3 3-5 5-10	5.3% 27% 11.1% 19.9%	10-15 15-25 25-50 50+	5.3% 4% 2.6% 24.8%
61	Northwest Nursing Center	2801 NW 61st St Oklahoma City, OK 73112	1997	For Profit	Southwest LTC	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 100 0	100%	16.62 mi	In: % <div></div>	Out: % <div></div>	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
62	Arbor House of Mustang	850 N Clear Springs Rd Mustang, OK 73064	1999	For Profit	Legend Senior Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 43 18 0 0	100%	16.86 mi	In: % <div></div>	Out: % <div></div>	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
63	Bellevue Health & Rehab Center	6500 N Portland Ave Oklahoma City, OK 73116	1970	For Profit	Bellevue Health & Rehab	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 150 0	100%	17.23 mi	In: % <div></div>	Out: % <div></div>	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
64	Grace Living Center-Wilshire & Broadway	505 E Wilshire Blvd Oklahoma City, OK 73105	1955	For Profit	Bridges Healthcare	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 52 0	100%	17.26 mi	In: % <div></div>	Out: % <div></div>	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
65	The Heaven House, LLC	3141 Elmwood Oklahoma City, OK 73116	0	Unknown	0	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 5 0 0 0	100%	17.73 mi	In: % <div></div>	Out: % <div></div>	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -

SITE INFORMATION											RESIDENT ORIGIN						
ID	NAME	ADDRESS	OPEN YEAR	PROFIT	OPERATOR	CONSTRUCTION		EXISTING		COMP WEIGHT	DISTANCE FROM SITE	IN MARKET (<50 MILES)		BREAKDOWN (MILES)			
66	The Heaven House, LLC	8501 North Georgia Oklahoma City, OK 73114	0	Unknown	0	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 5 0 0 0	100%	17.86 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
67	The Heaven House, LLC	1312 Westchester Drive Oklahoma City, OK 73120	0	Unknown	0	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 5 0 0 0	100%	18.03 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
68	Iris Memory Care of Nichols Hill	8300 N May Ave Oklahoma City, OK 73120	2010	For Profit	Iris Memory Care	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 40 0 0	100%	18.04 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
69	Warr Acres Nursing Center	6501 N MacArthur Blvd Oklahoma City, OK 73132	2000	For Profit	Preferred Care Partners of Plano, TX	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 9 47 0	100%	18.07 mi	In: 86%	Out: 14%	<1 1-3 3-5 5-10	6.1% 14.3% 28.6% 24.5%	10-15 15-25 25-50 50+	10.2% 2% 0% 14.3%
70	Tuttle Care Center	104 SE 4th St Tuttle, OK 73089	1964	For Profit	Southwest Longterm Care	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 52 0	100%	18.21 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
71	Victorian Estates	1129 Cameo Dr Yukon, OK 73099	1998	For Profit	StoneGate Senior Living, LLC	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 38 0 0 0	100%	19.04 mi	In: 77%	Out: 23%	<1 1-3 3-5 5-10	4.4% 26.4% 6.6% 25.3%	10-15 15-25 25-50 50+	8.8% 5.5% 0% 23.1%
72	Ranchwood Nursing Center	824 S Yukon Pkwy Yukon, OK 73099	1988	For Profit	StoneGate Senior Living, LLC	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 150 0	100%	19.15 mi	In: %	Out: %	<1 1-3 3-5 5-10	- - - -	10-15 15-25 25-50 50+	- - - -
73	Tuscany Village Care Nursing Center	2333 Tuscany Blvd Oklahoma City, OK 73120	2010	For Profit	StoneGate Senior Living, LLC	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 0 0 137 0	100%	19.26 mi	In: 82%	Out: 19%	<1 1-3 3-5 5-10	7.1% 18.6% 26.6% 19.5%	10-15 15-25 25-50 50+	4.4% 4.4% 0.9% 18.6%
74	Vitality Living Village	2333 Manchester Dr Oklahoma City, OK 73120	1990	For Profit	Vitality Living	IL Units AL Units MC Units NC Units AA Units	0 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	0 33 19 0 0	100%	19.39 mi	In: 82%	Out: 19%	<1 1-3 3-5 5-10	7.1% 18.6% 26.6% 19.5%	10-15 15-25 25-50 50+	4.4% 4.4% 0.9% 18.6%
75	Spanish Cove Retirement Village	11 Palm Ave Yukon, OK 73099	1974	For Profit	Spanish Cove Retirement Village Public Trust	IL Units AL Units MC Units NC Units AA Units	45 0 0 0 0	IL Units AL Units MC Units NC Units AA Units	209 62 14 107 0	100%	19.43 mi	In: 67%	Out: 33%	<1 1-3 3-5 5-10	5.8% 2.9% 7.2% 11.6%	10-15 15-25 25-50 50+	26.1% 7.2% 5.8% 33.3%

SITE INFORMATION											RESIDENT ORIGIN						
ID	NAME	ADDRESS	OPEN YEAR	PROFIT	OPERATOR	CONSTRUCTION		EXISTING		COMP WEIGHT	DISTANCE FROM SITE	IN MARKET (<50 MILES)		BREAKDOWN (MILES)			
76	Elison Independent Living of Statesman Club	10401 Vineyard Blvd Oklahoma City, OK 73120	2000	For Profit	Sagora Senior Living	IL Units	0	IL Units	137	100%	19.47 mi	In: 67%	Out: 33%	<1	2.4%	10-15	4.2%
						AL Units	0	AL Units	0					1-3	18.8%	15-25	2.4%
						MC Units	0	MC Units	0					3-5	18.3%	25-50	1.9%
						NC Units	0	NC Units	0					5-10	18.8%	50+	33.3%
						AA Units	0	AA Units	0								
77	The Lakes Care Center	5701 W Britton Rd Oklahoma City, OK 73132	1997	For Profit	Phoenix Healthcare	IL Units	0	IL Units	0	100%	19.73 mi	In: %	Out: %	<1	-	10-15	-
						AL Units	0	AL Units	0					1-3	-	15-25	-
						MC Units	0	MC Units	0					3-5	-	25-50	-
						NC Units	0	NC Units	126					5-10	-	50+	-
						AA Units	0	AA Units	0								
78	Gran Grans Place	1110 Cornwell Dr Yukon, OK 73099	2001	For Profit	Gran Grans Place	IL Units	0	IL Units	0	100%	19.77 mi	In: %	Out: %	<1	-	10-15	-
						AL Units	0	AL Units	0					1-3	-	15-25	-
						MC Units	0	MC Units	0					3-5	-	25-50	-
						NC Units	0	NC Units	53					5-10	-	50+	-
						AA Units	0	AA Units	0								
79	Westbrook Gardens Senior Living Community	1215 Westbrook Blvd Purcell, OK 73080	2001	For Profit	Derk & Stephanie O'Hara	IL Units	0	IL Units	0	100%	19.84 mi	In: 78%	Out: 22%	<1	11.4%	10-15	11.4%
						AL Units	0	AL Units	60					1-3	14.3%	15-25	17.1%
						MC Units	0	MC Units	0					3-5	3.8%	25-50	9.5%
						NC Units	0	NC Units	0					5-10	10.5%	50+	21.9%
						AA Units	0	AA Units	0								

NAME	TYPE	OWNERSHIP TYPE	ADDRESS	CITY	STATE	ZIP	EMERGENCY SERVICES
Norman Regional	Acute Care Hospitals	Government - Hospital District or Authority	901 N Porter	Norman	OK	73070	TRUE
Integris Baptist Medical Center, Inc	Acute Care Hospitals	Voluntary non-profit - Private	3300 Northwest Expressway	Oklahoma City	OK	73112	TRUE
Ssm Health St Anthony Hospital - Oklahoma City	Acute Care Hospitals	Voluntary non-profit - Church	1000 North Lee Avenue	Oklahoma City	OK	73101	TRUE
O U Medical Center	Acute Care Hospitals	Voluntary non-profit - Private	700 Ne 13th Street	Oklahoma City	OK	73104	TRUE
Ssm Health St Anthony Hospital - Midwest	Acute Care Hospitals	Proprietary	2825 Parklawn Drive	Midwest City	OK	73110	TRUE
Integris Southwest Medical Center	Acute Care Hospitals	Voluntary non-profit - Private	4401 South Western Avenue	Oklahoma City	OK	73109	TRUE
Oklahoma City Va Medical Center	Acute Care - Veterans Administration	Veterans Health Administration	921 Ne 13th Street	Oklahoma City	OK	73104	TRUE
Purcell Municipal Hospital	Acute Care Hospitals	Government - Local	2301 N 9th Ave	Purcell	OK	73080	TRUE
Northwest Surgical Hospital	Acute Care Hospitals	Physician	9204 North May Avenue	Oklahoma City	OK	73120	TRUE
Surgical Hospital Of Oklahoma	Acute Care Hospitals	Physician	100 Southeast 59th Street	Oklahoma City	OK	73129	TRUE
Community Hospital, LLC	Acute Care Hospitals	Physician	3100 Southwest 89th Street	Oklahoma City	OK	73159	TRUE
Oklahoma Center For Orthopaedic & Multi-sp	Acute Care Hospitals	Voluntary non-profit - Private	8100 South Walker Bldg C	Oklahoma City	OK	73139	FALSE
Onecore Health	Acute Care Hospitals	Voluntary non-profit - Other	100 Ne 85th Street	Oklahoma City	OK	73114	TRUE
Mcbride Orthopedic Hospital	Acute Care Hospitals	Physician	9600 North Broadway Extension	Oklahoma City	OK	73114	TRUE
Oklahoma Heart Hospital South, LLC	Acute Care Hospitals	Physician	5200 East I-240 Service Road	Oklahoma City	OK	73135	TRUE
J D Mccarty Center For Children	Childrens	Government - State	2002 East Robinson	Norman	OK	73071	FALSE
The Children's Center, Inc	Childrens	Voluntary non-profit - Private	6800 Nw 39th Expressway	Bethany	OK	73008	TRUE
Griffin Memorial Hospital	Psychiatric	Government - State	900 East Main Street	Norman	OK	73070	TRUE
Cedar Ridge Behavioral Hospital	Psychiatric	Proprietary	6501 Northeast 50th Street	Oklahoma City	OK	73141	FALSE

