




FEBRUARY 24-26, 2020 | MIAMI, FL

# Housing Opportunity Conference





# Concurrent Session Seven:

## Building for Families and Seniors



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2020

# Building for Families and Seniors

2020



**Brad Hunter**

RCLCO  
Moderator



**Patricia Will**

Belmont Senior Living



**Estela Ortega**

El Centro de la Raza



**Margaret Wylde**

ProMatura Group, LLC



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# 1. SUBURBAN RENTAL APARTMENTS FOR FAMILIES

## SOME SIGNS OF LIFE IN THIS SECTOR

Skye at Arbor Lakes; Maple Grove (Minneapolis), Minnesota



- ▶ 50%+ Two-bedrooms or more
- ▶ Average unit size of 1,200
- ▶ Rents \$1.50 (compelling)
- ▶ Simple, durable finishes
- ▶ Family amenities!



Source: Developer Website

RCLCO



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## 2. SUBURBAN SINGLE-FAMILY HOMES FOR-RENT

### SECTOR EMERGING IN THE FAST-GROWING SUNBELT REGION

Homestead at Hartness Cottage Homes; Greenville, South Carolina



- ▶ 70% three-bedrooms
- ▶ Average unit size of 1,650 SF
- ▶ Rents \$1.16
- ▶ Low cost amenities focused on outdoor, active lifestyle



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Source: Community Website

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### 3. DETACHED/ATTACHED APARTMENTS

SOME MOVEMENT HERE AS DEVELOPERS FILL GAP FOR NEEDED TRANSITIONAL LIVING

Sunrise on the Monon; Carmel (Indianapolis), Indiana



- ▶ Stacked apartments, look like townhomes
- ▶ Attached one- and two-car garages
- ▶ Benefits from high-performing public schools in upscale suburban setting
- ▶ 46% two-bedroom or more
- ▶ Average unit size of 1,100 SF
- ▶ Rents \$1.31



Source: Community Website

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## PLAZA ROBERTO MAESTAS

### Affordable Housing

- ▶ 112 Units (75 2 and 3 bedroom)
- ▶ 294 total residents (122 school age children)
- ▶ 100% leased up
- ▶ Application process – tax credit program
- ▶ Retail Space
- ▶ Public Plaza & Festival Street



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# Child Development Classrooms

- ▶ *Jose Marti Child Development Program*
  - ▶ 7 additional classrooms – 148 Children
  - ▶ 5 preschool - 2 toddler
- ▶ 304 children total at Plaza Roberto Maestas, El Centro Historic Building and Hirabayashi Place



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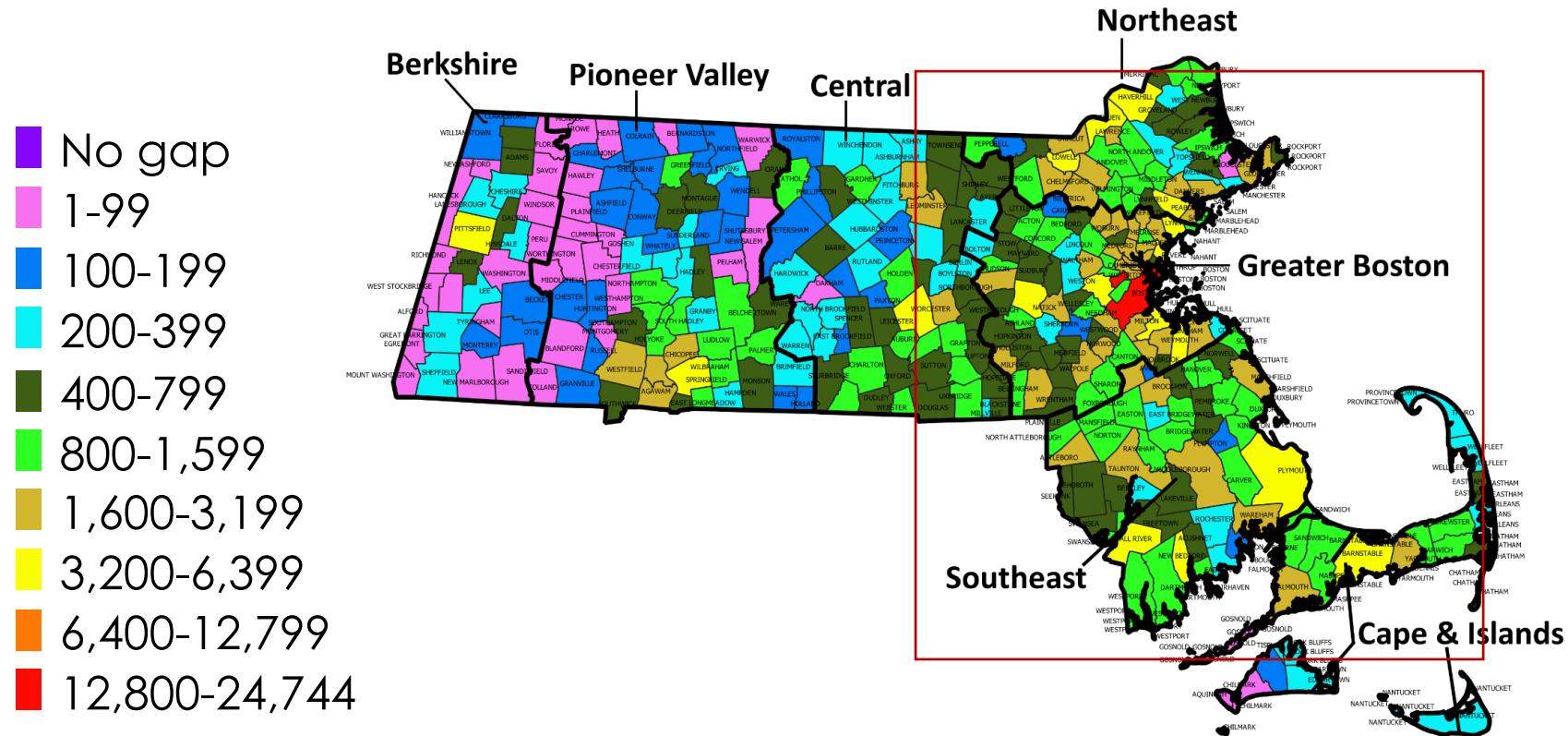
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# Affordable-Housing Rentals: Gap between Households Eligible and Units Available

