

Peninsula Wellness Community

# Community Open House Presentation

January 30, 2020

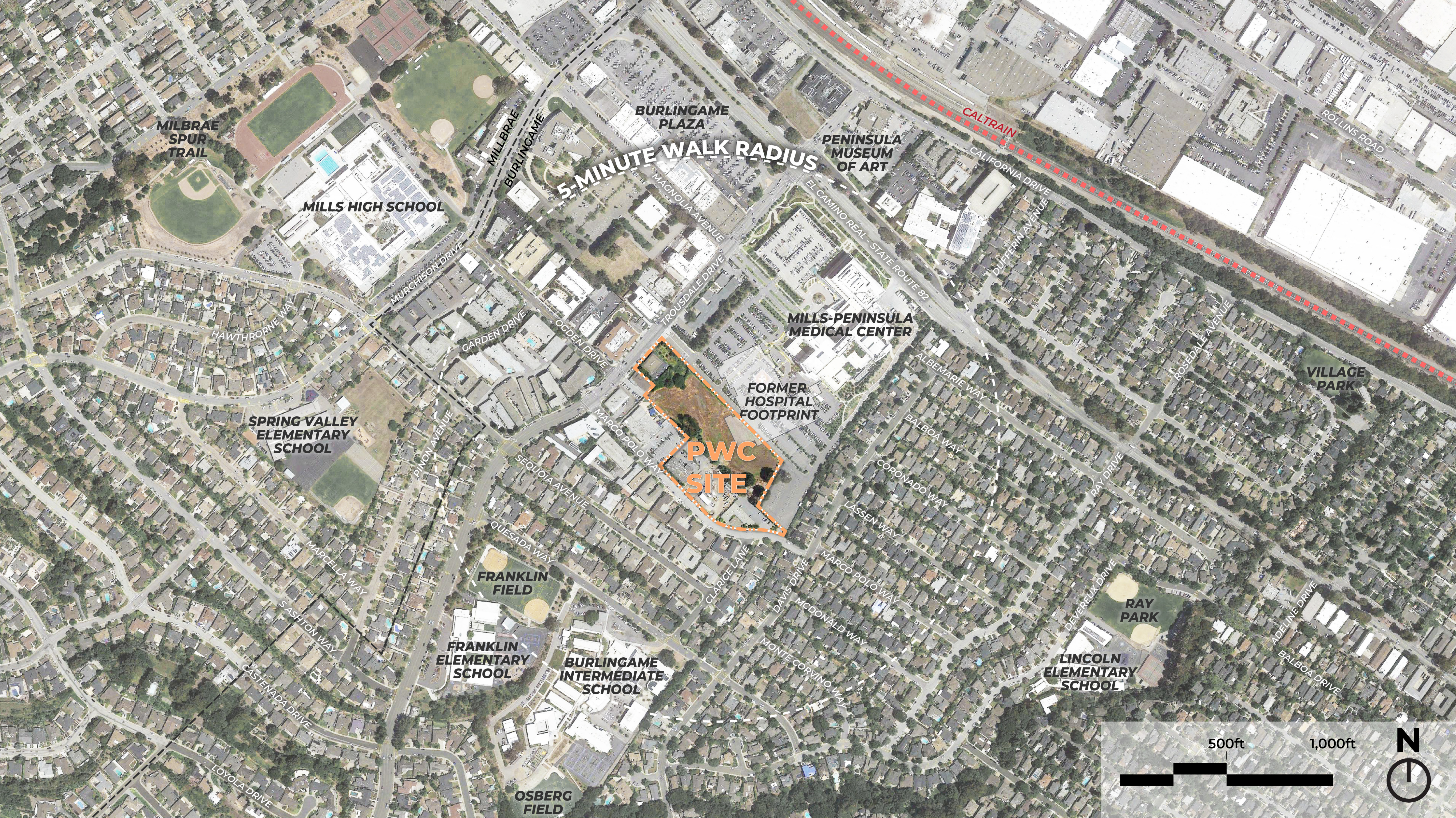


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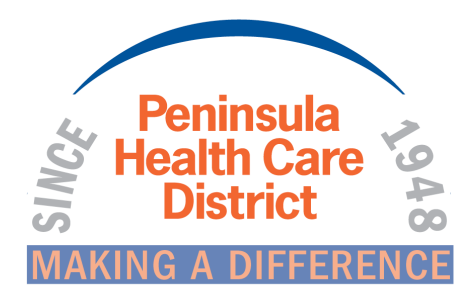
# Conceptual Maps & Site Plans