ID	Name	Address	Total Medicare Spend Per Beneficiary	Average Beneficiary HCC Score	Medicare Spend / HCC Point	30 Day Readmission Rate	90 Day Readmission Rate	% Attributed to Medicare ACO
1c26b8dc-1310-403b-81e9-b51d193a2f8d	Featherstone Assisted Living	301 N Eastern Ave Moore, OK 73160	44,061.30	36.04	1,222.53	0%	0%	283.33%
f5ce0f69-df85-4bbb-8181-37d038c93b7a	Sooner Station at University North Park	3510 24th Avenue North Norman, OK 73069	*	0	0	0%	0%	0%
a5c44d48-e6ee-4403-9753-8b27c30a1d45	Silver Elm Estates in Norman	2100 36th Ave NW Norman, OK 73072	64,172.51	23.32	2,752.31	50%	50%	333.33%
06df5551-b070-468d-9c8f-77a68fae72c5	Sommerset Assisted Living Residence	1601 SW 119th St Oklahoma City, OK 73170	81,422.01	3.54	23,027.97	15.79%	39.81%	37.37%
9d0b6a7a-cc17-495c-b1cd-58b17c8a0519	Luxe Life	1060 Rambling Oaks Dr Norman, OK 73072	45,167.11	3.74	12,080.66	40%	40%	62.96%
cb80f990-6f7d-4452-9de5-877f8bfd1bd9	The Legend at Rivendell	13200 S May Ave Oklahoma City, OK 73170	59,518.36	2.87	20,745.27	14.29%	31.51%	26.83%
c617e4b0-4f6a-43b3-a264-485c1d576a72	Village on the Park Oklahoma City	1515 Kingsridge Dr Oklahoma City, OK 73170	36,973.96	2.08	17,808.31	9.68%	38.30%	26.83%
f668c08c-c159-42f1-b847-1e8cf74a5074	Southwest Mansions	9900 S Western Ave Oklahoma City, OK 73139	44,064.02	2.33	18,903.48	0%	0%	100%
36af49f1-3753-40bb-80a7-c68820d7069c	Jasmine Estates Oklahoma City	2232 SW 104th St Oklahoma City, OK 73159	44,966.36	2.94	15,295.51	25%	33.33%	54.55%
09cee646-4d56-471a-8b9e-155e1eb0752f	Arbor House of Norman	4501 W Main St Norman, OK 73072	25,393.89	3.91	6,491.11	12.50%	33.33%	70.83%
058c435c-65e5-4388-adf5-bc9427073882	HarborChase of South Oklahoma City	10801 South May Avenue Oklahoma City, OK 73170	62,530.47	2.48	25,243.35	6.94%	32.20%	19.15%
7b2f3a8b-875a-4ec6-b5d0-1b3a3c45d095	Arbor House Reminisce Center	151 48th Ave SW Norman, OK 73072	50,226.63	3.42	14,677.84	0%	0%	70.21%
df2514c2-aeb5-4cd1-929a-281d0141e91e	Crystal Place Assisted Living	400 SW 79th St Oklahoma City, OK 73139	49,327.22	2.29	21,566.35	25%	25%	15.38%
5b5c193b-7ca4-445a-a068-eef642248a1d	Brookdale Oklahoma City Southwest	10001 S May Ave Oklahoma City, OK 73159	49,547.94	1.81	27,411.47	0%	50%	18.75%
f5525d59-2754-4666-935c-9bbf92aeeaf2	Morada Southridge	2500 SW 89th St Oklahoma City, OK 73159	87,199.26	7.85	11,114.79	0%	47.06%	83.33%
89771f41-f81c-4019-be7f-70c466453fdb	Brookdale Norman	1701 East Alameda St Norman, OK 73071	55,725.85	2.17	25,645.84	16.67%	47.62%	37.50%
078c5209-83d6-4e2e-af23-35ad2401c54e	Rivermont Retirement Community	800 Canadian Trails Dr Norman, OK 73072	17,262.19	13.87	1,244.14	50%	50%	127.78%
89a59cd8-9f00-48b1-bbdd-69410c46da7d	Timberwood	5020 SE 44th St Oklahoma City, OK 73135	29,806.06	4.14	7,195.66	33.33%	44.44%	67.74%
70253693-7b73-4f6d-a98e-0fe31596ce85	Morada Midwest City	615 W Bluebridge Dr Oklahoma City, OK 73110	51,224.58	2.76	18,570.59	23.73%	44.68%	34.29%
2c02cf3a-dc8b-4f93-88cc-82c84b1ab580	Arbor House of Midwest City	9240 E Reno Ave Oklahoma City, OK 73130	43,651.00	2.28	19,128.91	19.23%	61.11%	24.49%
0cee0870-352d-4b20-b2ea-86c51d9bef7e	FountainBrook Assisted Living & Memory Support	11510 SE 15th St Midwest City, OK 73130	49,384.13	4.32	11,430.97	17.14%	50%	51.85%
524ebcba-b10a-4e66-af16-d685ad146728	San Sage of West Plains	701 N Council Rd Oklahoma City, OK 73127	34,327.77	6.26	5,481.60	33.33%	50%	72%
b40f7bbe-7a50-4040-9d78-be886616bde6	Willowood at Mustang	1017 W State Highway 152 Mustang, OK 73064	19,407.94	3.06	6,332.18	31.58%	52.94%	62.86%
d60b7c44-6a66-4ca7-86dd-7ca58efc12da	Glade Avenue Assisted Living	2500 N Glade Ave Bethany, OK 73008	43,137.73	2.52	17,084.74	12.50%	36.36%	10.14%
bd18fb19-95b0-43d9-bfb4-852ce7b308c2	Mansion at Waterford Assisted Living	6110 N Pennsylvania Ave Oklahoma City, OK 73112	38,633.67	3	12,889.35	8.93%	34.78%	38.10%
0f052972-d653-42c6-b14c-e1ba101b4964	Southern Plaza Retirement Community	3737 N College Ave Bethany, OK 73008	32,596.58	2.02	16,170.74	20.69%	43.48%	20.41%
7a60bfca-9c44-4647-9fad-4c22918011df	Arbor House of Mustang	850 N Clear Springs Rd Mustang, OK 73064	46,985.63	4.33	10,846.31	0%	0%	78.18%

b7b88ed7-aac7-41e8-8185-4d3e71f7c383	Iris Memory Care of Nichols Hill	8300 N May Ave Oklahoma City, OK 73120	53,382.05	2.38	22,393.01	4.76%	33.33%	25.64%
49f2e343-86e3-4520-8e08-18fa8d662390	Warr Acres Nursing Center	6501 N MacArthur Blvd Oklahoma City, OK 73132	27,507.81	2.79	9,844.48	0%	0%	0%
adb08763-1237-4e15-8b6a-e2ef9d30db67	Victorian Estates	1129 Cameo Dr Yukon, OK 73099	38,688.54	2.31	16,734.05	16.67%	42.86%	3.57%
81ca0fa1-3e0d-4b85-98c3-1e8f6acd44ed	Spanish Cove Retirement Village	11 Palm Ave Yukon, OK 73099	39,726.20	2.57	15,462.95	14.12%	50.88%	13.51%
dcc1f622-d37c-4ca8-af58-b6e723d2df20	Elison Independent Living of Statesman Club	10401 Vineyard Blvd Oklahoma City, OK 73120	45,729.56	2.81	16,296.09	25%	66.67%	66.67%
d0e2dc3e-4eac-4c09-b013-1a01fb2d8b56	Westbrook Gardens Senior Living Community	1215 Westbrook Blvd Purcell, OK 73080	21,883.79	4.22	5,179.81	10.26%	38.24%	52.94%
Averages			44,801	5.04	14,258.51	16%	35%	60%

Data Source: Dodge

NAME	ADDRESS	TYPE	TARGET OPEN	CLASS	STAGE	HARD COSTS (\$M)	UNITS	OWNER	OWNER CITY	OWNER PHONE	OWNER CONTACT	OWNER EMAIL	OWNER WEB	DISTANCE FROM SITE	NOTES
Sooner Station at University Park Senior Living PHASE 2	2803 24th Ave NW, Norman, OK 73069	New Construction		Independent Living	Planning	27.8098	75	Medcore Partners LLC	Dallas, TX	214-443-8300			Link	3.30 miles	Second phase of development will eventually add another 75 independent living units
Lux Life - Assisted Living Renovation	1060 Rambling Oaks Dr Lot 1, Norman, OK 73072	Alteration	June 1, 2024	Assisted Living/ALF	Underway	1.1	0	Luxe Life Norman Al Llc	Norman, OK					4.88 miles	Interior renovation of an Assisted Living Project in Norman, OK
Norman Senior Wellness Center	602 N Findlay Ave, Norman, OK 73071-6415	New Construction	November 1, 2023	Educational/Day Care	Completed	12.4	0	City of Norman Park/Rec Department	Norman, OK	405-366-5472	Jason Olsen	Email	Link	5.72 miles	structural steel and CMU building - fitness center, indoor pool, classrooms and demonstration kitchen. Bid Package 02. Work includes: Demolition, Concrete, Masonry, Misc. Metals & Railings, Architectural Millwork, Roofing, Joint Sealants & Waterproofing, Metal Panels, EFIS, Doors & Hardware, Glass & Glazing, Coiling Doors, Gypsum Assemblies, Flooring & Wall Tile, Painting & Wall Covering, Polished Concrete, Gym Flooring, Specialties, Signage, Lockers, Operable Partitions, Exterior Canopies, Food Service Equipment, Stage Equipment, Window Treatments, Pool & Equipment, Fire Suppression, Plumbing, HVAC, Electrical, Low Voltage, Fire Alarm, Earthwork, Site Concrete, Asphalt, Landscape, Irrigation, Site Utilities, Storm Sewer & Drainage. BP3 - Masonry, Misc. Metals & Railings, Architectural Millwork, Roofing, Joint Sealants, Glass & Glazing, Coiling Doors, Gypsum Assemblies, Flooring & Wall Tile, Painting & Wall Covering, Signage, Operable Partitions, Food Service Equipment, Stage Equipment, Window Treatments, Plumbing, Electrical, Low Voltage, Fire Alarm, , Asphalt, Site Utilities, Storm Sewer & Drainage.
Health care facility construction	Norman, OK 99999	New Construction		Nursing Facility	Pre-Planning	1	0	Absentee Shawnee Tribe	Shawnee, OK	405-275-4030		Email	Link	6.08 miles	Design and civil engineering services for the development and construction of a new health care facility on behalf of the Absentee Shawnee Health System; a component unit of the Absentee Shawnee Tribe of Oklahoma.
Diamond Senior Apartments of Tuttle	1300 N Mustang Rd, Tuttle, OK 73089	New Construction		Senior Apartments	Abandoned	5.2	60	3 Diamond Development LLC	Lincolnwood, IL	847-677-7206	Ben Porush	Email		13.47 miles	60 Units - Affordable Housing

Buffalo Farms Mixed Use Master Report	8800 SW 29th St, Oklahoma City, OK 73179	New Construction		Mixed Use	Planning	40	130	Buffalo Development Group LLC	Skiatook, OK	918-859-3000				13.78 miles	476 single-family lots, 65 two-family lots (130 units), one multifamily / senior living lot, one commercial lot
Lake Forest Hills Elderly Housing	2222 N Douglas Blvd, Oklahoma City, OK 73141-3008	New Construction		Senior Apartments	Abandoned	7	72	Raga Properties LLC	Springfield, MO	417-507-3630	Michael T Williams	Email	Link	14.57 miles	72 Units - Affordable Housing
2020 Crossing Mixed Use Assisted Living and Commercial Bui	10928 SW 15th St, Yukon, OK 73099-7526	New Construction		Mixed Use	Planning	10	0	Church of the Good Shepherd United Methodist	Yukon, OK	405-324-1900			Link	16.43 miles	Conceptual plan assisted living facility, retail and office buildings
Armstrong Bank Mixed Use Master Report	E Cedar Lane Rd, Norman, OK 73026	New Construction		Mixed Use	Planning	30.7804	0	Republic Bank of Norman	Norman, OK	405-360-5369				17.67 miles	2 story Armstrong Bank, retail, restaurant, office, multifamily apartments, senior living, shopping center
Iris Memory Care of Nichols Hills	8300 N May Ave, Oklahoma City, OK 73120-4500	Alteration	December 1, 2023	Assisted Living/ALF	Completed	1	0	IMC OKC I, LLC	Dallas, TX	972-814-1141	David Krukiel			18.04 miles	Minor interior remodel primarily updating interior finishes such as flooring, painting, window treatments, and lighting fixtures. Demolition and replacement of of some interior cabinetry and countertops. Add privacy partitions in some of the resident sleeping units. Replace all resident room vanities.
Spanish Cove Retirement Village Phase 2	11 Palm Ave, Yukon, OK 73099	New Construction		Senior Apartments	Planning	5	50	Spanish Cove Retirement Village	Yukon, OK	405-350-5100		Email	Link	19.43 miles	consist of 35 to 50 larger apartments with balconies and underground parking

This data, drawn from the CarePrepare database, captures and benchmarks state survey results for most assisted living and memory care facilities nationwide. CarePrepare is a joint venture between Formation Healthcare & NIC MAP Vision. For more information about CarePrepare, visit the [CarePrepare Website](#).



