

Senior Housing Revolution

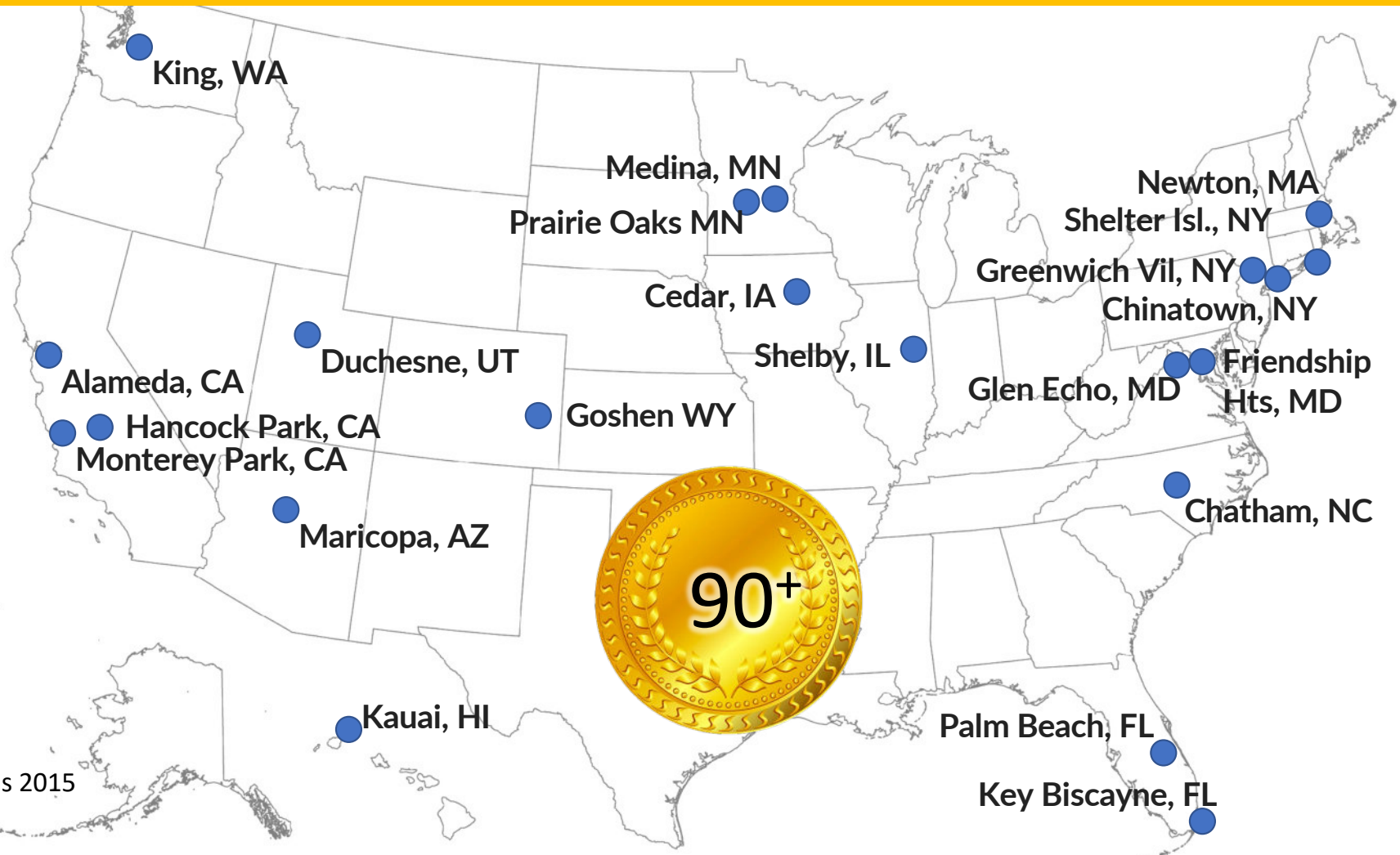
Future Vision of Communities and Active Living