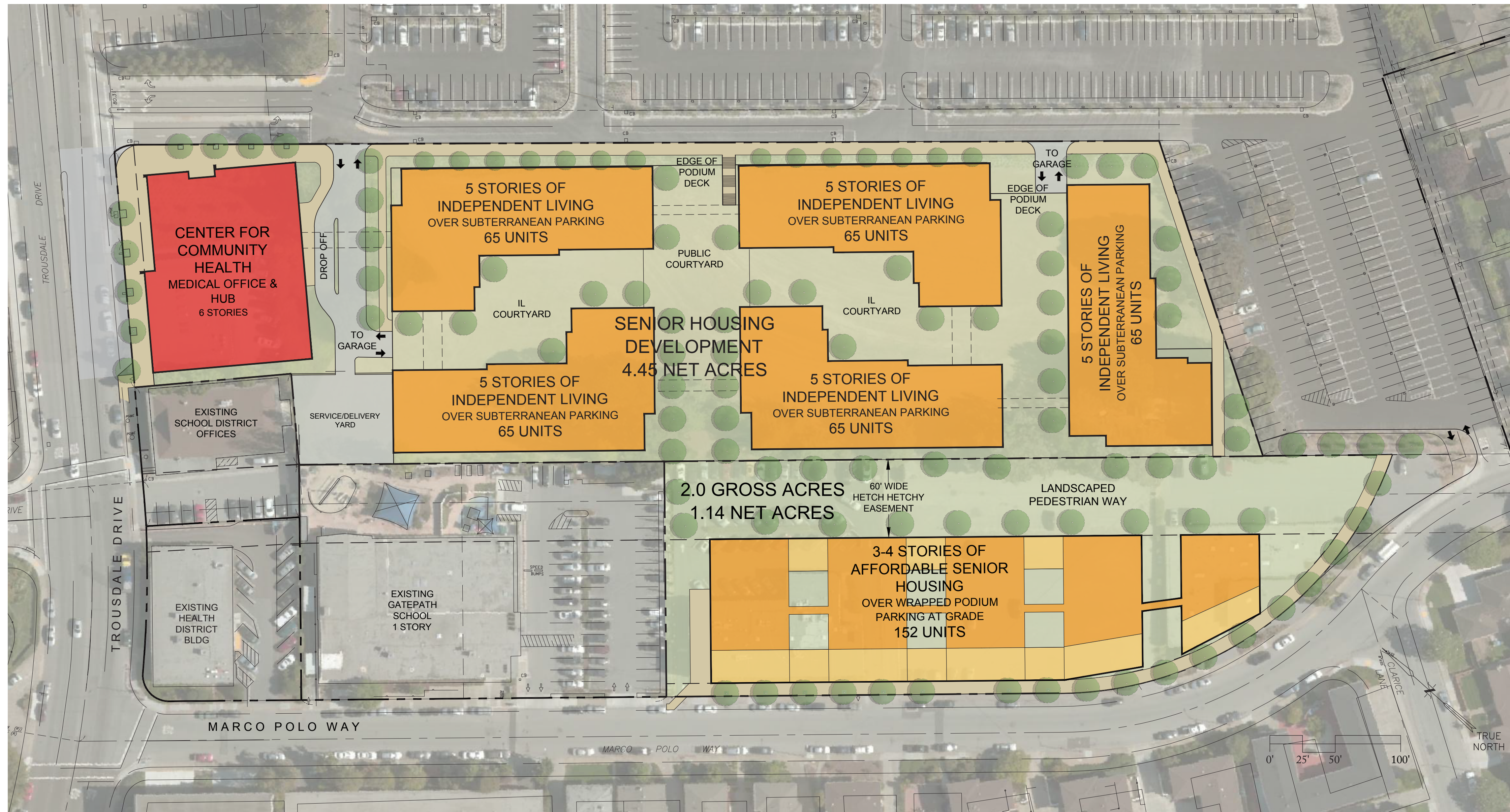




# AREA MAP







## PROJECT SUMMARY

### SENIOR HOUSING UNIT MIX:

STUDIO	57
STUDIO (AFFORDABLE)	18
1 BED	100
1 BED (AFFORDABLE)	152
2 BED	135
2 BED (AFFORDABLE)	15
<b>TOTAL</b>	<b>477</b>

