


The Manor

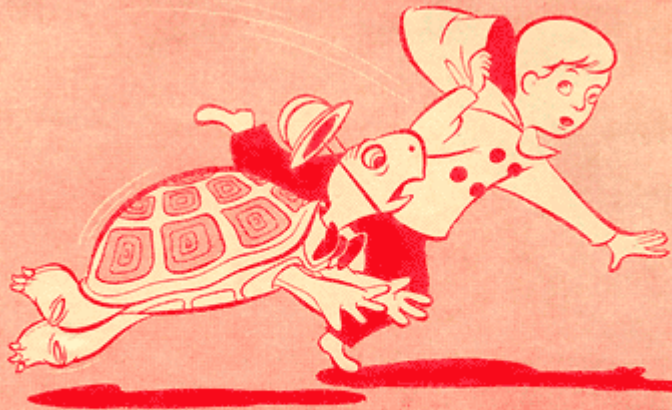
at West Babylon

 Independent Senior Living for persons 62 and over

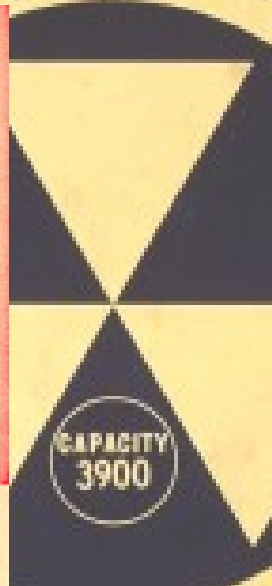
The Manor at West Bartow



Bert the Turtle



SO, LIKE BERT, YOU **DUCK** TO AVOID THE THINGS FLYING THROUGH THE AIR...



FALL



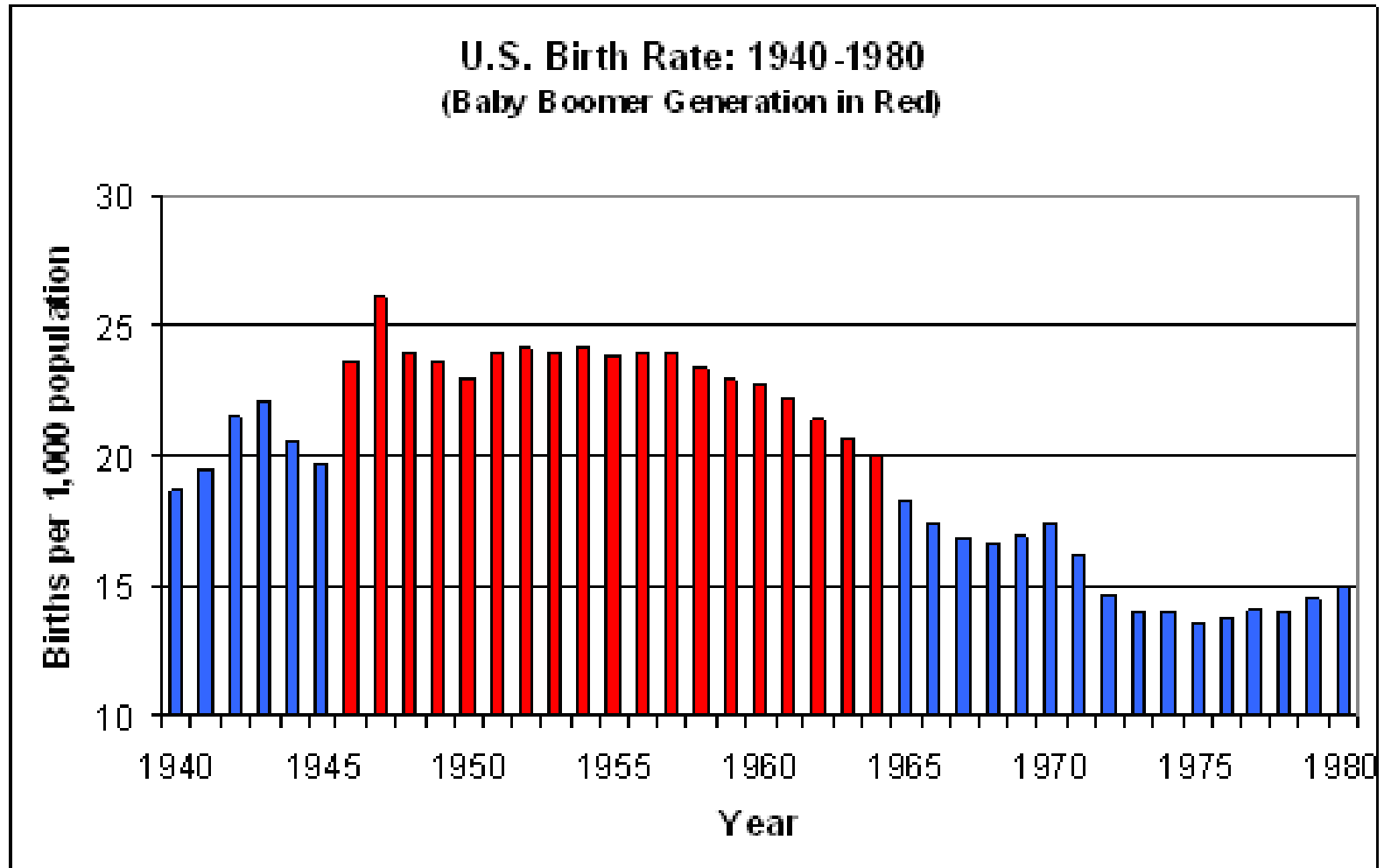
ER

If you see the flash, duck and cover!