Tara Ballman, Executive Director

Scott Fulton, President



64 Communities with Life Expectancies of Age 90+



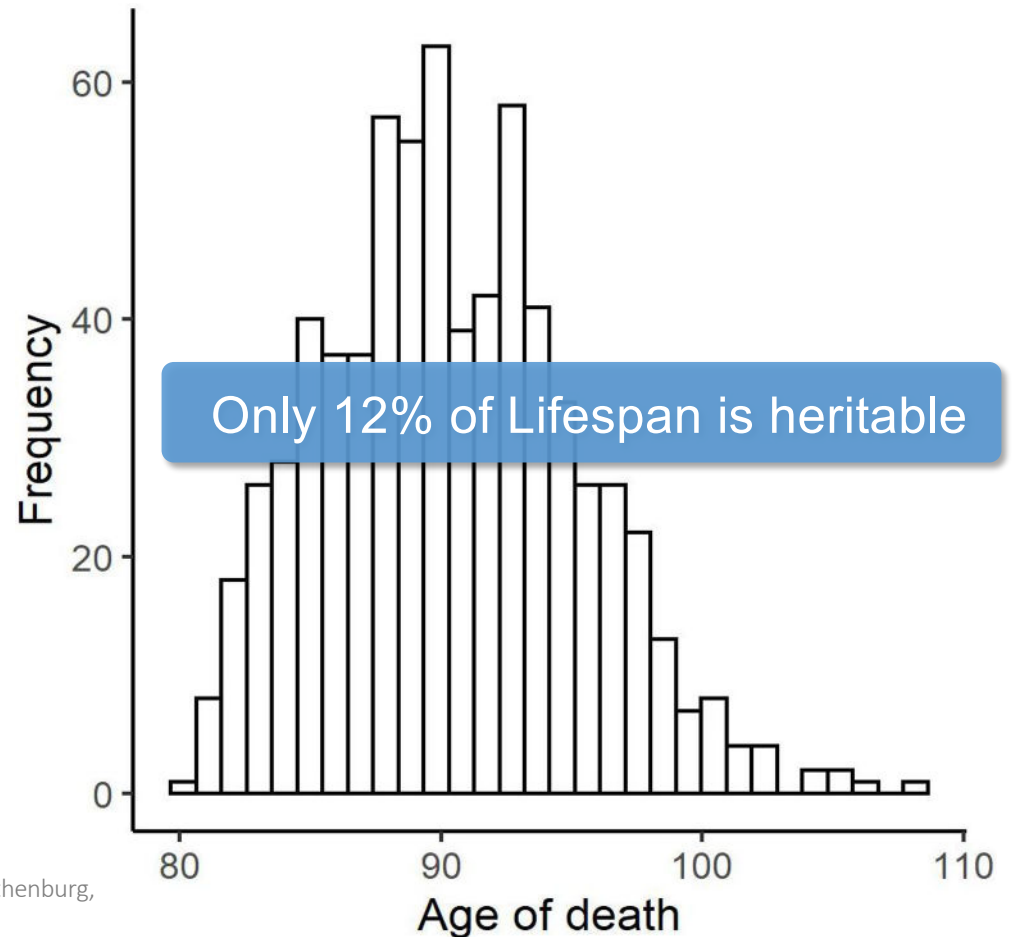
Source: US Census 2015

LONGER SURVIVAL

- Female
- Apolipoprotein E (APOE) e4 allele non-carrier
- Non-smoker
- Non-Cerebrovascular, Dementia
- Non-Parkinson's, Diabetes, High BP
- Stronger grip and better lung function
- Social embeddedness
- Better and life-satisfaction

Department of Psychology and Centre for Ageing and Health (AgeCap), University of Gothenburg, Gothenburg, Sweden, 2021 Study, N: 699 identical and same-sex fraternal twin pairs

Lifespan Beyond Age 80



An aerial photograph of the Hoover Dam and Lake Mead. The dam is a large concrete structure with two towers. A white arrow points from the text '10,000 seniors/day' down to the dam. A white line forms a triangle with the dam at its base. The text 'High Income' is on the left, 'Low Income' is on the right, and 'Middle Class' is in the center of the triangle. Below the triangle, the text 'Underserved Market' is centered. At the bottom, the text 'Age 65 -75 Net Worth:' is on the left, and 'Median: \$266,400' and 'Average: \$1,217,700' are on the right.