2020



*Estimated Eligible Households lacking access, 2030*

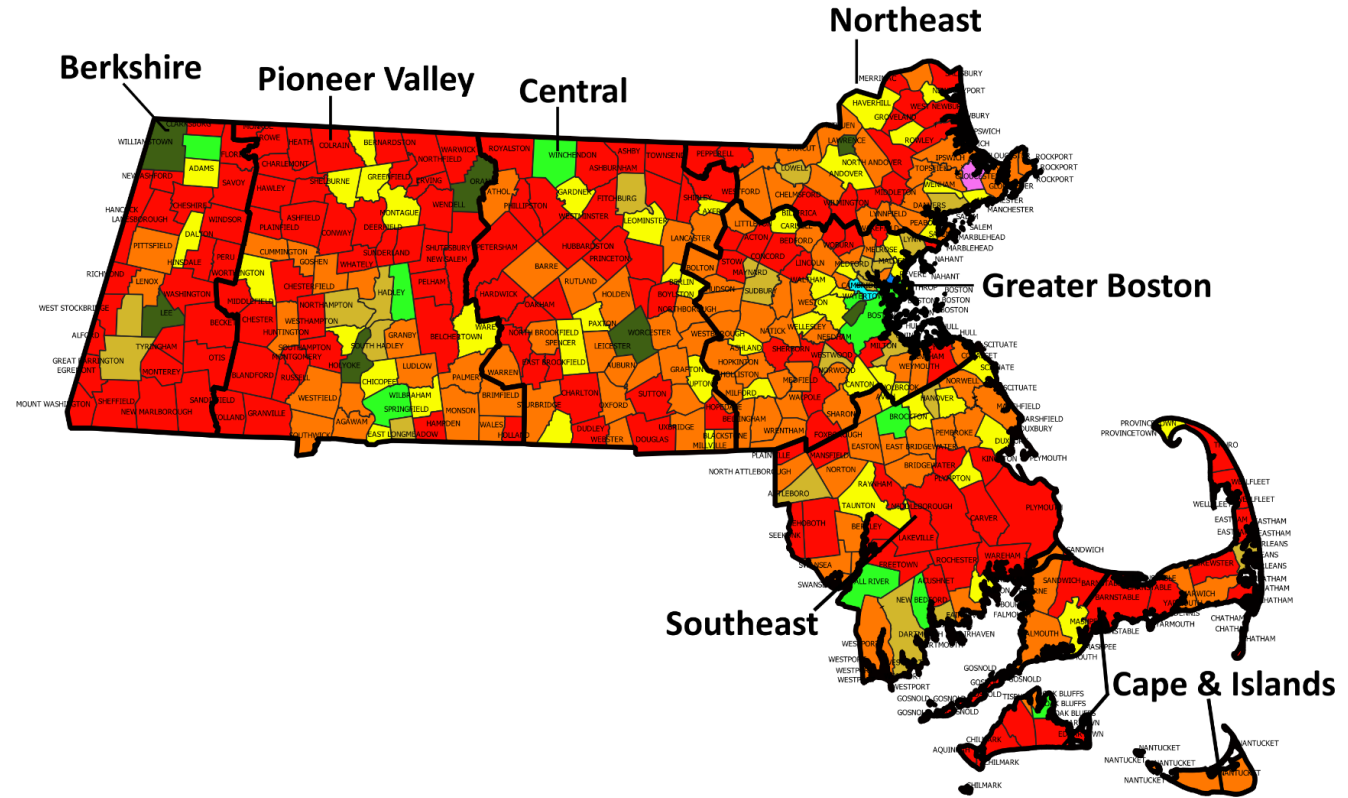
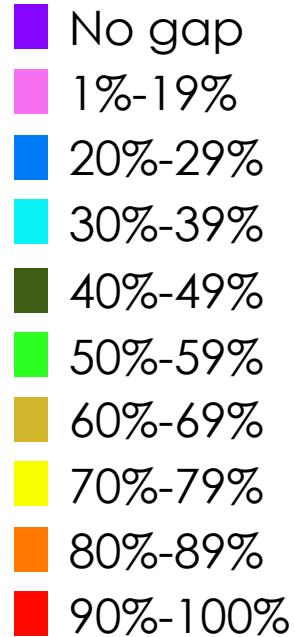


