

**TAB: 8: Prior Affordable Housing Experience**

Catholic Health Care Services (CHCS) and Office for Community Development (OCD), under the auspices of the Archdiocese of Philadelphia's Secretariat for Catholic Human Services, has developed the following housing for seniors:

**Nativity, B.V.M Place:** The repurposing of a vacant Catholic elementary school in the Port Richmond neighborhood into 63 units of senior housing. After a lengthy NIMBY battle in the courts, fought and funded by the Catholic Human Services, construction is finally underway. Completion is expected in fall of 2015 for this eagerly awaited community asset. Funding for this \$11.9 million development came through the U.S. Department of Housing and Urban Development's 202 Program and the City of Philadelphia.

**St. Francis Villa:** This 40 unit new construction building came out of OCD's work with St. Francis Inn and Visitation Parish in Kensington. This working group envisioned permanent housing for seniors served by the dining room and church. The \$12.3 million development is possible due to Section 42 Low Income Housing Tax Credits and capital funding from the Philadelphia Housing Authority. Additionally, the Philadelphia Housing Authority is providing an Annual Contribution Contract for all 40 units so that those most in need can be served. Closing is anticipated in winter 2015 with completion in March 2016.

**St. John Neumann Place:** SJNP was opened in the spring of 2008. By all accounts, the conversion of this former Archdiocesan high school into a 75 one-bedroom apartment building for independent, low-income seniors, 62 years of age and older, has been a tremendous success. The \$17.2 million project was funded by Section 42 Low Income Housing Tax Credits, with additional funding from the City of Philadelphia and the Federal Home Loan Bank of Pittsburgh. The building consistently has full occupancy and continues to provide much needed affordable housing in the community. The adaptive reuse of an iconic building is now part of a mixed-housing strategy in the neighborhood for years to come.