10,000 seniors/day



High Income

Low Income

Middle Class

Underserved Market

Age 65 -75 Net Worth:

Median: \$266,400

Average: \$1,217,700

Not good enough...



Healthy Indulgers



Ailing Outgoers



Frail Recluses



Healthy Hermits



Life is About Connections



Connection is Ageless



Location, Location, Location



2 hr 10 min
86 miles



2 hr 10 min
86 miles

Today's House Options



Low Lifespan Function

\$525k, Fallbrook, CA

- 55+ Steps!
- Car-Centric



Maintenance!

\$225k, Cedar Glen Lakes, Manchester, NJ

- 1,547 sqft 3BR, Cent VA
- Car-Centric
- \$600k Condo + \$1,624/mo HOA + \$4,864/yr tax



Today's Reality



Tomorrow's Hope



Accessible Hubs Work Commercial-Retail-Residential

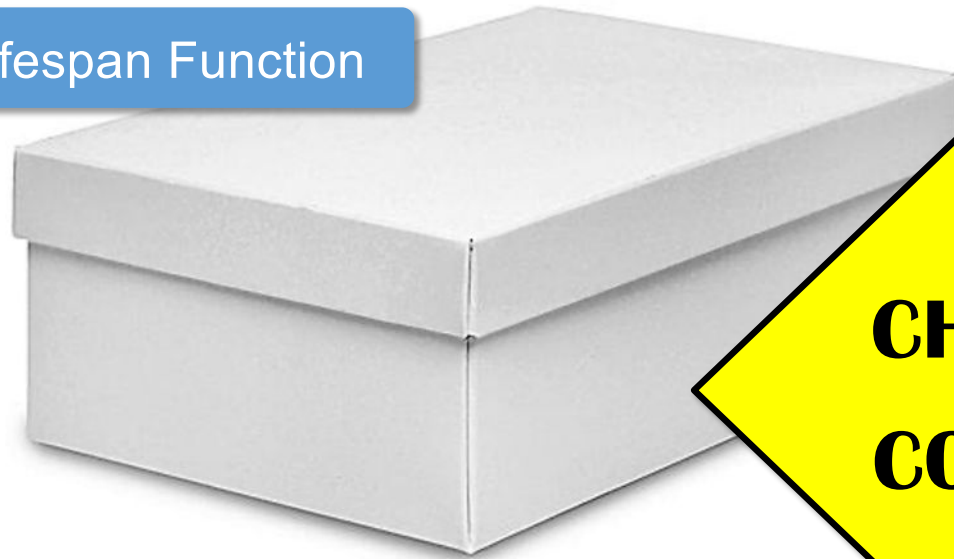


Downtown Mall
Charlottesville, VA

Stephen Ave Mall
Calgary, Canada

The Community Housing Model We Know

Low Lifespan Function



**CHANGE
COMING**

- Athens GA \$650 Million Mall Redev't
- 70,000 square feet of commercial real estate
 - 1,200 apts, townhouses & senior living
(10% apts low-income housing)



80% of US Malls to Close Within 10 Years





Signs of Change (Rose Villa, Portland OR)

Connected + Mixed Housing + Commercial

218 Homes





JUST GETTING STARTED

A sleek, white, three-wheeled concept car with a dark red interior and a curved, aerodynamic body. The Honda logo is visible on the front and side.