From 2/8/2022 - 2/8/2024

ID	NAME	ADDRESS	CITY	STATE	ZIP	SURVEYS	TOTAL CITATIONS	# COMPLAINTS	# REPEAT CITATIONS	# FINES	TOTAL FINES	SATISFACTION SCORE
2	Featherstone Assisted Living	301 N Eastern Ave	Moore	OK	73160	1	10	0	0	0	\$0	
7	Sommerset Assisted Living Residence	1601 SW 119th St	Oklahoma City	OK	73170	1	5	0	0	0	\$0	
8	Luxe Life	1060 Rambling Oaks Dr	Norman	OK	73072	2	8	3	0	0	\$0	
11	The Legend at Rivendell	13200 S May Ave	Oklahoma City	OK	73170	1	12	1	0	0	\$0	
12	Village on the Park Oklahoma City	1515 Kingsridge Dr	Oklahoma City	OK	73170	3	3	3	0	0	\$0	
15	Jasmine Estates Oklahoma City	2232 SW 104th St	Oklahoma City	OK	73159	1	2	0	0	0	\$0	
16	Arbor House of Norman	4501 W Main St	Norman	OK	73072	1	0	1	0	0	\$0	
17	HarborChase of South Oklahoma City	10801 South May Avenue	Oklahoma City	OK	73170	1	7	1	0	0	\$0	
18	Arbor House Reminisce Center	151 48th Ave SW	Norman	OK	73072	2	2	1	0	0	\$0	
22	Crystal Place Assisted Living	400 SW 79th St	Oklahoma City	OK	73139	2	16	4	0	0	\$0	
24	Brookdale Oklahoma City Southwest	10001 S May Ave	Oklahoma City	OK	73159	2	0	1	0	0	\$0	
25	Morada Southridge	2500 SW 89th St	Oklahoma City	OK	73159	1	9	0	0	0	\$0	
26	Brookdale Norman	1701 East Alameda St	Norman	OK	73071	1	0	0	0	0	\$0	
32	Timberwood	5020 SE 44th St	Oklahoma City	OK	73135	1	3	0	0	0	\$0	
41	Morada Midwest City	615 W Blueridge Dr	Oklahoma City	OK	73110	1	4	1	0	0	\$0	
43	Arbor House of Midwest City	9240 E Reno Ave	Oklahoma City	OK	73130	0	0	0	0	0	\$0	

46	FountainBrook Assisted Living & Memory Support	11510 SE 15th St	Midwest City	OK	73130	3	2	3	0	0	\$0	
51	San Sage of West Plains	701 N Council Rd	Oklahoma City	OK	73127	2	11	2	0	0	\$0	
56	Willowood at Mustang	1017 W State Highway 152	Mustang	OK	73064	1	3	1	0	0	\$0	
57	Glade Avenue Assisted Living	2500 N Glade Ave	Bethany	OK	73008	1	9	1	0	0	\$0	
59	Mansion at Waterford Assisted Living	6110 N Pennsylvania Ave	Oklahoma City	OK	73112	3	8	4	0	0	\$0	
62	Arbor House of Mustang	850 N Clear Springs Rd	Mustang	OK	73064	2	2	3	0	0	\$0	
68	Iris Memory Care of Nichols Hill	8300 N May Ave	Oklahoma City	OK	73120	2	2	1	0	0	\$0	
71	Victorian Estates	1129 Cameo Dr	Yukon	OK	73099	1	6	2	0	0	\$0	
73	Vitality Living Village	2333 Manchester Dr	Oklahoma City	OK	73120	1	3	1	0	0	\$0	
73	Tuscany Village Care Nursing Center	2333 Tuscany Blvd	Oklahoma City	OK	73120	1	3	1	0	0	\$0	
75	Spanish Cove Retirement Village	11 Palm Ave	Yukon	OK	73099	1	1	2	0	0	\$0	
79	Westbrook Gardens Senior Living Community	1215 Westbrook Blvd	Purcell	OK	73080	3	0	2	0	0	\$0	

*This date reflects the end of CarePrepare's most recent data collection window. The date of last data collection varies by state.

**This table represents a limited extract from the CarePrepare data set and does not include detailed information on citation category, narrative, and other elements of the CarePrepare database. To access these data elements, please reach out to the NIC MAP Vision team.

NAME	EDUCATION		EXPERIENCE		SALARY PERCENTILE		DEMAND	
Accounting Supervisor	Highschool	17%	0-2 yrs	50%	10th	\$20.00	Count	35
	Associates	3%	3-5 yrs	36%	25th	\$24.99	Level	Medium
	Bachelors	57%	6-8 yrs	14%	50th	\$31.45		
	Masters	0%	9+ yrs	0%	75th	\$37.58		
	Doctorate	0%	Mean	3	90th	\$47.89		
Bookkeeper / Accounting Clerk	Highschool	45%	0-2 yrs	74%	10th	\$12.53	Count	242
	Associates	19%	3-5 yrs	24%	25th	\$15.65	Level	High
	Bachelors	24%	6-8 yrs	1%	50th	\$18.75		
	Masters	2%	9+ yrs	1%	75th	\$21.51		
	Doctorate	1%	Mean	2.1	90th	\$26.08		
Building and General Maintenance Technician	Highschool	42%	0-2 yrs	69%	10th	\$11.24	Count	433
	Associates	3%	3-5 yrs	26%	25th	\$13.73	Level	Very High
	Bachelors	0%	6-8 yrs	3%	50th	\$16.96		
	Masters	1%	9+ yrs	3%	75th	\$22.72		
	Doctorate	0%	Mean	2.35	90th	\$29.56		
Busser / Banquet Worker / Cafeteria Attendant	Highschool	38%	0-2 yrs	91%	10th	\$9.54	Count	341
	Associates	0%	3-5 yrs	9%	25th	\$10.85	Level	Very High
	Bachelors	0%	6-8 yrs	0%	50th	\$11.49		
	Masters	0%	9+ yrs	0%	75th	\$13.58		
	Doctorate	0%	Mean	0.88	90th	\$14.51		

Caregiver / Personal Care Aide	Highschool	17%	0-2 yrs	96%	10th	\$9.65	Count	249
	Associates	10%	3-5 yrs	3%	25th	\$10.10	Level	High
	Bachelors	10%	6-8 yrs	0%	50th	\$11.54		
	Masters	0%	9+ yrs	1%	75th	\$13.17		
	Doctorate	3%	Mean	0.94	90th	\$14.64		
Chef	Highschool	17%	0-2 yrs	57%	10th	\$12.47	Count	87
	Associates	6%	3-5 yrs	43%	25th	\$16.89	Level	Medium
	Bachelors	0%	6-8 yrs	0%	50th	\$23.03		
	Masters	0%	9+ yrs	0%	75th	\$30.07		
	Doctorate	0%	Mean	2.41	90th	\$34.61		
Concierge	Highschool	40%	0-2 yrs	60%	10th	\$8.97	Count	20
	Associates	0%	3-5 yrs	40%	25th	\$8.98	Level	Medium
	Bachelors	0%	6-8 yrs	0%	50th	\$11.26		
	Masters	0%	9+ yrs	0%	75th	\$12.76		
	Doctorate	0%	Mean	2.1	90th	\$15.55		
Cook	Highschool	26%	0-2 yrs	92%	10th	\$9.65	Count	231
	Associates	1%	3-5 yrs	8%	25th	\$10.60	Level	High
	Bachelors	0%	6-8 yrs	0%	50th	\$12.67		
	Masters	1%	9+ yrs	0%	75th	\$14.11		
	Doctorate	1%	Mean	1	90th	\$16.32		

Data Entry Clerk	Highschool	49%	0-2 yrs	100%	10th	\$11.92	Count	37
	Associates	3%	3-5 yrs	0%	25th	\$13.15	Level	Medium
	Bachelors	5%	6-8 yrs	0%	50th	\$15.25		
	Masters	0%	9+ yrs	0%	75th	\$18.37		
	Doctorate	3%	Mean	1.11	90th	\$20.65		
Dietary Aide	Highschool	23%	0-2 yrs	67%	10th	\$9.70	Count	53
	Associates	2%	3-5 yrs	33%	25th	\$10.79	Level	Medium
	Bachelors	2%	6-8 yrs	0%	50th	\$13.10		
	Masters	0%	9+ yrs	0%	75th	\$15.68		
	Doctorate	2%	Mean	2	90th	\$17.18		
Director of Nursing	Highschool	0%	0-2 yrs	66%	10th	\$27.39	Count	53
	Associates	11%	3-5 yrs	20%	25th	\$35.53	Level	Medium
	Bachelors	26%	6-8 yrs	15%	50th	\$44.16		
	Masters	17%	9+ yrs	0%	75th	\$52.85		
	Doctorate	2%	Mean	2.9	90th	\$69.47		
Director of Rehabilitation	Highschool	0%	0-2 yrs	100%	10th	\$28.83	Count	11
	Associates	0%	3-5 yrs	0%	25th	\$36.17	Level	Low
	Bachelors	9%	6-8 yrs	0%	50th	\$41.72		
	Masters	0%	9+ yrs	0%	75th	\$44.21		
	Doctorate	0%	Mean	2	90th	\$52.71		

Facilities Manager	Highschool	38%	0-2 yrs	45%	10th	\$19.59	Count	91
	Associates	1%	3-5 yrs	39%	25th	\$27.47	Level	Medium
	Bachelors	32%	6-8 yrs	8%	50th	\$40.63		
	Masters	5%	9+ yrs	8%	75th	\$48.50		
	Doctorate	2%	Mean	3.37	90th	\$68.96		
File Clerk	Highschool	58%	0-2 yrs	100%	10th	\$11.92	Count	36
	Associates	3%	3-5 yrs	0%	25th	\$12.77	Level	Medium
	Bachelors	0%	6-8 yrs	0%	50th	\$16.11		
	Masters	0%	9+ yrs	0%	75th	\$19.85		
	Doctorate	0%	Mean	1.12	90th	\$23.18		
Home Health Aide	Highschool	25%	0-2 yrs	93%	10th	\$9.65	Count	102
	Associates	3%	3-5 yrs	7%	25th	\$10.10	Level	Medium
	Bachelors	0%	6-8 yrs	0%	50th	\$11.54		
	Masters	0%	9+ yrs	0%	75th	\$13.17		
	Doctorate	0%	Mean	1.11	90th	\$14.64		
Janitor / Cleaner	Highschool	38%	0-2 yrs	83%	10th	\$9.13	Count	474
	Associates	4%	3-5 yrs	7%	25th	\$10.29	Level	Very High
	Bachelors	5%	6-8 yrs	2%	50th	\$12.13		
	Masters	1%	9+ yrs	7%	75th	\$13.82		
	Doctorate	0%	Mean	1.84	90th	\$16.62		