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# Affordable-Housing Rentals, Percentage of Eligible Households Unserved





# URBAN MIXED-USE

## Belmont Village Lincoln Park in the Lincoln Common (Chicago, IL)

Fast Facts: 0.64 acres, 149 units, Opened July 2019



**BELMONT** *Village*  
SENIOR LIVING



# MIXED-USE & HEALTHCARE

## Belmont Village Coral Gables (Miami, FL)

Fast Facts: 0.2 acres, 232 units, Opening 2021



**BELMONT** *Village*  
SENIOR LIVING



**Baptist Health**  
**South Florida**





# SENIOR LIVING AND WORKFORCE HOUSING

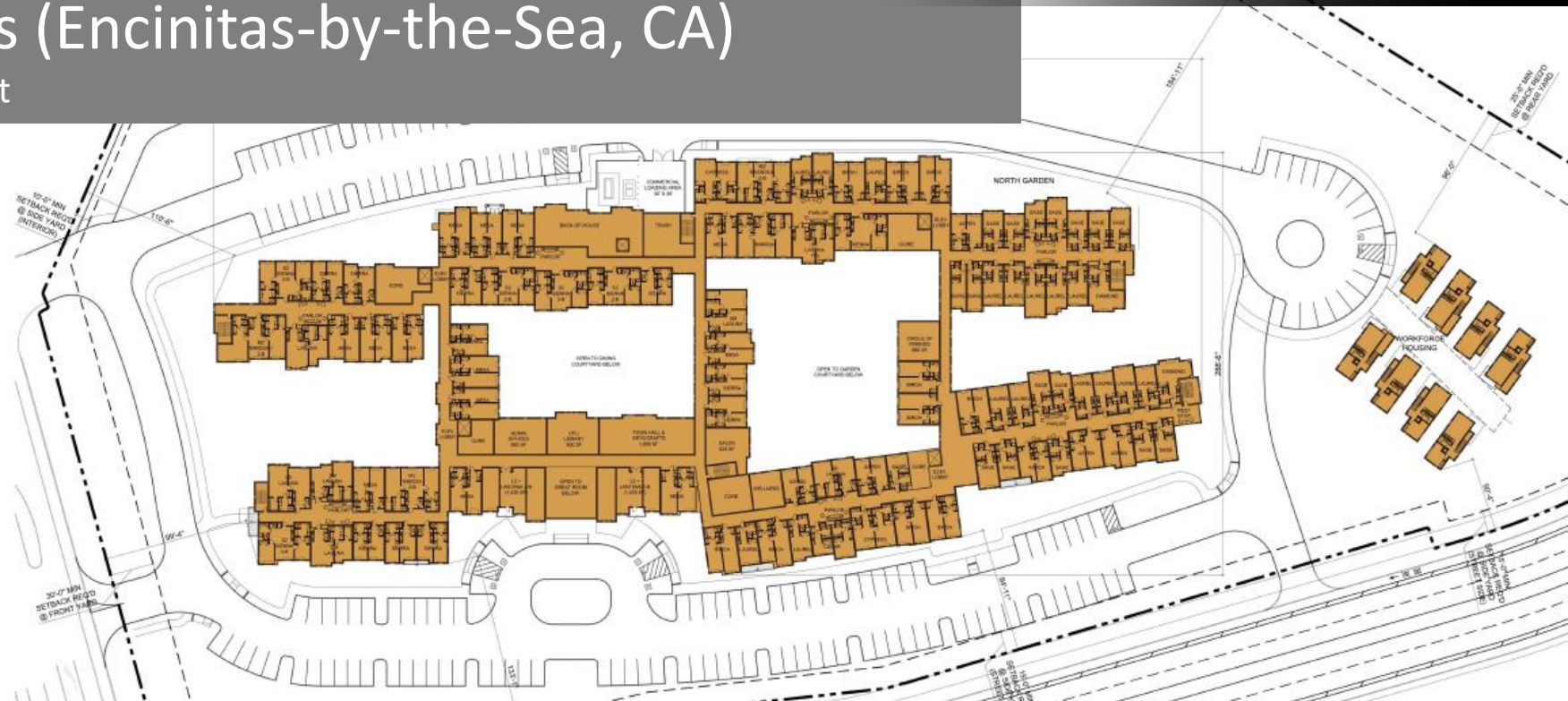
BELMONT *Village*  