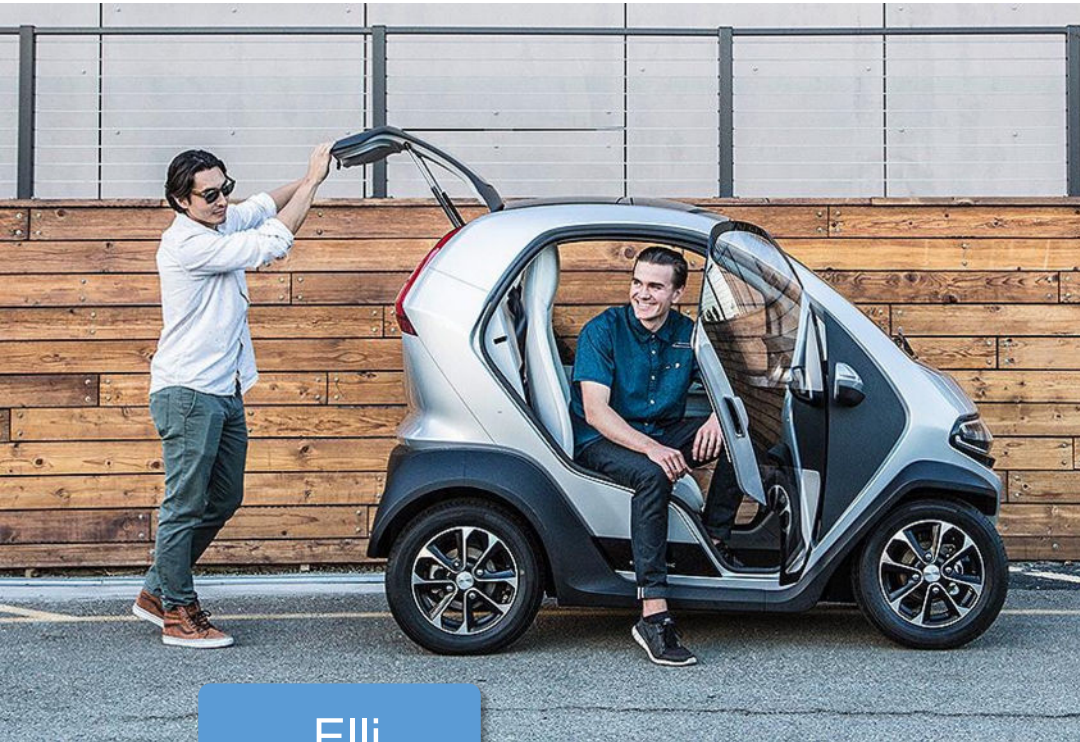
Honda

Shorter travel range

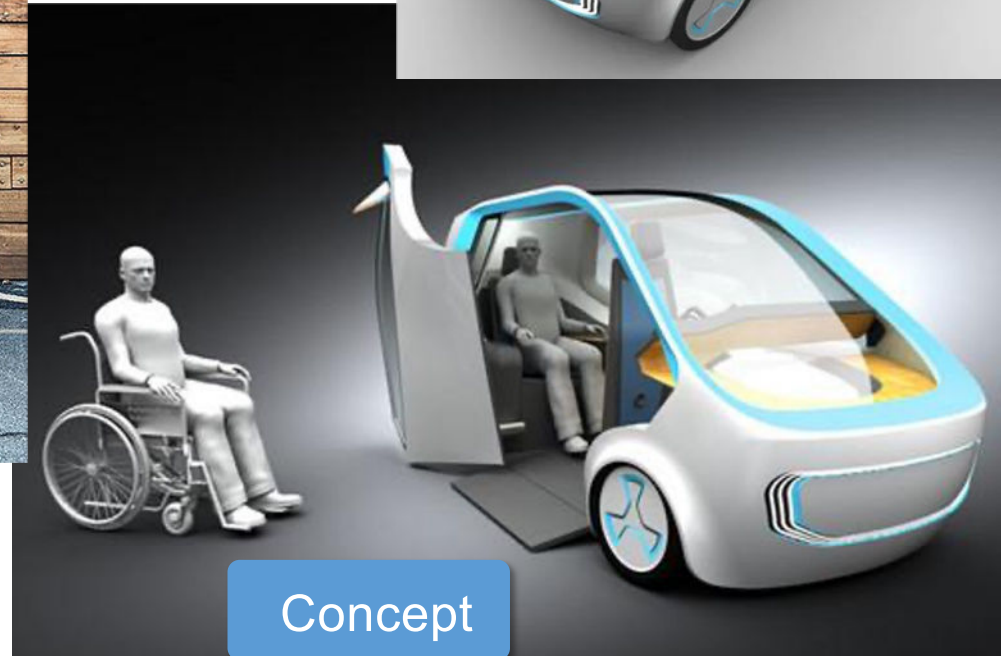
Closer communities