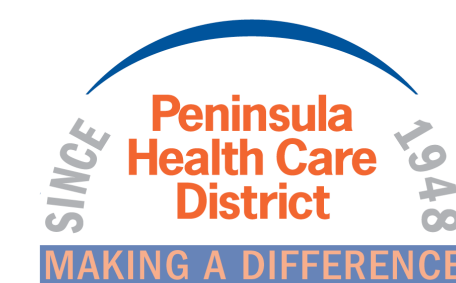
### BUILDING SQUARE FOOTAGE:

MEDICAL OFFICE	50,000
CENTER FOR COMMUNITY HEALTH	50,000
SENIOR INDEPENDENT LIVING + PARKING (SINGLE LEVEL SEMI-SUB)	390,750 132,775
AFFORDABLE SENIOR HOUSING + PARKING (SINGLE LEVEL PODIUM)	114,000 19,500
<b>TOTAL</b>	<b>757,025</b>

### PARKING:

SEMI-SUBTERRANEAN GARAGE	377
AFFORDABLE HOUSING GARAGE	76
<b>TOTAL</b>	<b>453</b>

# CONCEPTUAL SITE PLAN





Peninsula Wellness Community

# Revised Unit Mix Proposal

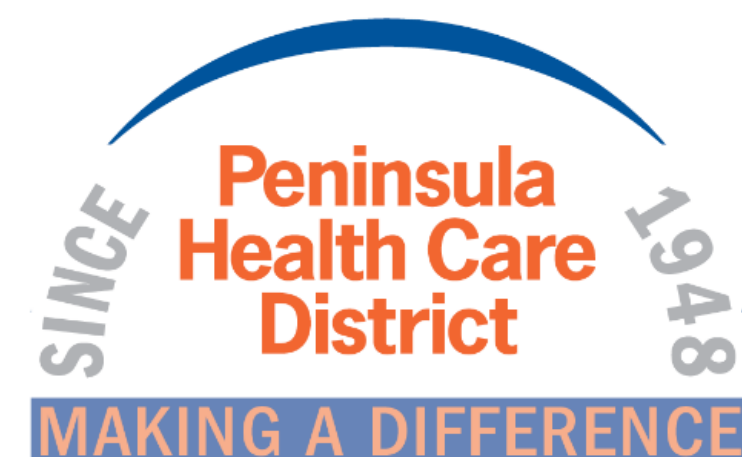




## Peninsula Wellness Community (PWC): Unit Mix Comparison

Unit Type	PWC 1.0 Previous Proposal	PWC 2.0 Current Proposal
Market Rate Units	337	293
Affordable Units	38	184
Total Units	<b>375</b>	<b>477</b>
Percentage Affordable	10%	39%

Unit Size	PWC 1.0 Previous Proposal	PWC 2.0 Current Proposal
Studio	79	75
1 Bedroom	137	252
2 Bedroom	158	150
Total	<b>375</b>	<b>477</b>





**Peninsula Wellness Community**

**Affordable Housing:  
Targeted Incomes and  
Rents**

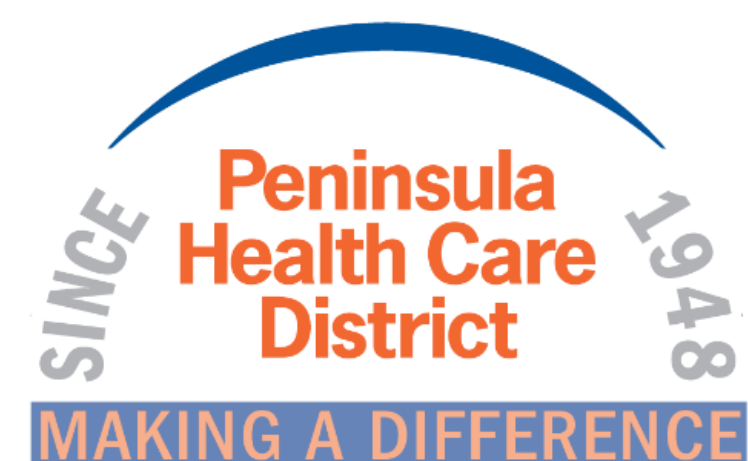




## Affordable Housing – Maximum Income Levels

Area Median Income	Income Level	1 Person Household	2 Person Household	3 Person Household
<b>30% AMI</b>	Extremely Low Income	\$30,810	\$35,190	\$39,600
<b>50% AMI</b>	Very Low Income	\$51,350	\$58,650	\$66,000
<b>80% AMI</b>	Low Income	\$82,160	\$93,840	\$105,600