SENIOR LIVING

## Belmont Village Encinitas (Encinitas-by-the-Sea, CA)

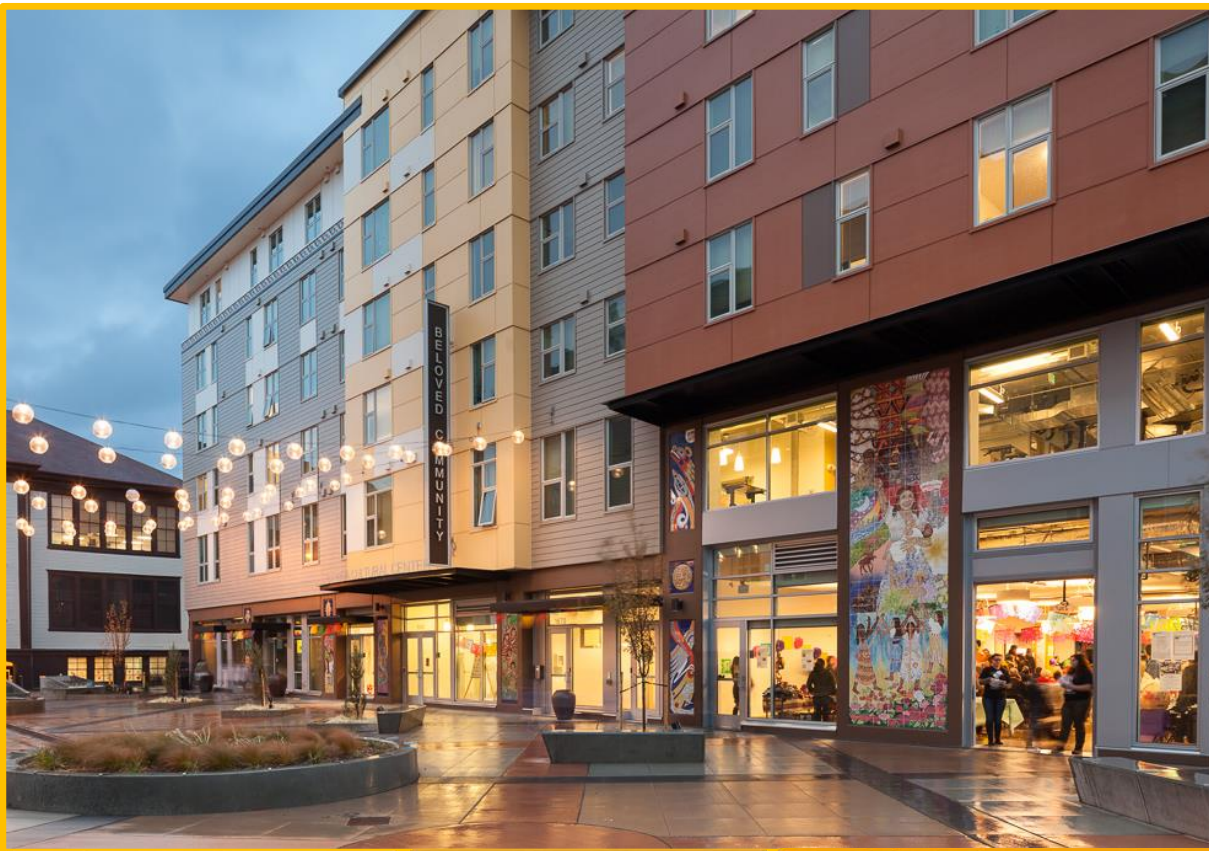
Fast Facts: 14.34 acres, in Pre-Development

200 apartments for  
Independent Living, Assisted  
Living, Memory Care

8 units each of 2-bedroom and  
1-bedroom affordable housing  
on campus







# Centilia Cultural Center

2020

- 3100 sq ft
- 200 Banquet Style
- 350 Max Capacity
- Types of Events
- Revenue Stream




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# Networking Break

## 2:30pm - 3:00pm

### Bayfront Foyer



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