ACCESSIBLE BY DESIGN

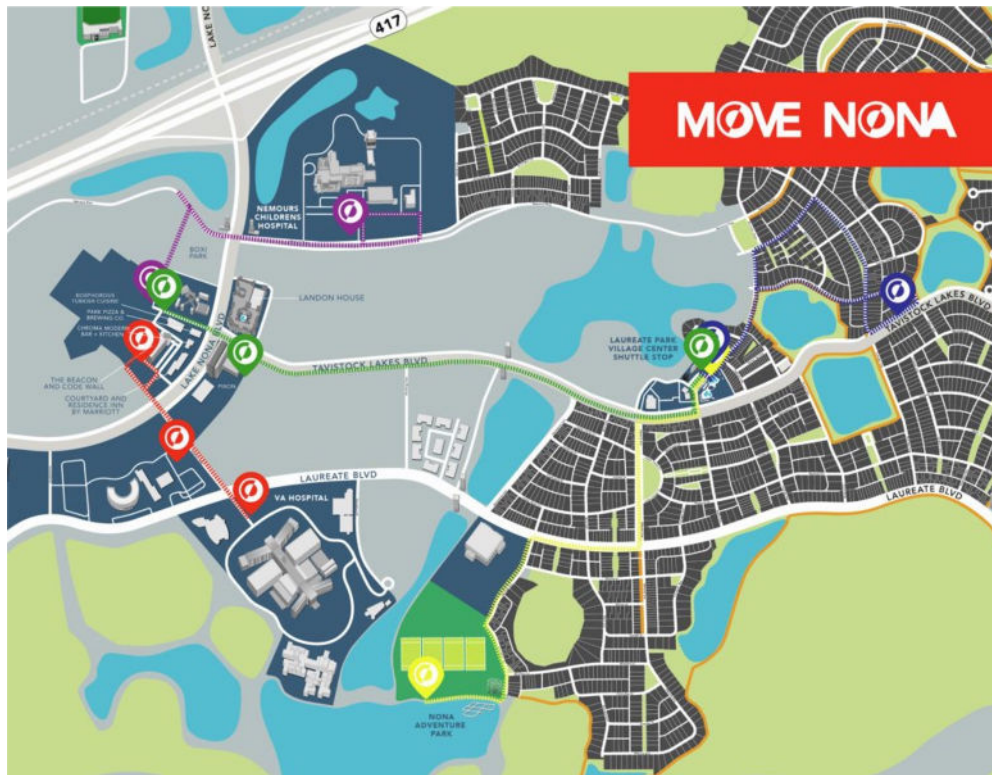


Eli



Concept

Autonomous Vehicles

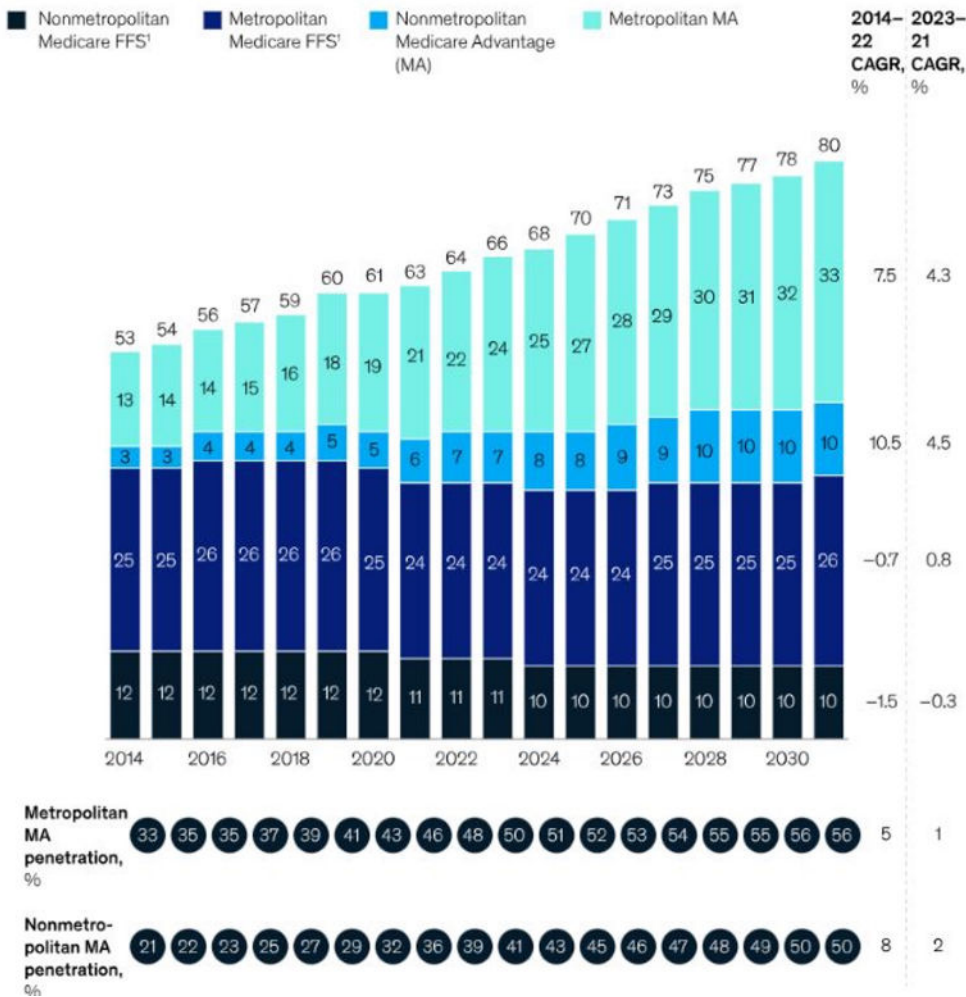


Today's Medicare



Amid slowing Medicare Advantage growth, success in nonmetropolitan geographic areas will be critical for growth.