Kitchen Staff	Highschool	21%	0-2 yrs	97%	10th	\$10.67	Count	207
	Associates	1%	3-5 yrs	3%	25th	\$12.76	Level	High
	Bachelors	1%	6-8 yrs	0%	50th	\$16.02		
	Masters	0%	9+ yrs	0%	75th	\$19.62		
	Doctorate	0%	Mean	0.44	90th	\$25.78		
Laundry Worker	Highschool	37%	0-2 yrs	50%	10th	\$8.77	Count	52
	Associates	0%	3-5 yrs	50%	25th	\$9.62	Level	Medium
	Bachelors	0%	6-8 yrs	0%	50th	\$10.49		
	Masters	0%	9+ yrs	0%	75th	\$11.87		
	Doctorate	2%	Mean	2	90th	\$13.28		
Licensed Practical / Vocational Nurse	Highschool	17%	0-2 yrs	88%	10th	\$16.69	Count	473
	Associates	92%	3-5 yrs	12%	25th	\$18.85	Level	Very High
	Bachelors	1%	6-8 yrs	0%	50th	\$20.99		
	Masters	2%	9+ yrs	0%	75th	\$23.96		
	Doctorate	2%	Mean	1.23	90th	\$25.68		
Maid / Housekeeping Staff	Highschool	29%	0-2 yrs	89%	10th	\$8.30	Count	434
	Associates	2%	3-5 yrs	11%	25th	\$9.65	Level	Very High
	Bachelors	2%	6-8 yrs	0%	50th	\$10.26		
	Masters	0%	9+ yrs	0%	75th	\$12.79		
	Doctorate	0%	Mean	0.88	90th	\$15.00		

Maintenance / Service Supervisor	Highschool	39%	0-2 yrs	49%	10th	\$17.63	Count	163
	Associates	9%	3-5 yrs	46%	25th	\$24.05	Level	High
	Bachelors	18%	6-8 yrs	4%	50th	\$32.17		
	Masters	3%	9+ yrs	1%	75th	\$37.86		
	Doctorate	1%	Mean	2.99	90th	\$47.06		
Nursing Assistant	Highschool	22%	0-2 yrs	91%	10th	\$10.66	Count	152
	Associates	17%	3-5 yrs	9%	25th	\$12.44	Level	High
	Bachelors	3%	6-8 yrs	0%	50th	\$13.51		
	Masters	3%	9+ yrs	0%	75th	\$14.85		
	Doctorate	1%	Mean	1.24	90th	\$16.13		
Nursing Home / Home Health Administrator	Highschool	0%	0-2 yrs	56%	10th	\$27.39	Count	11
	Associates	9%	3-5 yrs	44%	25th	\$35.53	Level	Low
	Bachelors	55%	6-8 yrs	0%	50th	\$44.16		
	Masters	18%	9+ yrs	0%	75th	\$52.85		
	Doctorate	0%	Mean	2.67	90th	\$69.47		
Nursing Manager / Supervisor	Highschool	4%	0-2 yrs	66%	10th	\$27.36	Count	363
	Associates	51%	3-5 yrs	33%	25th	\$27.89	Level	Very High
	Bachelors	47%	6-8 yrs	1%	50th	\$34.20		
	Masters	33%	9+ yrs	0%	75th	\$35.25		
	Doctorate	4%	Mean	2.27	90th	\$38.88		

Office / Administrative Assistant	Highschool	48%	0-2 yrs	79%	10th	\$11.00	Count	730
	Associates	6%	3-5 yrs	18%	25th	\$13.83	Level	Very High
	Bachelors	19%	6-8 yrs	1%	50th	\$16.75		
	Masters	4%	9+ yrs	2%	75th	\$20.82		
	Doctorate	3%	Mean	1.89	90th	\$23.20		
Physical Therapy Aide	Highschool	50%	0-2 yrs	-	10th	\$8.08	Count	2
	Associates	0%	3-5 yrs	-	25th	\$8.25	Level	Low
	Bachelors	0%	6-8 yrs	-	50th	\$9.23		
	Masters	0%	9+ yrs	-	75th	\$9.97		
	Doctorate	0%	Mean	-	90th	\$12.60		
Property / Real Estate / Community Manager	Highschool	30%	0-2 yrs	51%	10th	\$15.68	Count	155
	Associates	4%	3-5 yrs	40%	25th	\$18.90	Level	High
	Bachelors	19%	6-8 yrs	6%	50th	\$22.67		
	Masters	2%	9+ yrs	3%	75th	\$34.91		
	Doctorate	0%	Mean	2.97	90th	\$59.52		
Receptionist	Highschool	44%	0-2 yrs	90%	10th	\$10.07	Count	275
	Associates	3%	3-5 yrs	8%	25th	\$10.80	Level	Very High
	Bachelors	3%	6-8 yrs	2%	50th	\$12.46		
	Masters	0%	9+ yrs	1%	75th	\$14.96		
	Doctorate	0%	Mean	1.38	90th	\$17.29		

Recreation / Activities Worker	Highschool	32%	0-2 yrs	81%	10th	\$8.91	Count	68
	Associates	10%	3-5 yrs	14%	25th	\$10.03	Level	Medium
	Bachelors	19%	6-8 yrs	5%	50th	\$12.61		
	Masters	4%	9+ yrs	0%	75th	\$15.36		
	Doctorate	9%	Mean	1.76	90th	\$20.11		
Registered Nurse	Highschool	0%	0-2 yrs	88%	10th	\$27.70	Count	2961
	Associates	31%	3-5 yrs	11%	25th	\$28.72	Level	Very High
	Bachelors	36%	6-8 yrs	0%	50th	\$35.62		
	Masters	20%	9+ yrs	0%	75th	\$37.16		
	Doctorate	0%	Mean	1.56	90th	\$43.93		
Security Officer	Highschool	69%	0-2 yrs	57%	10th	\$9.65	Count	238
	Associates	3%	3-5 yrs	38%	25th	\$9.83	Level	High
	Bachelors	9%	6-8 yrs	1%	50th	\$12.78		
	Masters	1%	9+ yrs	3%	75th	\$17.31		
	Doctorate	0%	Mean	2.67	90th	\$27.77		

SqFT Cost of Building Components By Class

Building Type
Convalescent Hospitals-Masonry/Concrete
Square Footage
5,000*
National Construction Cost Index
-5%

*SqFT describes area within the exterior walls and all insets
outside the main walls but under the main roof.


Total SqFT Cost	
Best	\$290.53
Good	\$258.39
Average	\$225.00
Poor	\$188.66

MEASURE	BEST	GOOD	AVERAGE	POOR
Foundation	\$52.29	\$46.51	\$40.50	\$33.96
Floor Structure	\$29.05	\$25.84	\$22.50	\$18.87
Roof and Cover	\$20.34	\$18.09	\$15.75	\$13.21
Exterior Finish: Walls	\$34.86	\$31.00	\$27.00	\$22.64
Exterior Finish: Front	\$14.53	\$12.92	\$11.25	\$9.43
Exterior Finish: Windows	\$14.53	\$12.92	\$11.25	\$9.43
Exterior Finish: Doors	\$14.53	\$12.92	\$11.25	\$9.43
Interior Finish: Floors	\$14.53	\$12.92	\$11.25	\$9.43
Interior Finish: Walls	\$29.05	\$25.84	\$22.50	\$18.87
Interior Finish: Ceilings	\$23.24	\$20.67	\$18.00	\$15.09
Main Bath and Showers	\$29.05	\$25.84	\$22.50	\$18.87
Toilet Rooms	\$14.53	\$12.92	\$11.25	\$9.43
Total SqFT Cost	\$290.53	\$258.39	\$225.00	\$188.66

Market Migration for households **ages 55 - 85+ with income \$0 - \$499K**

Market Migration Totals

Total In-Migration

 **9,236**

Total Out-Migration

 **16,615**

Market In-Migration

Top 5 Counties

38	Canadian County, Oklahoma
8	Tulsa County, Oklahoma
6	San Diego County, California
5	Santa Clara County, California
5	Maricopa County, Arizona

Market Out-Migration

Top 5 Counties

-144	Oklahoma County, Oklahoma
-30	Grady County, Oklahoma
-26	McClain County, Oklahoma
-8	Logan County, Oklahoma
-7	Collin County, Texas

	PMA	MSA
1-Year Net Growth Rate 80+ HHs	33.0%	46.0%
Living Alone Rate 80+ HHs CY	34.0%	34.0%
Cohabitation w/ Elderly Parent Rate HH CY	1.0%	2.0%
Living Alone \$1-\$15K Income Qualified 80+ HHs CY	1177	1796
Living Alone \$15K-\$25K Income Qualified 80+ HHs CY	1969	3028
Living Alone \$25K-\$35K Income Qualified 80+ HHs CY	1401	2234
Living Alone \$35K-\$50K Income Qualified 80+ HHs CY	903	1588
Living Alone \$50K-\$75K Income Qualified 80+ HHs CY	396	714
Living Alone \$75K-\$100K Income Qualified 80+ HHs CY	185	332
Living Alone \$100K-\$125K Income Qualified 80+ HHs CY	118	191
Living Alone \$125K-\$150K Income Qualified 80+ HHs CY	41	65
Living Alone \$150K-\$200K Income Qualified 80+ HHs CY	111	192
Living Alone \$200K-\$250K Income Qualified 80+ HHs CY	18	33
Living Alone \$250K-\$500K Income Qualified 80+ HHs CY	55	105

	PMA	MSA
\$1-\$15K IQ Adult Child HHs w/ 80+ Move-in CY	288	398
\$15K-\$25K IQ Adult Child HHs w/ 80+ Move-in CY	337	468
\$25K-\$35K IQ Adult Child HHs w/ 80+ Move-in CY	442	615
\$35K-\$50K IQ Adult Child HHs w/ 80+ Move-in CY	687	976
\$50K-\$75K IQ Adult Child HHs w/ 80+ Move-in CY	1088	1635
\$75K-\$100K IQ Adult Child HHs w/ 80+ Move-in CY	721	1209
\$100K-\$125K IQ Adult Child HHs w/ 80+ Move-in CY	402	663
\$125K-\$150K IQ Adult Child HHs w/ 80+ Move-in CY	385	626
\$150K-\$200K IQ Adult Child HHs w/ 80+ Move-in CY	242	503
\$200K-\$250K IQ Adult Child HHs w/ 80+ Move-in CY	127	267
\$250K-\$500K IQ Adult Child HHs w/ 80+ Move-in CY	163	376
1-Year Net Migration \$1-\$15K Income Qualified 80+ HHs	378	722
1-Year Net Migration \$15K-\$25K Income Qualified 80+ HHs	631	1262
1-Year Net Migration \$25K-\$35K Income Qualified 80+ HHs	577	1276
1-Year Net Migration \$35K-\$50K Income Qualified 80+ HHs	661	1528
1-Year Net Migration \$50K-\$75K Income Qualified 80+ HHs	506	1224
1-Year Net Migration \$75K-\$100K Income Qualified 80+ HHs	204	546
1-Year Net Migration \$100K-\$125K Income Qualified 80+ HHs	90	243
1-Year Net Migration \$125K-\$150K Income Qualified 80+ HHs	33	77
1-Year Net Migration \$150K-\$200K Income Qualified 80+ HHs	43	168
1-Year Net Migration \$200K-\$250K Income Qualified 80+ HHs	6	53
1-Year Net Migration \$250K-\$500K Income Qualified 80+ HHs	26	194

City moves forward on affordable senior housing project in Highland Gardens neighborhood