Boomer Impact



The First Baby Boomer



Kathleen Casey-Kirschling

Born a second past the stroke of midnight on Jan. 1, 1946

Spacious Living Area



Accessible Bathrooms Roll-in Shower in Every Unit



Plenty of Community Gathering Areas For Senior Citizens

For s



Inviting Open Outdoor Areas





Inviting Open Outdoor Areas

PL/OT/2005

Secure Safe Environment

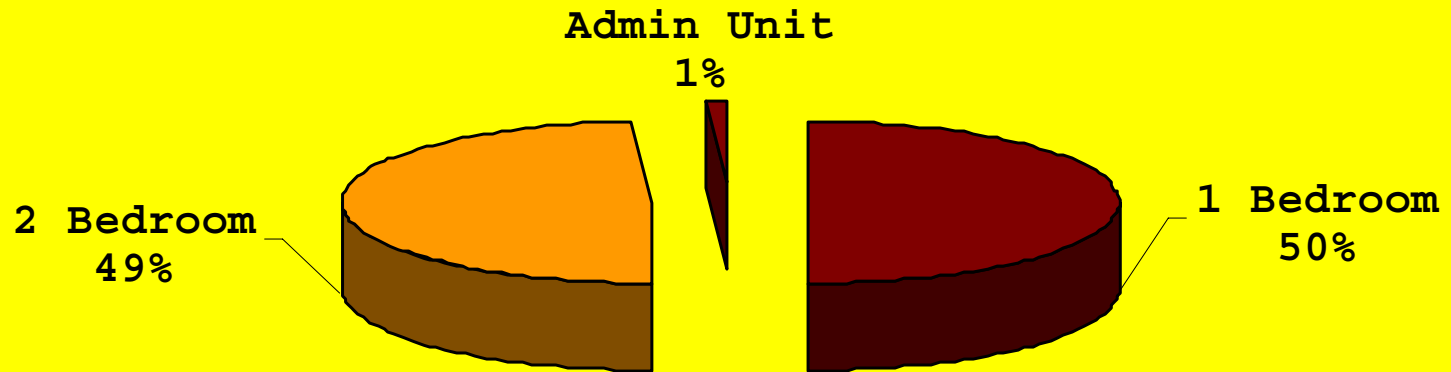


- ✓ Electronic entry systems
- ✓ Interior apartment entries
- ✓ CCTV security systems
- ✓ Electronic wellness monitoring
- ✓ Hurricane hardened

Management

aside to allow for property staff to live on site

Unit Mix



Meal Service

Fellowship Dining



Provides one Hot meal served at the Manor
Every afternoon Monday – Friday

Wellness Services

Provided by our Service Partner ~ Quality of Life

- ✓ On-Site Nurse Practitioner
- ✓ Blood Pressure Screening
- ✓ Immunization Clinics
- ✓ Podiatry Services

Addition Services

- ✓ **Internet accessibility**, including a common area hot spot and available computers in lounges in the building
- ✓ On-site **laundry facilities**
- ✓ **Valet** trash service
- ✓ **Library**
- ✓ **Fitness Center**





Financial Partners

Florida Housing Finance Corporation (FHFC):

Polk County :

City of Bartow: ➤ \$425,000 SHIP Funds

Sun America:

➤ Zoning relief for additional density

➤ \$500,000 PLP Loan

Lakeland Polk Housing Authority :

➤ \$400,000 CRA Loan

Lakeland Housing Authority :

➤ \$850,000 Supplemental Mortgage

➤ \$1,712,104 Developer Fee Contribution

➤ \$602,000 in Impact and Connection Fee Relief (FHFC)

➤ \$11,500,000 in Project Based Vouchers x Credit

Total Development Cost

\$16,425,313



Cooperative Partners

- Bartow Housing Authority
- West Bartow Front Porch
- Lakeland Polk Housing Corporation
- West Bartow Front Porch
- City of Bartow
- Fellowship Dining
- Bartow Community Redevelopment Agency
- Board of Polk County Commissioners
- Polk County Housing and Neighborhood Dev. Division
- 1st Providence Church
- Viste
- Heath Providers



Radon Remediation



Under slab barriers and collector vents

Roof top fans to exhaust gases



Barriers to Seeing the Vision

Lesson Learned

50 Two Bedroom Units

The goal was to make more units available for:
The Reality is:

- The wisdom of this decision is yet quite separate
 - There is less demand for the two-bedroom units
 - 14 have been leased to one-bedroom residents
 - Residents With Live-in Aide

Barriers to Seeing the Vision

Lessons Learned

A Robust Array of Social Services

➤ Physical Limitations

- Additional common area required
- Additional space for service providers
- Fitness Center to Accommodate Physical Therapy
- Transportation
- Open High-Speed Connectivity





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