



SENIOR VILLAGE EXPANSION AND ENHANCEMENT

February 2, 2010

**Community Development Department
Housing & Grants Division**



Senior Village Expansion and Enhancement

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- **2005-2010 Housing Element – Engage in discussions and assist in the construction of new rental housing**
- **Five-Year Strategic Plan – Produce low to moderate income housing to meet the City’s regional housing needs.**



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Senior Affordable Housing

- Inter-City Manor
- TELECU's South Bay Manor
- Summercrest Apartments
- Plaza City Apartments



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- **Kimball Tower (151 Units)**

- Completed on January 14, 1987
- 8,420 days of service
- 1,271,420 service nights

- **Morgan Tower (152 Units)**

- Completed on June 20, 1979
- 11,185 days of service
- 1,700,120 service nights



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Housing Demand

- Morgan Tower – 165 seniors on waiting list; 2-3 years
- Kimball Tower – 250 seniors on waiting list: 3 years

Other Local Senior Developments

- Four other senior developments reported a waiting period of 1½ to 3 years



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Previous Proposal

- March 28, 2006 by UniDev
- For Sale and Market Rate Towers (600+ units)
- Lessons Learned

Current Concept

- Architect: KTG Y (Hired by the City)
- Limited Units and Height (4 Story and 200 units)
- Compliment and Enhance Existing Towers
- Maintain Nutrition Center & Potential Partnership with Health Care Provider
- For Rent and Low Income

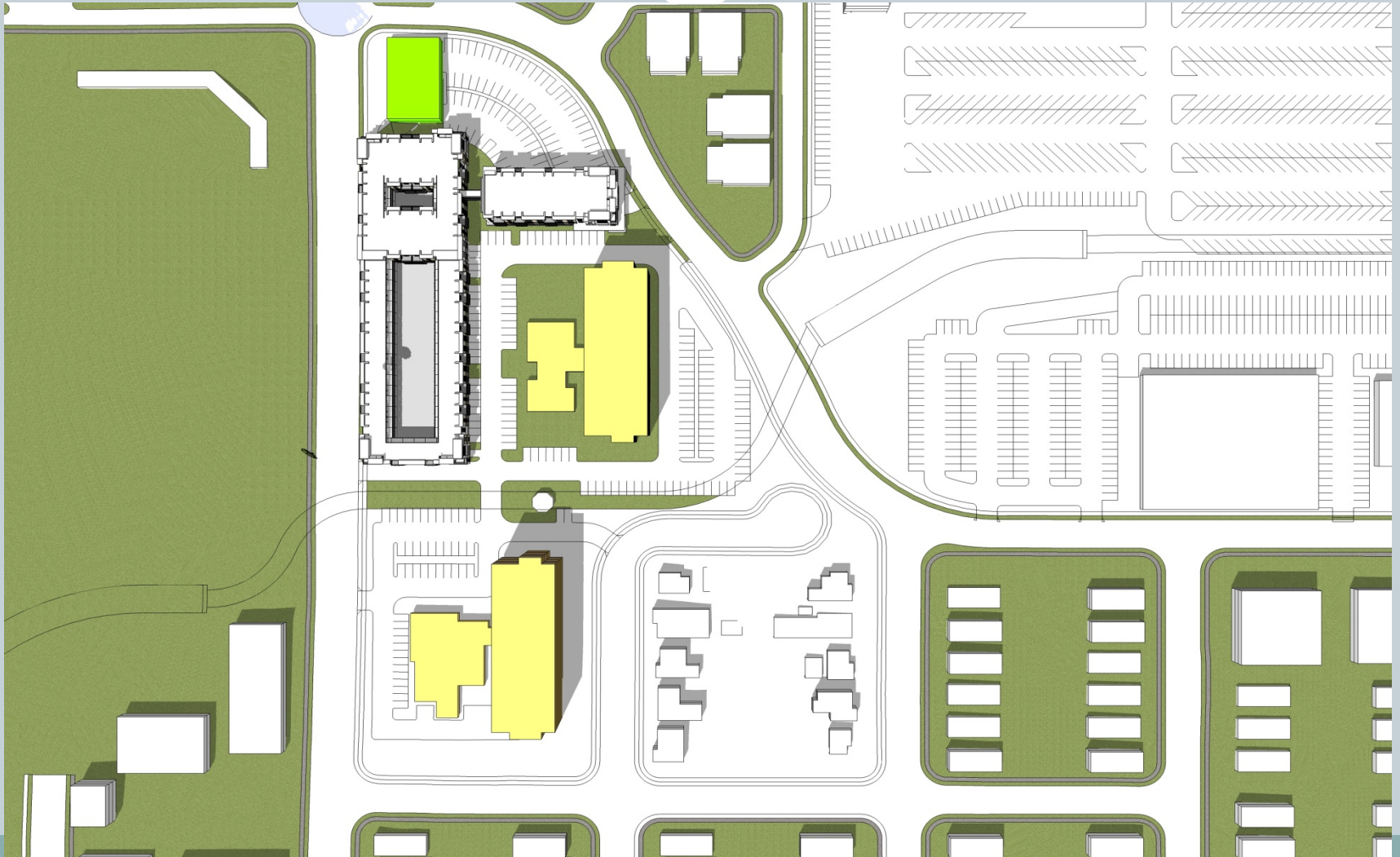
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Next Steps:

- **Seek comments and direction from Council**
- **Pursue public comments at GPU workshops**
- **Prepare Request for Qualifications for Development Partner, if directed**



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Questions & Comments