Thursday, March 14, 2024

Hollywood residents may not be aware of the struggle many of their senior neighbors face to pay for a quality house or apartment. But all that could change soon. At a recent meeting, the Hollywood Commission joined an agreement with Pinnacle Housing Group and the City of Hollywood to provide a local government loan for the development of an affordable senior housing project on Adams Street. During the meeting, members of the public spoke about the importance of providing affordable housing for senior citizens, many of whom are struggling to pay for a quality house or apartment in Hollywood. Commissioner Linda Sherwood described how many older residents in her building have run through their entire life savings. The agreement paves the way for a sales agreement between Pinnacle at Peacefield and the City of Hollywood to purchase 5.5 acres of land on Adams Street between South 24th Avenue and South Dixie Highway, which is owned by the City of Hollywood and the Hollywood Community Redevelopment Agency (CRA). Pinnacle was previously unsuccessful in winning an allocation of tax credits needed to fund the redevelopment project it proposed for the site. So, the city has now stepped up and agreed to provide a local government loan not to exceed \$578,000 to keep the project moving forward. According to the agreement, the total shared expenditure is about \$2.1 million. The Miami-based developer has agreed to build at minimum 100 affordable senior citizen rental housing units for people age 55 and older. Ten percent of these units will be set aside for extremely low-income residents. The project's proposal includes three buildings with garden-style apartments. There will be 120 units in total; 72 one-bedroom units and 48 two-bedroom units and 157 parking spaces. More than 28 percent of the property is promised to be dedicated to open space. There have been past efforts to develop the property on Adams Street, but economic problems thwarted those attempts. In 2004 and 2005, the Hollywood CRA purchased the lots on Adams Street and the City made improvements to the water and sewer systems and capital improvements to the lighting, sidewalks and streetscape on Adams Street and Washington Street. Various companies have also looked for past ways to develop the property but have been unsuccessful. In 2007, Pinnacle Housing Group was awarded an RFP to develop the site, but the housing market crashed shortly after the award was given. In 2012, Carlisle Development Group was awarded an RFP to develop the site with affordable rental housing, but the development never went forward. Finally in 2015, Pinnacle Housing Group was awarded an RFP to develop the site with affordable rental senior housing. The purchase agreement includes a reverter clause. In 65 years, the property will revert back to the City of Hollywood, including any improvements made to the property. "Our goal is for synergistic development that balances community needs, policy goals and economic viability," city manager Wazir Ishmael has said of the project.

SIGNED INTO LAW: REP. BLUNT ROCHESTER DELIVERS OVER \$14 MILLION IN FUNDING FOR CRITICAL COMMUNITY PROJECTS IN DELAWARE WED, 13 MAR 2024

Thursday, March 14, 2024

The following information was released by the office of Delaware Rep. Lisa Blunt Rochester: Today, Congresswoman Lisa Blunt Rochester (D-Del.) announced that she helped secure over \$14 million in federal Community Project Funding for community projects across Delaware in the first tranche of Fiscal Year 2024 appropriations bills. The funding responds directly to some of the most pressing needs in New Castle, Kent, and Sussex Counties. Specifically, the funding will go towards expanding affordable housing opportunities for families and seniors, developing workforce and job training programs, increasing access to affordable and quality health care, and growing Delaware's economy. I am proud to announce that all 15 of the projects I advocated for through the House's Community Project Funding process have passed the House and Senate and have been signed into law by President Biden, said Rep. Blunt Rochester. For me, these Community Project Funding requests had to have two main criteria there had to be real community support and real community need, and all 15 final projects strongly demonstrated both. Throughout the past year, I've had the opportunity to see first-hand how these projects will impact Delawareans up and down our state from expanding affordable housing opportunities for families and seniors to helping us invest in and prepare our young people to join the workforce. Today is the culmination of my bipartisan efforts to deliver for Delaware. I thank Senators Carper and Coons for all the work they did to help secure these wins for Delawareans, and I look forward to seeing these projects come to fruition in our communities. This funding was part of a year-long process in which Blunt Rochester's office received nearly 100 applications for funding. Each House Member was permitted to submit only 15 applications to the House Committee on Appropriations for consideration. Blunt Rochester was able to ensure that all 15 applications made it into the final appropriations bills that were passed by the House on March 6, 2024, and signed into law by President Biden on March 9, 2024. Over the past year, Blunt Rochester has made several visits to highlight and advocate for her Community Project Funding requests, including visits to the Town of Milton, the Rosa Health Center, the City of Harrington, and Cornerstone West Community Development Corporation (CDC). Rep. Blunt Rochester championed the following funding projects for Delawareans: \$715,000 for Delaware River Basin Commission Signatory Fund, Delaware River Basin Commission (DRBC) for federal signatory funding share of the DRBC budget, which will be used to further advance DRBC's scientific mission and programs, maintain the high-quality regulation of the Delaware River and its Basin, and support staffing for these activities. \$1.6 million for Cornerstone West Community Development Corporation to build The Vistas at St. Francis, a 57-unit, state-of-the-art, energy-efficient, affordable senior housing project that will increase the amount of affordable senior housing in the West Side of Wilmington. \$1 million for Rosa Health Center to make critical capital improvements, including doubling the size of the current building, (providing six additional exam rooms, and critical renovations to the building) to grow their patient population from 1,900 to 4,000 and offer more services to Sussex Countians who are low-income, uninsured, or underinsured. \$1 million for Family Promise of Northern New Castle County to fund the construction of a shelter building and a community building which will double the amount of shelter Family Promise can offer at any single time, meaning between 40-50 families experiencing homelessness would now be served each year. \$500,000 for the Town of Bethany Beach Loop Canal and Lake Bethany Erosion Mitigation Project for the development of a bulkhead and shoreline that would help restore and stabilize a land strip that lies between the Loop Canal and Lake Bethany. \$84,548 for the Food Bank of Delaware, Inc. Growing Hope in Milford Project to create an essential community agriculture facility to support produce distribution and provide educational opportunities to low-income Delawareans in rural communities. \$1 million to Polytech Adult Education to fund improvements, demolition, and reconstruction of a Transportation and Logistics Training Center. Rep. Blunt Rochester, alongside Senators Tom Carper and Chris Coons, championed the following funding projects for Delawareans: \$1,000,000 for New Castle County Public Works Department's Little Mill Creek Stream Restoration to construct approximately 2,000 feet of stream restoration and floodplain stabilization. The project will enhance the use of the creek corridor, reduce flooding on private property, and reduce adverse impacts on public sanitary sewers and public open space infrastructure. \$1,000,000 for Central Delaware Habitat for Humanity to fund the acquisition of land for affordable housing, capital improvements of their ReStore which helps fund continued services, the renovation of a vacant building to create offices and meeting spaces that will allow for an expansion of their ReStore, and expansion of volunteer housing. \$850,000 to Lutheran Senior Services of Dover, Inc. to fund roof and bathroom improvements at Luther Towers, an affordable housing complex for seniors. \$1,862,000 for Sussex County Habitat for Humanity to create affordable homeownership opportunities for low-income families in Sussex County. \$3,345,000 to the City of Harrington for the development of an industrial park that will spur economic growth in the city and central Delaware. \$2,048,000 for the Town of Milton to make improvements to the town's public works facility, including erosion

and sediment controls and constructing stormwater basin and collection system piping. \$3,000,000 for the Community Education Building, Inc.'s Youth Development Center that will serve the surrounding community, broaden access to enrichment and extended learning opportunities, provide pipeline workforce development programs for youth and adults, and reduce youth violence by providing youth a safe place for learning and mentoring beyond school hours. It will serve four schools, over 40 organizational partners, and be made available to others in the area as well as the community at large. \$1,000,000 for Committed to the Future of Our Community's St. Michael's School and Nursery for the replacement of aging building components, replacement of aging mechanical and electrical systems, upgrades to building energy performance, and building design and renovation to increase operational efficiencies. The project would support safer and expanded learning spaces and workforce development facilities.

EVANS SECURES \$13.3 MILLION FOR 15 COMMUNITY PROJECTS, WITH \$8.2 MILLION GOING TOWARD AFFORDABLE HOUSING

Wednesday, March 13, 2024

The following information was released by the office of Pennsylvania Rep. Dwight Evans: Projects will also help with worker training, small business growth, health, environment, and pedestrian safety WASHINGTON (March 8, 2024) Congressman Dwight Evans (D-PA-3rd) announced he has secured more than \$13.3 million in federal funding for 15 Philadelphia community projects. The funding is provided in an appropriations bill that has passed the House of Representatives and is expected to pass the Senate and be signed into law by President Biden. Philadelphia's great need for affordable housing continues to be a top priority for me, and nearly two-thirds of this project funding will go toward that need. Seven affordable-housing projects will receive a total of over \$8.2 million! While no budget bill is perfect, my vote for this funding package was also a vote to keep the federal government open and providing services to the people. I want to thank Senators Bob Casey and John Fetterman for their support of many of these community projects on the Senate side, Evans said. Evans made the requests in April 2023 for the current fiscal year. This is the third round of Community Project Funding that Evans has secured for the 3rd Congressional District, which includes Northwest and West Philadelphia and parts of North, South, Southwest and Center City Philadelphia. This brings his three-year total to more than \$36 million delivered for the district through the program. The funding amounts and projects are: a— \$500,000 for the city's 52nd Street Streetscape Improvement project, which is intended to enhance traffic safety measures, increase community amenities, beautify the area and prioritize public transit safety and access. It will increase the safety, visibility and ease of access in one of Philadelphia's historic commercial corridors. a— \$1,000,000 for the Abigail Pankey Apartments project of the Women's Community Revitalization Project. This initiative is intended to provide affordable housing in West Philadelphia. a— \$850,000 for the Beacon of Hope Affordable Housing Workforce Development project, which is intended to broaden VETMOTO's existing services to include building 30 new affordable housing units to support severely underserved women and elderly veterans. One goal of the project is to help to minimize the Philadelphia Veterans Administration housing wait list, which was over 200 as of the initial request last year. a— \$1,666,279 for the Beech Senior Apartments project by Beech Interplex, Inc. This project is intended to significantly increase the housing opportunities for low-income residents in a real estate environment where aging in place is increasingly difficult. a— \$850,000 for the Bringing the Future of Work to Disconnected Workers project of Philadelphia OIC. The project will provide state-of-the-art training that will give the residents in the area a distinct competitive advantage in the labor market, easing their connection to work that pays family-sustaining wages and career ladder job opportunities. a— \$2,000,000 for the Compassion Senior Living project of Community of Compassion, Inc. The project will address social inequities and local disparities in a direct and measurable way. It will help mitigate climate change with the inclusion of a green roof and energy-efficient heating, ventilation and air conditioning (HVAC) systems. a— \$1,000,000 for the LA-ERIC (Lancaster Avenue-Entrepreneurship Resource and Innovation Center project of the Lancaster Avenue 21st Century Business Association. The project will create a small business development hub in West Philadelphia that will help startups as well as established businesses grow and ensure early-stage companies become successful. a— \$500,000 for the Lamberton Schoolyard Improvement Project of the School District of Philadelphia. The project is intended to provide low- to moderate-income families in West Philadelphia a space to play and experience science, technology, engineering and mathematics (STEM) learning. a— \$850,000 for the Lower North Affordable Homeownership Project of Habitat for Humanity Philadelphia, Inc. The project is designed to create critically needed affordable homeownership options for Philadelphians who otherwise would be unable to purchase their homes. a— \$500,000 for the Mt. Airy/Germantown Streetscape Improvement and Reconnection of the Mt. Airy Business Improvement District. The funding is intended to improve pedestrian safety along the commercial corridor by adding crossings at seven key intersections. a— \$1,000,000 for the Opportunities Apartments project of the Opportunity Services Corp. The project is intended to meet a critical need for affordable housing among extremely low-income and low-income seniors. a— \$300,000 for the Philly Schools Tree Canopy project of the School District of Philadelphia. Philadelphia's urban forest removes an estimated 513 tons of air pollution per year, a \$19 million annual value. Neighborhoods with fewer trees have higher rates of asthma and chronic obstructive pulmonary disease (COPD). Reducing pollution and increasing the tree canopy improves air quality and people's respiratory health. a— \$900,000 for the ELEVATE Strawberry Mansion Neighborhood Schoolyard Redevelopment project of The Big Sand Box Inc. The project will help people's health by improving environmental conditions. a— \$900,000 for The Apartments at 40th Street Place project of Mt. Vernon Manor, Inc., in West Philadelphia. The project will help residents to withstand housing market pressures, with tenant stabilization as a top priority. a— \$500,000 for the Vaux Community Building Auditorium Renovation project of the Philadelphia Housing Authority. The project would provide additional space for the use of the building's tenant organizations and the broader community, providing space for resident-owned businesses and community organizations. During Evans' first seven years in Congress, his office has helped to return to or save more than \$41 million for Philadelphians from federal agencies such as the IRS, Social Security Administration and Department of Veterans Affairs. He serves on the influential House Ways and Means Committee, including its Subcommittee on Health. The committee oversees taxes, trade, Social Security and Medicare.