Number of Medicare-eligible people in the US, million



Future Healthcare Solutions



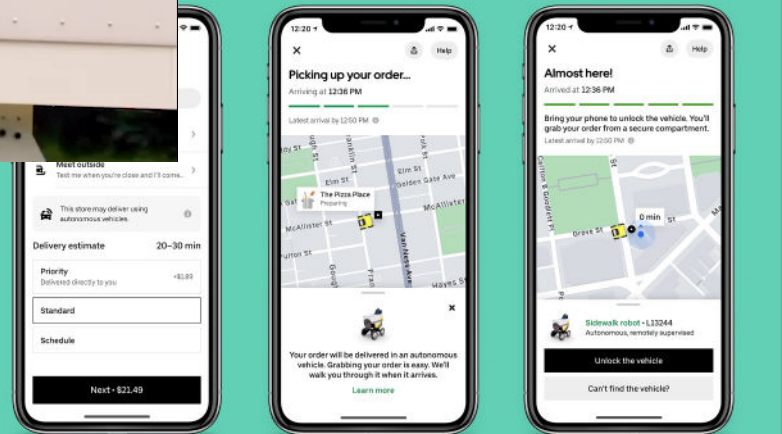
INDUSTRY ROBOTS



RESIDENTIAL ROBOTS



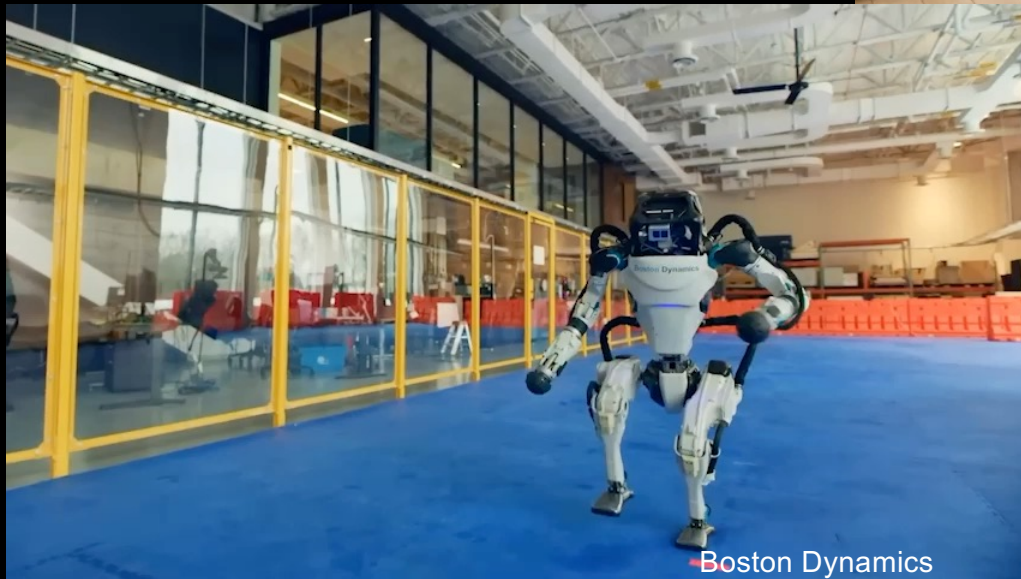
Delivery Robots



ROBOTS



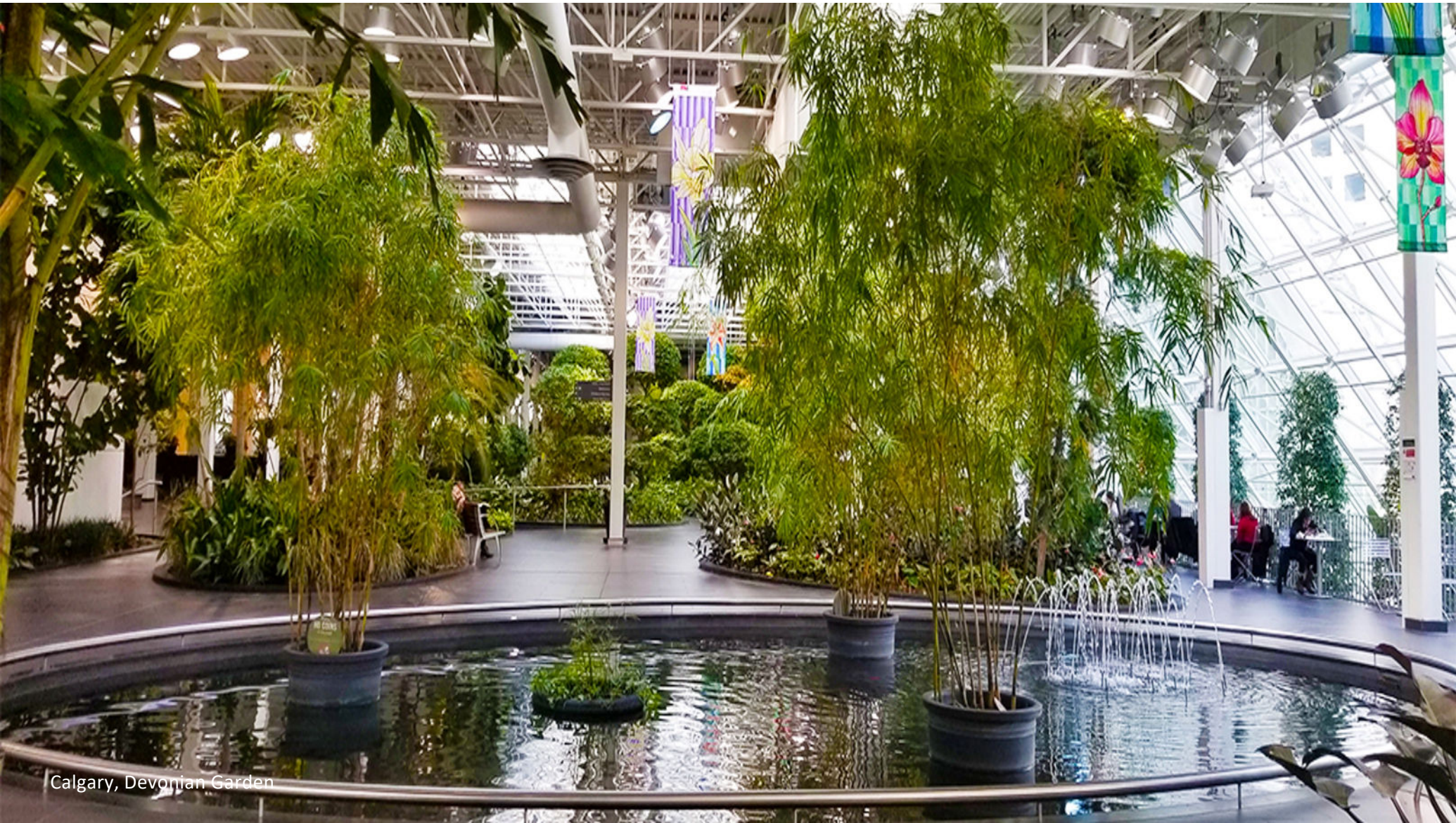
der is the World's First
Vacuum that can Climb the Stairs.



Boston Dynamics

ROBOT AIDES





Calgary, Devonian Garden

Connection; Physical & Visual



BUILDING
MORE
CONNECTIONS





BUILDING CONNECTIONS



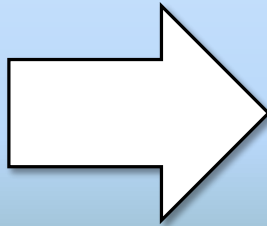
Orca: Mixed-use development in Toronto

- 9 interconnected residential towers
- Park built over 0.5 mi. railway to Union Station

Connections growing in scale and diversity



Commercial
Know-How



Residential

FEATURES

- Gathering Spaces In/Outdoor
- Common Green Spaces
- Privacy + Clubs
- Autonomous Fleets
- Mini EVs (90% on-site)
- Access to Major Rts & Hubs

Welcome to
Sovereignty
Population 40,000

HEALTHY HUMANS

- All Ages, Families, Solos
- \$0.1-2M Net Worth
- Home centered + monitored
- Sustained Interdependence

VIABLE

- Scale: >4,000 acres 20k homes
- Homeowner + Business Equity
- Lifelong Learn + Care
- Professional Services
- Commercial + Retail +
Entertainment + Residential

Let's Start Working Together on Tomorrow's Designs Today

THANK YOU!