*Note: Based on 2018 Income/Rent Limits for San Mateo County from California’s Tax Credit Allocation Committee. May be subject to adjustments prior to occupancy*

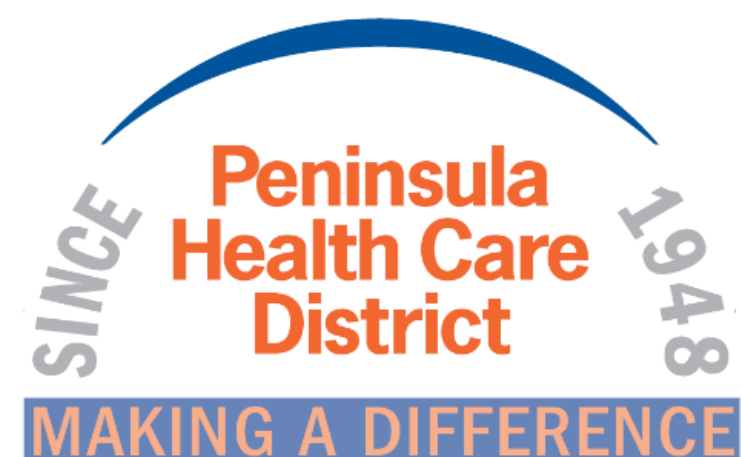




## Affordable Housing – Maximum Rent Levels

Area Median Income	Income Level	Studio	1 Bedroom	2 Bedroom
<b>30% AMI</b>	Extremely Low Income	\$770	\$825	\$990
<b>50% AMI</b>	Very Low Income	\$1,283	\$1,375	\$1,650
<b>80% AMI</b>	Low Income	\$2,054	\$2,200	\$2,640

*Note: Based on 2018 Income/Rent Limits for San Mateo County from California's Tax Credit Allocation Committee. May be subject to adjustments prior to occupancy*





# Peninsula Wellness Community

## Estimated Development Schedule





# Development Process

## Peninsula Wellness Community

Community Engagement



Design



Financing



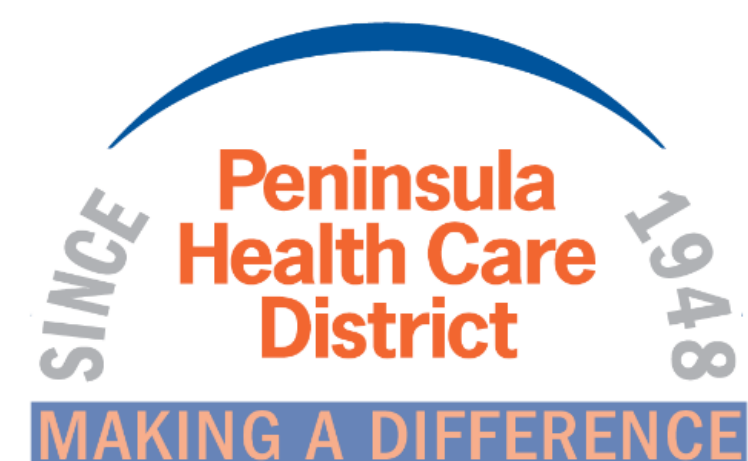
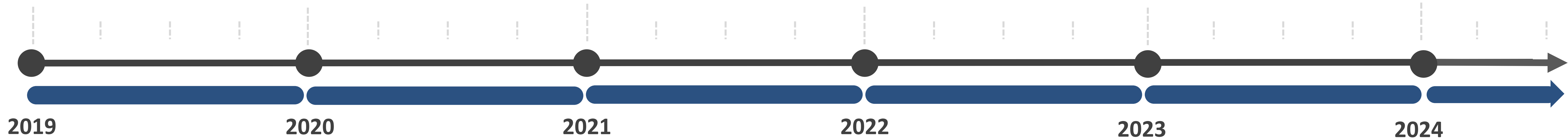
Leasing/  
Occupancy