Over \$14 Million in Funding for Critical Community Projects in Delaware—Signed into Law

Wednesday, March 13, 2024

Funding that has been secured for Delaware will go towards some of the most pressing needs in all three counties—including the expansion of affordable housing opportunities for families and seniors, the development of workforce and job training programs, and increase in access to affordable and quality health care. Congresswoman Lisa Blunt Rochester announced that she helped secure the funding in the amount of over \$14 million, which is in the first portion of Fiscal Year 2024 appropriations bills. This funding was part of a year-long process in which Blunt Rochester's office received nearly 100 applications for funding. Each House Member was permitted to submit only 15 applications to the House Committee on Appropriations for consideration. Congresswoman Blunt Rochester was able to ensure that all 15 applications made it into the final appropriations bills that were passed by the House on March 6th and signed into law by President Biden on March 9th. Additional Information

from the Office of Congresswoman Lisa Blunt Rochester: “I am proud to announce that all 15 of the projects I advocated for through the House’s Community Project Funding process have passed the House and Senate and have been signed into law by President Biden,” said Rep. Blunt Rochester. “For me, these Community Project Funding requests had to have two main criteria – there had to be real community support and real community need, and all 15 final projects strongly demonstrated both. Throughout the past year, I’ve had the opportunity to see first-hand how these projects will impact Delawareans up and down our state – from expanding affordable housing opportunities for families and seniors to helping us invest in and prepare our young people to join the workforce. Today is the culmination of my bipartisan efforts to deliver for Delaware. I thank Senators Carper and Coons for all the work they did to help secure these wins for Delawareans, and I look forward to seeing these projects come to fruition in our communities.” This funding was part of a year-long process in which Blunt Rochester’s office received nearly 100 applications for funding. Each House Member was permitted to submit only 15 applications to the House Committee on Appropriations for consideration. Blunt Rochester was able to ensure that all 15 applications made it into the final appropriations bills that were passed by the House on March 6, 2024, and signed into law by President Biden on March 9, 2024. Over the past year, Blunt Rochester has made several visits to highlight and advocate for her Community Project Funding requests, including visits to the Town of Milton, the Rosa Health Center, the City of Harrington, and Cornerstone West Community Development Corporation (CDC). Rep. Blunt Rochester championed the following funding projects for Delawareans: \$715,000 for Delaware River Basin Commission Signatory Fund, Delaware River Basin Commission (DRBC) for federal signatory funding share of the DRBC budget, which will be used to further advance DRBC’s scientific mission and programs, maintain the high-quality regulation of the Delaware River and its Basin, and support staffing for these activities. \$1.6 million for Cornerstone West Community Development Corporation to build The Vistas at St. Francis, a 57-unit, state-of-the-art, energy-efficient, affordable senior housing project that will increase the amount of affordable senior housing in the West Side of Wilmington. \$1 million for Rosa Health Center to make critical capital improvements, including doubling the size of the current building, (providing six additional exam rooms, and critical renovations to the building) to grow their patient population from 1,900 to 4,000 and offer more services to Sussex Countians who are low-income, uninsured, or underinsured. \$1 million for Family Promise of Northern New Castle County to fund the construction of a shelter building and a community building which will double the amount of shelter Family Promise can offer at any single time, meaning between 40-50 families experiencing homelessness would now be served each year. \$500,000 for the Town of Bethany Beach Loop Canal and Lake Bethany Erosion Mitigation Project for the development of a bulkhead and shoreline that would help restore and stabilize a land strip that lies between the Loop Canal and Lake Bethany. \$84,548 for the Food Bank of Delaware, Inc. Growing Hope in Milford Project to create an essential community agriculture facility to support produce distribution and provide educational opportunities to low-income Delawareans in rural communities. \$1 million to Polytech Adult Education to fund improvements, demolition, and reconstruction of a Transportation and Logistics Training Center. Rep. Blunt Rochester, alongside Senators Tom Carper and Chris Coons, championed the following funding projects for Delawareans: \$1,000,000 for New Castle County Public Works Department’s Little Mill Creek Stream Restoration to construct approximately 2,000 feet of stream restoration and floodplain stabilization. The project will enhance the use of the creek corridor, reduce flooding on private property, and reduce adverse impacts on public sanitary sewers and public open space infrastructure. \$1,000,000 for Central Delaware Habitat for Humanity to fund the acquisition of land for affordable housing, capital improvements of their ReStore which helps fund continued services, the renovation of a vacant building to create offices and meeting spaces that will allow for an expansion of their ReStore, and expansion of volunteer housing. \$850,000 to Lutheran Senior Services of Dover, Inc. to fund roof and bathroom improvements at Luther Towers, an affordable housing complex for seniors. \$1,862,000 for Sussex County Habitat for Humanity to create affordable homeownership opportunities for low-income families in Sussex County. \$3,345,000 to the City of Harrington for the development of an industrial park that will spur economic growth in the city and central Delaware. \$2,048,000 for the Town of Milton to make improvements to the town’s public works facility, including erosion and sediment controls and constructing stormwater basin and collection system piping. \$3,000,000 for the Community Education Building, Inc.’s Youth Development Center that will serve the surrounding community, broaden access to enrichment and extended learning opportunities, provide pipeline workforce development programs for youth and adults, and reduce youth violence by providing youth a safe place for learning and mentoring beyond school hours. It will serve four schools, over 40 organizational partners, and be made available to others in the area as well as the community at large. \$1,000,000 for Committed to the Future of Our Community’s St. Michael’s School and Nursery for the replacement of aging building components, replacement of aging mechanical and electrical systems, upgrades to building energy performance, and building design and renovation to increase operational efficiencies. The project would support safer and expanded learning spaces and workforce development facilities.

Ground broken on \$9.6M Bethany Village expansion; Development to offer 24 new senior homes

Wednesday, March 13, 2024

Work is underway on a major expansion at Bethany Village, a senior living facility in Horseheads. Bethany Village broke ground on a \$9.6 million expansion of its Orchard Homes development, which will include 24 new energy-efficient duplexes, the company announced Monday. Orchard Homes offers independent living options for people who don’t need a higher level of care. It currently includes 23 private homes constructed in the early 1980s. Each new unit is about 1,250 square feet and includes two bedrooms and two bathrooms designed for mobility and access. The homes also feature a layout designed for aging in place. Amenities include a washer and dryer, a private attached garage with automatic door, year-round maintenance, landscaping and snow removal, high speed internet, Wi-Fi and standard cable, a pet-friendly environment, and affordable licensed home care services, among other amenities. More and more people want to age where they worked, and where they’ve raised their families, Bethany Village Executive Director Mike Kiser said in a news release. Our homes are the only ones in the area that are on a campus designed to offer a full continuum of care from independent living, to assisted living, to skilled nursing, Kiser added. The project is being managed by Welliver and is expected to be completed late this year, but Bethany Village is inviting interested parties to inquire now. Many of the units were committed before construction even began, but some are still available. To learn more, call 607-378-6525, or go to bethany-village.org.

What does affordable housing mean in Washtenaw County?

Wednesday, March 13, 2024

In any discussion of the several affordable housing developments on the horizon in Ann Arbor and Ypsilanti, someone invariably asks the question: Affordable to whom? This is not an unreasonable question, as the term affordable housing can mean many different things to different people. With several affordable housing developments on the way in our community, it’s important to look at what this term can mean, barriers to housing affordability, and what’s being done about it. What is affordable housing? The United States Department of Housing and Urban Development (HUD) defines cost burden as monthly housing costs that exceed 30% of the resident’s take-home income. Many people use the

