



St. Stephen's Church of God in Christ Ministries

Bishop George D. McKinney, Jr., Ph.D., D.D.

Dr. Jean C. McKinney, M.S., D.H.L.

May 13, 2003

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**Mr. Arthur Fletcher
516 G St., S.W.
Washington, D.C. 20024
Fax#202 554 0573**

Dear Dr. Fletcher:

Greeting to you and your family in the name of our Lord and Savior Jesus Christ.

First of all, I would like to thank you for working with St. Stephens Church of God in Christ as our consultant. Your service has been outstanding and we appreciate your continuing efforts.

Please note that I am faxing, herewith, an overview of the VILLADOM. This is a senior citizen project that St. Stephens desires to complete. I trust that this brief overview of the project will be useful in your meeting with the Treasure Department today. The estimated cost for this project is between \$20,000,000.00 and \$25,000,000.00 with an estimated value after completion of \$30,000,000.00. More complete information is available to you at your request. You may contact Deacon L. M. Hill, Jr. at 619 263 3191 or 619 261 4624 for additional information.

I am looking forward to speaking with you later this week.

Cordially,

Bishop George D. McKinney By L.M. Hill Jr.

**Bishop George D. McKinney
Pastor**

"Upon this Rock I will build my Church."

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Villa-Dom Project Overview

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Villa-Dom is envisioned as a 200 unit Continuing Care Retirement Community (CCRC), located in the community of Bonita in San Diego County, California. VILLA-DOM will contain three levels of care: independent living, assisted care and skilled care, enabling each resident to age in place.

Continuing care retirement communities are an alternative for the long-term residential, social, and health care needs of the elderly resident. They endeavor to provide a continuum of care, minimize transfer trauma, and allow for provision of services in an appropriate setting.

VILLA-DOM proposes a quality of life that represents everything many work so hard for through the years. It offers a gracious retirement community of unprecedented refinement, and security to know that the community will care for them the rest of their lives physically, socially, emotionally and spiritually. Free from mundane daily decisions and responsibilities, VILA-DOM allows residents to make plans for enjoyable and fun things like vacation, etc.

Today's CCRCs evolved from the life care communities started by religious and fraternal organizations. Like an insurance policy, CCRCs work on the principle of "risk pooling". Not every resident will need expensive nursing care, but the fees paid by all the residents fund the care for those who do.

VILLA-DOM is planned to be within the financial reach of most people who own a home or have savings and an average retirement income. There are two cost levels. The entrance cost is a one-time fee, which covers the resident's use of the one or two bedroom apartment of their choice at VILLA-DOM. The second is a monthly maintenance fee, which includes: daily meals, weekly housekeeping service; transportation service; laundry and linen service; 24-hour security,

staffing and emergency call system; basic telephone and unities. As an all-inclusive facility, entrance fees will average around \$150,000 and monthly charges will be from \$1000 to \$1,800 dollars.

Well-planned facilities are a benefit to its residents as well as the surrounding community. Developing senior housing that can include a continuum of care for those whose net worth is not sufficient to cover the total cost is the challenge we have accepted. The bewildering array of social, governmental, business and financial obstacles makes this challenge extremely difficult.

Our objective is to create a secure, stable, comfortable, active, and caring environment for the frail elderly. The average age of someone moving into a CCRC is 78. The average age of all residents in the independent living units is 82, and the average age of those in the nursing centers is 86. Senior housing at its most fundamental level is about taking care of people.