Construction



Land Use Approvals





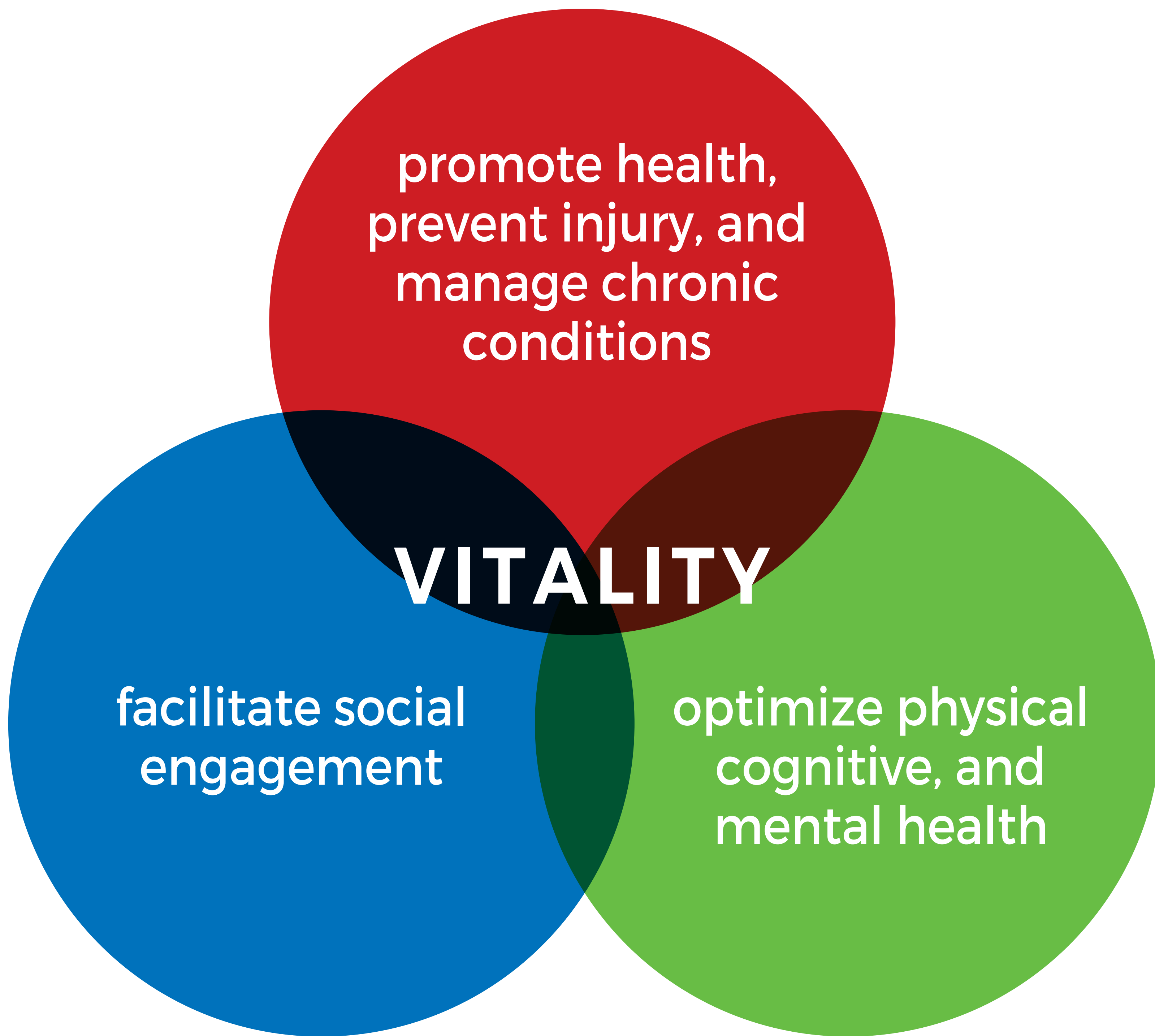
# Peninsula Wellness Community

## Services





# PWC SERVICES



- Weekly Excursions and Outings
- Daily Activities
  - Games, movies, arts and crafts
- Resident Council
  - Sub committees (Dining, activities, staff appreciation)
- Restaurant / Café / Coffee Shop
  - Seasonal menu
  - Breakfast, lunch, dinner
- Ongoing Education
- Brain Health



# GENERATIONS / PMB HEALTHY AGING PARTNERSHIP



In 2014, Generations and PMB forged a partnership to develop large-scale campuses that integrate senior housing, health, and wellness by focusing on aging in place solutions, preventive wellness, and intergenerational socialization.

Generations was established in 1943. Today, our large and beautiful campuses range in size from 180 units to 460 units and continue to provide exceptional living and a meaningful lifestyle for seniors.

PMB was founded in 1988 and currently has over 60 healthcare projects across the continuum of care throughout California.