inverse of this – housing that costs no more than 30% of the household's take-home income – to define affordable housing. This means that affordability depends on income. Affordable housing to someone that works at Wendy's or McDonald's is going to be very different than to someone that is a CEO of a corporation, says Arthur Thomas, a member of the Ann Arbor Renter's Commission and Ypsilanti resident. That term, affordable housing, is a tricky phrase. ... You have to be more specific. Affordable to whom? Jennifer Hall, director of the Ann Arbor Housing Commission, says one emerging definition of affordability also includes travel costs. This school of thought holds that a household is cost-burdened if its members pay more than 45% of their gross income on housing and transportation combined. Ann Arbor is a good example of where that definition might come into play because when you've got a tight housing market, people tend to live farther and farther away, Hall says. So it can make sense to add these two things together. Huron Vista and The Residences at Huron on W. Clark Rd. in Ypsilanti. What does affordability look like by these metrics in Washtenaw County? According to HUD, the 2022 median income in Washtenaw County was \$82,500 for a household of one and \$117,800 for a household of four. This translates to a maximum total monthly housing cost of \$2,063 for a household of one and \$2,945 for a household of four making median income. Factoring in the transportation affordability measure that Hall outlines, the monthly affordability limit rises to \$3,094 for a household of one or \$4,417 for a household of four. However, median income varies dramatically across the county. According to the U.S. Census Bureau the median household income in Ann Arbor between 2018 and 2022 was \$78,546 (representing a housing affordability limit of \$1,964 per month) while the median household income in Ypsilanti during the same time period was \$41,914 (representing a housing affordability limit of \$1,048 per month). Median monthly rent during the same time period was \$1,472 in Ann Arbor and \$977 in Ypsilanti. While both cities' monthly rents are technically affordable for their residents, Ann Arbor incomes leave a much more comfortable buffer to cover rent in the city, and Ann Arbor rents are extremely unaffordable for those living on an average Ypsi income. When you incorporate transportation costs, especially given that many Ypsi residents work in Ann Arbor, Ypsi rents quickly become unaffordable as well. How does someone who makes less than their area median income (AMI) find housing that doesn't create a cost burden? They might be lucky and find housing that costs less than the area median. Some refer to housing like this as naturally occurring affordable housing – housing that is, for whatever reason, less expensive than the area average. But for someone who makes 30% or even 60% of the AMI, finding housing that is not burdensome can be a challenge. This is where another definition of affordability can come into play. Oftentimes when people talk about housing being affordable, they don't just mean that the housing costs its residents less than 30% of their gross household income. They specifically mean housing that is subsidized to be affordable to people who earn a specific percentage of the area median. According to HUD, 60% of the AMI is low income, below 50% is very low income, and 30% or less is extremely low income. Rent is limited in subsidized housing so that it is affordable to someone who makes a specific AMI. Subsidized housing is built through various means, including housing commissions, organizations like Avalon Housing, and developers who include subsidized units in their projects. The state of affordable housing in Washtenaw County In 2015 Washtenaw County released the Housing Affordability and Economic Equity - Analysis. This report identified a need for Ann Arbor (and Pittsfield Township) to add 3,139 subsidized units by 2035. Since then, 249 affordable units have been added and 1,015 formerly affordable units have been lost. Countywide, there are just over 4,400 subsidized units, which make up about 8% of the total rental units. Almost 700 subsidized units are currently in development or construction and should open their doors in the next three years. You can see more on the county's Affordable Housing Dashboard. The scarcity of housing in our community makes affordability a major challenge in the county's urban core, with many people struggling to afford housing and making tough decisions regarding basic needs. People with the highest income live wherever they can afford. It pushes up the prices and then the next-level people get what they can afford, Hall says. So, inevitably, the lowest-income people are the ones that are priced out, have to move the farthest away, end up becoming homeless, or need some serious subsidy ... to enable them to live in the community that they work in. I think there needs to be a lot more housing choices for people of all incomes. Housing scarcity decreases the amount of naturally occurring affordable housing and makes renting more precarious. Site of the future development at 121 Catherine Street in Ann Arbor. Affordability is the biggest issue. People just can't afford to live in [Ann Arbor]. Some people are right now having to make tough decisions when it comes to what kind of food they're going to buy or their rent, says Zackariah Farah, chair of the Ann Arbor Renters Commission and a member of the Ann Arbor Tenants Union (AATU). You can see the shortage not only in rent increases, but when you talk to tenants, they're having to apply at many, many more units before they get one. And as a result of that they are losing tons of money in application fees and other fees, which are generally unregulated. Major Stevens, another member of AATU, shares a recent example in which a tenant was asked to pay nearly \$6,500 for a non-refundable option contract to secure an option to lease an apartment when it comes on the market. I've lived in Ann Arbor since I started undergrad in 2018, and the cost to rent and housing fees have dramatically increased, he says. Beyond allowing dramatic rent increases and a parade of new fees, Thomas says housing scarcity also allows landlords to discriminate against potential tenants. There is always something more that needs to be done to keep people out [who] they want to keep out, he says. [Landlords] find legal ways to discriminate against people they don't like. They find ways to keep people out based on their skin color or past history. They can add lots of hoops to jump through and there is no way to regulate this. Is there hope on the horizon? Renting has gotten a little worse every year I've lived here, but there has been some recent progress, Stevens says. Stevens refers to Ann Arbor adding two new tenant protections in recent years: a right to lease renewal and regulating how early landlords can ask tenants to renew their leases. There are also several subsidized housing developments coming to fruition in the near future. The Ann Arbor Housing Commission and Avalon Housing are currently partnering on developing 121 Catherine St. in Ann Arbor. The largest source of funding is the Low Income Housing Tax Credit, but still it can be challenging to find enough money, especially for supportive housing. Supportive housing targets more vulnerable populations and includes voluntary access to services ranging from health care to substance use disorder treatment. Avalon Housing is working on three more projects in addition to 121 Catherine, says Scott Ellis, the organization's director of mission advancement. Avalon broke ground this fall on The Grove at Veridian near County Farm Park, which will create 50 new units, or 114 bedrooms, of affordable housing. The city of Ypsilanti recently approved an Avalon development at 206 Washington St., which will create 22 units of affordable housing. Ellis says Avalon is also in the process of securing the financing for another property on S. Maple Road in Ann Arbor, which will add 38 more units of affordable housing. Elsewhere in Ypsilanti, the Huron Vista and The Residences at Huron developments at 845 and 945 W. Clark Rd. will bring 300 units of affordable housing to the community, including some units for seniors 55 and older, according to Ward 3 Ypsilanti City Councilmember Desiraé Simmons. Prior to her tenure on council, Simmons served on the community benefits ordinance committee that worked with the developer and city council to bring this project to fruition. The Dorsey Estates site at 220 N. Park St. in Ypsilanti. This is really huge for the community in terms of the number of affordable units, and in terms of actually providing much-needed senior housing, Simmons says. A lot of people don't want to leave Ypsilanti as they age and so we do need more housing for seniors. This in turn, frees up housing elsewhere in the community for people looking to start a family. Dorsey Estates is also currently under construction at 220 N. Park St. in Ypsilanti. This unique project will offer a subsidized path towards homeownership. Twenty-three of the 46 units in the development will be sold at below market rate. Deed restrictions on these properties will also ensure they will stay below market rate. A more affordable future? There is hope for more affordability in our community, both for more subsidized units and non-subsidized affordable units. Beyond the projects already mentioned, Ann Arbor is evaluating proposals for an 18-story mixed income development on the old YMCA Lot at 350 S. 5th Ave. Ann Arbor now has a dedicated Affordable Housing Millage, and the city is currently re-writing its comprehensive land use documents. The City Council has instructed staff working on that project to do so with an eye towards affordability. Still, there is more work to be done. The Washtenaw Housing Alliance (WHA) has a goal of providing 500 permanent supportive units targeting people making 30% of the AMI and lower, according to WHA Executive Director Amanda Carslile. To do this, WHA will need an endowment of \$60 million. Trinity Health and the Ann Arbor Area Community Foundation helped spur the creation of the fund by donating \$1 million each. The Grove at Veridian near County Farm Park in Ann Arbor. Now that we've grown it to about \$8.5 million, says Carlisle,

it's important to have an enduring source of funding for supportive housing locally that is not contingent on federal, state, or local budgets. There is a long way to go for the county to hit the subsidized housing target set forth in the 2015 report by 2035. And much needs to be done to address the scarcity that is at the foundation of the lack of naturally affordable housing. However, community advocates are making progress to ensure that everyone who wants to make their home in our community can do so with dignity. Ben Connor Barrie is an Ypsilanti resident and founder of the blog Damn Arbor. All photos by Doug Coombe.

W&D Reports Latest Activity

Tuesday, March 12, 2024

Focus Healthcare Properties acquired two senior living communities in Olympia, Washington. Fieldstone Cooper Point is a 96-unit independent and assisted living community. Fieldstone Memory Care of Olympia comprises 45 memory care units. The communities have a strong occupancy history and were well-maintained. The purchase price came to \$46.5 million, or \$329,800 per unit. The [...] The post appeared first on The SeniorCare Investor Dealmakers Forum, Senior Housing M&A .

More senior living homes on the way to Horseheads...

Tuesday, March 12, 2024

Work is underway on a major expansion at Bethany Village, a senior living facility in Horseheads. Bethany Village broke ground on a \$9.6 million expansion of its Orchard Homes development, which will include 24 new energy-efficient duplexes, the company announced Monday. Orchard Homes offers independent living options for people who don't need a higher level of care. It currently includes 23 private homes constructed in the early 1980s. Each new unit is about 1,250 square feet and includes two bedrooms and two bathrooms designed for mobility and access. The homes also feature a layout designed for aging in place. Amenities include a washer and dryer, a private attached garage with automatic door, year-round maintenance, landscaping and snow removal, high speed internet, Wi-Fi and standard cable, a pet-friendly environment, and affordable licensed home care services, among other amenities. More and more people want to age where they worked, and where they've raised their families, Bethany Village Executive Director Mike Kiser said in a news release. Our homes are the only ones in the area that are on a campus designed to offer a full continuum of care from independent living, to assisted living, to skilled nursing, Kiser added. Public safety Chemung County man seriously injured in garage explosion allegedly caused by meth lab The project is being managed by Welliver and is expected to be completed late this year, but Bethany Village is inviting interested parties to inquire now. Many of the units were committed before construction even began, but some are still available. To learn more, call 607-378-6525, or go to bethany-village.org. Follow Jeff Murray on Twitter @SGJeffMurray. To get unlimited access to the latest news, please subscribe or activate your digital account today.

Will Wellington get a new downtown area? Village to...

Tuesday, March 12, 2024

WELLINGTON — The village will entertain an offer by the Related Cos., the developer behind The Square in West Palm Beach, to transform the 70-acre K-Park site into the downtown Wellington has never had. Kevin Ryan, a Related representative, told the village council the international company's plans for the site at Stribling Way and State Road 7 include a private K-12 school and a walkable mixed-use district that would feature 500 residences and up to 120,000 square feet of retail space. The project could be the village's first step toward developing its urban core between State Road 7 and Forest Hill Boulevard, an area dominated by the Mall at Wellington Green. "What Wellington is missing is Wellington's version of an urban experience," said Ryan, who has worked 27 years as an executive developer for Related. "The core principle of our project is to make a residential, shopping and dining destination." The council voted 3-2 on Feb. 13 in favor of continuing talks with Related and having the village staff work with the company to create a proposal for K-Park for the council to consider after the March 19 election, when voters will choose a new mayor and two new members. The plan would be for Related to buy the K-Park site, but those details will be part of the negotiations between the developer and the village. The plan would be for Related to buy the K-Park site, but those details will be part of the negotiations between the developer and the village. By proceeding with Related, Wellington turned down an offer by W & W VIII LLC, owned by village resident Jim Ward. It had proposed to buy K-Park for \$54 million to build a mixed-use development on the entire 70-acre property. Council member John McGovern said the proposal by Related offered an opportunity of bringing a premier private school to Wellington. He added the project could lead to the redevelopment of the aging mall. "We would be remiss in having the opportunity to continue the discussion with Related about how we leverage this property and vis-a-vis the mall. McGovern said. Because that is the challenge of our future." How Wellington is growing: Mark Bellissimo's team gets final council approval for new horse showgrounds Village Mayor Anne Gerig and council member Michael Napoleone opposed talking exclusively with Related. Both said they liked the proposal but would prefer the village create a plan for the site with all the elements it needs before starting negotiations with any developer. "This is property we own," said Gerwig, who will leave office at the end of March. "I wanted us to have the plan and to bring it out to some great developer. We haven't gotten there." Council member Michael Drahos, who also is leaving the council, said he thought the board had wasted time waiting for The Mall at Wellington Green to be redeveloped before considering plans for K-Park. "At this point, my outgoing thoughts to the new leadership would be to not wait on the mall anymore," Drahos said. "These opportunities are coming about now. We have an excellent brand that has come to us." March 19 Wellington election: What you need to know about the races for mayor, Village Council What is K-Park and why is it so valuable to Wellington? K-Park is the largest undeveloped property along Wellington's State Road 7, making it one of the most coveted pieces of real estate in the village. The village purchased the 70-acre site in 2003 for \$8.5 million from the family of former Palm Beach County Engineer Herb Kahlert, from whose name the site takes its name. Since then, the property has attracted builders who have proposed K-Park be used for senior living, a Palm Beach State College campus, a research innovation center, a horse park and mixed-use projects. Previous councils have ultimately decided to leave it undeveloped. Wellington has leased the property to Aldemar Farms since 2010 for an annual price of \$55,000. In 2015 residents said in village workshops they didn't want K-Park to be sold and preferred it be used for recreational uses. Those who favored development on the site said it should have entertainment and dining options. Study: K-Park 'catalyst site' for Wellington's State Road 7 'urban corridor' The Treasure Coast Regional Planning Council published a study last year that envisions transforming Wellington's State Road 7 into an urban corridor. It recommended converting the 90-acre Mall at Wellington Green property into a dense, walkable district teeming with residences, shops and restaurants, as well as a light-rail station connecting Palm Beach County's western suburbs with West Palm Beach. The study identified K-Park as a "catalyst redevelopment site for State Road 7 and the mall. The K-Park property is contiguous to the mall and together, they total about 150

