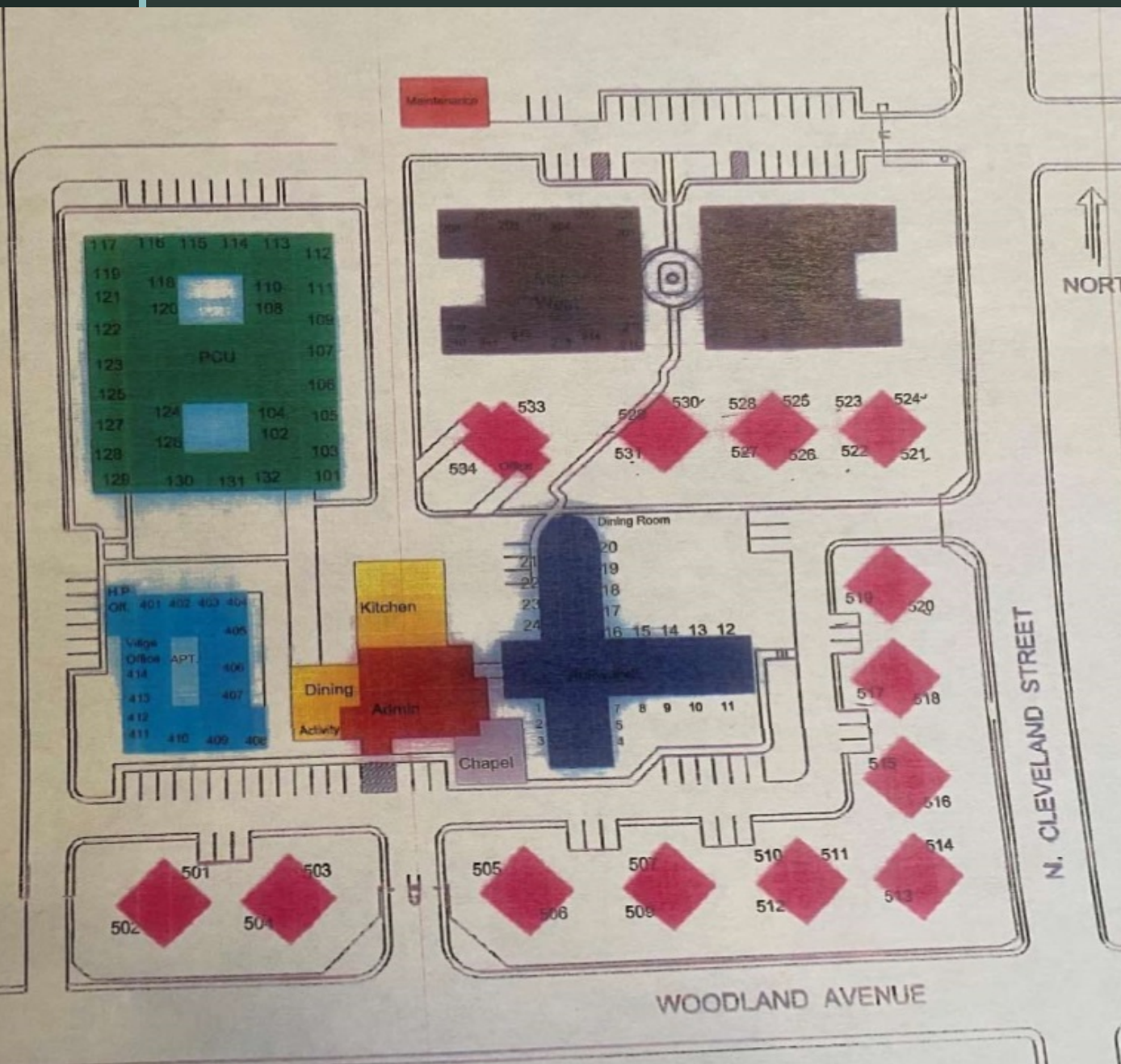




- ▶ St. John's Retirement Village Purchase and Reuse Plan

St. John's Reuse Plan



Building	Proposed Use
Cottages (Red)	CalWorks - Low income housing for families and Children's Receiving and Family Visitation
Apartments (Blue)	CalWorks - Low-income housing for families OR Low-income housing for Seniors
Apartments (Green)	Low-income housing for Seniors
Admin/Kitchen (Red/Yellow)	Non-profit serving Seniors
Stollwood Skilled Nursing Facility	Hospice and Conservator placements OR Demo portion
Manors	Adult Day Health and/or Board and Care for Seniors

St. John's Reuse Plan Operating Budget

Revenue	
Lease Revenue	16972
Resident Rents	85196
Total	102168
Expenses	
Staffing/Property Management	40000
Utilities	26660
Landscaping	3100
Insurance	1600
Equipment Leases/Contracts	6500
Rehab/Remodel Loan Repayment	24308
Total	102168



St. John's Reuse Plan Next Steps

- Board approves Purchase Agreement
- Proceed with implementing Reuse Plan
 - Applying for Vouchers
 - Remodel and rehab for intended Use
- Execute leases with non-profits