

Kendal at Oberlin

Background and Community Description

A local group who had identified a need, researched the many options and concluded that Kendal provided the best solution conceived Kendal at Oberlin in 1987. After numerous gatherings and meetings, the Kendal Corporation agreed to develop a community in Oberlin. In October of 1993, Kendal at Oberlin opened its doors. Today, Kendal is a well-established and highly regarded continuing care retirement community. Kendal at Oberlin is accredited by the Continuing Care Accreditation Committee / Commission on Accreditation of Rehabilitation Facilities (CCAC - CARF).

In 2012, we completed our first Master Plan. This brought 36 newer cottages and 13 additional assisted living suites. The number of licensed nursing beds remains at 42 private rooms. We have begun work on our second Master Plan, now turning our emphasis to updating and renovating classic cottages.

The community currently features three dining rooms, library, lounge, craft/hobby rooms, gift shop, auditorium, bank, beauty salon, child day care, guest rooms, resident care clinic, the Stephens Care Center and the fitness center, including therapy and lap pools. Grounds include eight ponds, a perimeter walkway, two tennis courts, shuffleboard and croquet, miniature golf course and community gardens.

Facility Profile – as of 12/31/2013

Setting: 107 acres with ponds and wetland areas. Located in the northeast section of the city of Oberlin, Kendal is less than one mile from Oberlin College. Both cottage and apartment-style homes are offered.

<i>Residential Units by Type:</i>	<i>Original apartments</i>	<i>Original cottages</i>	<i>Newer cottages</i>
Studio	4	9	
One Bedroom	17	29 (renovating 3)	4
One Bedroom Deluxe	n/a	1	
One Bedroom + Den	18	32 (renovating 2)	10
One Bedroom + Den Deluxe	n/a	6 (renovating 1)	
Two Bedroom	7	24 (renovating 3)	12
Two Bedroom Deluxe	n/a	1	
Two Bedroom + Den	2	33 (renovating 1)	6
Two Bedroom + Den Deluxe	n/a	4	4
<i>Total -211</i>	48	139	36

<i>Stephens Care Center:</i>	<u>Total - 79</u>
Residential Care Units (PC)	37
Skilled Nursing Beds	42

Summary of Master Plan development:

The new Master Plan will focus on gradual renovation of classic cottages, as well as enhancement of community spaces, such as horticulture, art, woodshop and RAFF resale shop.

Resident Profile

Forty-five percent (45%) of current residents are from Northeastern Ohio, designated as the Primary Market Area (PMA). Forty-two (42%) percent are from outside Ohio. In total, residents have moved to Kendal from 34 states and the District of Columbia. Due to the proximity of Oberlin College, approximately 39% of residents have some affiliation with the College (alumni, former staff or faculty). The average age at time of move-in is currently 73.8. Kendal has a younger resident group, a larger geographic local draw, and a higher proportion of people relocating into the market area than is typically observed on a national basis for CCRC's. Kendal is a "destination community" that, unlike most CCRC's, attracts residents from a wide geographic area.

The information below is representative of residents under contract as of **12/31/13**.

Gender (contracted residents only):

Male (36%)	112
Female (64%)	202
Total	314

Marital Status:

Among occupied cottage, apartment and SCC accommodations, 22.8% (69) are occupied by couples/co-occupants.

Average age at joining the community: 73.8 years

Median Age of community residents: 83 years

Average Age of community residents: 83.1 years

Age Range: 64 to 102 years