acres. The land has the potential to be the home of a downtown-type area with housing, office spaces, a concentration of retail and food service, and a shared central civic space that would provide a new identity for Wellington, the study found. Related's CEO: Dolphins owner Stephen Ross is dominant developer who doesn't take no for an answer What is Related Companies proposing for K-Park? Related Cos. was founded and is run by Stephen Ross, the owner of the NFL's Miami Dolphins. Kenneth Himmel, the CEO of Related Co., told council members during a workshop meeting in February the company has extensive experience building mixed-use projects such as The Square in West Palm Beach, The 78 in Chicago and Related Santa Clara in California. Himmel said Wellington would benefit from having a walkable downtown that mixes shops, restaurants, entertainment and housing for its residents to gather. Such an area can attract new families to the village, he said. This is an incredible opportunity for people who are officed in West Palm Beach but want the beautiful bedroom community with lifestyle attributes to live in Wellington, Himmel said. The company's project for K-Park includes placing a private K-12 school on half of the 70-acre property and a mixed-use district on the remaining land. Ryan told council members bringing the private school — to date, unidentified — was the company's top priority because it would interest families in the area. Ryan said the development would feature up to 120,000 square feet of commercial space and 500 multifamily residences to create the density that would attract regional and local tenants and ensure their long-term success. He added the project would also include workforce housing. He did not specify an amount. The downtown would feature a central main street with low-rise buildings with businesses on the first floor and apartments above. It would be organized around a village square that would feature public art, interactive fountains and strolling areas. Townhomes spread over two- to three-story buildings would be placed along the northern and southern edges of the property. The urban district would include parks, bike trails, and even pickleball courts, Ryan said. Three council members support move to negotiate with Related on K-Park Drahos said during the Feb. 13 meeting that nine years ago, Wellington residents had supported turning K-Park into a park with a botanical garden, but things had changed since then. He said Wellington is set to receive 55 acres along Forest Hill Boulevard from Wellington Lifestyle Partners that would be home to a central park for the village. When we had those Town Hall meetings in 2015, we did not have a 55-acre North Course on Forest Hill, Drahos said. I feel like the information, the data, the considerations that our residents took, is now outdated. McGovern and Drahos said Related had the experience and partners necessary to create a successful mixed-use development similar to The Square. They added the project had the potential to speed up the redevelopment of the mall, whose property value has dropped by 80% since 2018 and whose design and surrounding parking lots are considered outdated. Drahos said the proposal would also bring Wellington something it doesn't have: a "top-notch private school. Related offers not only the brand but features that are unique, Drahos said. Mayor wanted Wellington to create K-Park plan before choosing developer Gerwig agreed the Related plan was solid but said the village was doing the process backward. "We are asking developers to come to us with a plan, instead of us deciding what we want on our property," she said. Gerwig told Himmel during the February workshop meeting that the Mall at Wellington Green and its surroundings lacked office spaces that would bring jobs and foot traffic to the shopping center. She added the development in K-Park should foster a work-live-play environment. What would make our (mall) function better would be office space, an employment center, Gerwig said. I don't want to just be the parking lot for West Palm Beach. Napoleone, a candidate for mayor in the March 19 election, voted against the motion to continue talks exclusively with Related because he wanted to study all the possible options for the site. Napoleone said Related's proposal had the potential to bring the walkable dining and entertainment district that village residents want but had also missed the mark in many ways. People want a downtown dining entertainment district, but they also want a green space, Napoleone said. You can make a project work with both of those components to it, because you create a central town square with green space area, dining and shopping and other uses around it for families to gather. Valentina Palm covers Royal Palm Beach, Wellington, Greenacres, Palm Springs and other western communities in Palm Beach County for The Palm Beach Post. Email her at atvpalm@pbpost.com and follow her on X, the platform formerly known as Twitter, at [@ValenPalmB](https://twitter.com/ValenPalmB). Support local journalism: Subscribe today.

Safe and Green Development Corp Secures Financing for Norman Berry Expansion in Atlanta

Tuesday, March 12, 2024

Safe and Green Development Corporation (NASDAQ: SGD) ("SG DevCo" or the "Company"), is pleased to announce an update on the Norman Berry Village property in Atlanta, GA. David Villarreal, President & CEO of SG DevCo, stated, "It is with great pleasure for me to announce the progression of the Norman Berry project. We have secured financing to acquire the previously announced ROW on the property and an 18,000 square foot adjacent parcel that we believe will collectively significantly increase the value of the Norman Berry parcel." "I am also very pleased with our partner CMC Development Group, a leading development firm in the area, and the constant communication between our two companies. CMC was crucial in receiving approval from the city of Eastpoint to purchase the project's Right of Way which will enable us to develop a six-acre site on Norman Berry Drive in a timely manner, all of which has made this project move forward quickly." concluded Mr. Villarreal. Norman Berry Village is a prime location for development. The project includes constructing a 125,000-square-foot facility that will accommodate a combination of 68 single and double occupancy residences for elderly and assisted living residents including many additional building amenities. There are planned additional phases of construction for the Norman Berry Village project's design, and the completed project is expected to feature two buildings housing 134 units, offering a blend of one and two-bedroom apartments.

Data Source: BuildCentral

NAME	FULL ADDRESS	TYPE	TARGET CONSTRUCTION COMPLETION	STAGE	HARD COSTS (\$M)	UNITS	OWNER	OWNER EMAIL	OWNER WEBSITE	DISTANCE FROM SITE	NOTES
Assisted Living Facility	11818 South Pennsylvania Avenue, Oklahoma City, OK 73170	New Construction		Cancelled	\$12	< 50	Hartman + Majewski Design Group		Link	4.83 miles	Plans call for the construction of an assisted living facility on a 1.49-acre site.
Luxe Life Senior Living and Memory Care Renovations	1060 Rambling Oaks Drive, Norman, OK 73072	New Construction	September 1, 2023	Completed (past 6 months)	\$2.5	< 50	Ignite Medical Resorts		Link	4.90 miles	Plans call for the renovations of an existing senior living facility. The facility will be rebranded into a luxury senior living facility with professional medical care, including memory and respite care. Amenities include a salon and spa, spacious suites, concierge services, a wellness center, personalized activities and restaurant-style dining.
Porter Health Village Apartments	901 N Porter Ave, Norman, OK 73071	New Construction		Planning	\$5-\$25		Norman Regional Health System		Link	5.58 miles	Plans call for possible apartments in the Porter Health Village.
The Golden Tribe	410-416 Park Avenue, Norman, OK 73069	New Construction		Cancelled	\$3	6	3 Level Design		Link	5.84 miles	Plans call for construction of a three-building aging-in-place community with each building containing two, two- or three-bedroom units.
Sooner Station at University North Park Phase I	2803 24th Ave. NW, Norman, OK 73069	New Construction	September 1, 2023	Completed (past 6 months)	\$25-\$100	188	MedCore Partners, LLC	Email	Link	5.85 miles	Plans call for the construction of a 188-unit senior living community consisting of 100 independent living, 64 assisted living and 24 memory care units. Work is to include space for dining facilities, a fitness center, club rooms, a theater, salon space and an outdoor pool.
University of Oklahoma North Park Arena Development	Norman, OK 73019	New Construction		Cancelled	\$30	> 350	University of Oklahoma		Link	6.86 miles	Plans call for the construction of a mixed-use development in the University North Park area of Norman, Oklahoma. The development will feature a new, 10,000-seat University of Oklahoma basketball arena, 1,250 multi-family residential units, 200 senior living units, 283 new urban community structures, a hotel, entertainment venues, offices, and various parks.
Rainbow HIL Apartments Renovation	4511 S Madera Blvd, Oklahoma City, OK 73179	New Construction		Planning	\$1-\$5	23	Milestone Property Development	Email	Link	8.19 miles	Plans call for renovations to an existing 23-unit affordable senior apartment development.
University Senior Living	1350 Cobblestone Creek Drive, Norman, OK 73072	New Construction		Cancelled	\$30.5	164	SMC Consulting Engineers		Link	10.18 miles	Plans call for the construction of a 150,000-square-foot, 164-unit senior living community. The development is to consist of 84 independent living units, 60 assisted living units and 20 memory care studios.
Eastern Senior Community	1300 South Eastern Avenue, Moore, OK 73129	New Construction		Cancelled	\$6	30	Western Senior Community LLC			10.47 miles	Plans call for the construction of a new 30-unit senior housing development. The development is to consist of three- and four-plexes.

Thrive on 10th	Oklahoma City, OK 73106	New Construction		Cancelled	\$20	318	The Commonwealth Companies	Link	12.52 miles	Plans call for replacing the Tower Apartments with the relocation and new construction of an affordable senior housing complex. The complex will include 176 independent living apartments and 142 assisted living units.
Sunbeam Senior Housing	616 Northwest 21st Street, Oklahoma City, OK 73103	New Construction		Cancelled	\$1-\$5	< 50	Sieber Holdings, LLC	Link	13.21 miles	Plans call for the conversion of the Sunbeam Family Services facility into multifamily senior housing. The project will also include three 3,100-square-foot, six-bedroom 'cottages' to be converted into single-family homes.
Cross Creek Landing	Oklahoma City, OK 73101	New Construction		Cancelled	\$1-\$5		Boston Capital Development	Link	13.80 miles	Plans call for a 44-unit affordable senior housing development. The complex will feature frost-free refrigerators, dishwashers and a one-car garage.
The Homestead	8009 Melrose La, Oklahoma City, OK 73127	New Construction		Planning	\$12	63	Kittle Property Group Inc	Email Link	15.10 miles	Plans call for construction of three-story, 23,138 square-foot building with 63 senior living apartment units. Development will include 71 car parking spaces.
Cedar Ridge Expansion	6501 Northeast 50th Street, Oklahoma City, OK 73141	New Construction		Cancelled	\$1-\$5	< 50	Universal Health Services (UHS)	Link	15.93 miles	Plans call for the construction of a 24-bed addition to the existing Cedar Ridge Residential Treatment Center and Psychiatric Hospital.
Good Shepherd United Methodist Redevelopment	10928 SW 15th St, Yukon, OK 73099	New Construction		Cancelled	\$13		United Method Church of Good Shepherd	Link	16.46 miles	Plans call for two retail buildings, mixed-use office units, assisted living facility as part of the UMC Good Shepherd expansion plans.
Clear Springs Senior Independent Living	Mustang, OK 73064	New Construction		Planning	\$7	45	Grubbs Consulting LLC	Link	16.64 miles	Plans call for the construction of a new 45-unit Clear Springs Senior Independent Living facility. The development will include two-bedroom units with individual enclosed garage spaces.
Spanish Cove Retirement Expansion Phase II	11 Palm Street, Yukon, OK 73099	New Construction		Planning	\$12	50	Spanish Cove Life-Care Retirement Village	Link	19.45 miles	Plans call for the construction of a 50-unit, independent senior living facility for the second-phase expansion of the Spanish Cove Retirement Village.