1. Narrative Description of the Project:

Pastor Willis A. Brown and the Mt. Airy Baptist Church have been very active members of the West Oak Lane community for well over 30 years. During this time serving the community Pastor Brown bore witness as the members of his parish aged along with the larger community. Recognizing the changing demographics Pastor Brown had a vision, a vision to create a retirement community that would allow the seniors from this community to age in place and remain active in their community while living within a building that meets the unique needs of a senior population. Coincidently, across the street from the church, was roughly half a block of houses that suffered from a great deal of deferred maintenance and were a clear detriment to the fabric of the larger community in West Oak Lane. So after many discussions with Councilwoman Tasco and her staff, Representative Evans and his staff as well as the members of the 10th Ward Democratic Committee (the RCO in West Oak Lane) the framework for the senior community began to take shape. The church then purchased the property on the other side of E. Haines St. and teamed up with Conifer Realty and BCM Affordable Housing, to develop GALA – the Golden Age Living Accommodations.

GALA will be an affordable senior rental project located at 2030 E. Haines St, Philadelphia, PA 19138 on land that is now owned by the Church (Conifer Realty and the Mt. Airy Baptist Church have entered into a Joint Venture Agreement as well as an Exclusive Option to Lease Real Estate which will provide for a long term land lease of the property). This property is located within the West Oak Lane neighborhood and the 14th Police District. The building will be situated directly across the street from the Mt. Airy Baptist Church on land that previously contained homes that exhibited a great deal of deferred maintenance which is very uncharacteristic of the larger neighborhood. A non-conditional Zoning/Use Permit has been obtained for this property which will allow for our proposed development.

The development will be entirely new construction (no rehabilitation). The construction is scheduled to begin in the Winter of 2015 and be completed 14 months hence. **The development will designate 100% of the units for households 62 years of age and older and have seven units set-aside for the chronically homeless. These seven units will be subsidized by the PHA through the ACC program**. Incomes of the residents will be tiered as follows:

- Less than 30% of Area Median Income (AMI), 7 units – ACC Subsidy
- Between 30% and 80% of AMI, 55 units
- Between 80 and 115% of AMI, 0 units

All 7 of its units that are delineated above as being less than 30% AMI will in-fact be at 20% AMI demonstrating our strong commitment to deep affordability as well as the implementation of the Housing First approach. These very low income residents will be chronically homeless and come to the project through referrals from OHCD's Office of Supportive Housing. These residents will pay the 20% tax credit rents which will be supplemented by the ACC payment from the PHA. The remainder of the development will designate 25 units at 50% of median and the remaining 30 units will be at or below 60% of the Philadelphia County median. Overall rents will range from $221 to $982.

Pastor also recognizes that with advanced age also comes an increase in the demand for care and access. As such, seven units will be completely accessible (all of the units will be handicapped adaptable) and set-aside for individuals with mobility impairments/special needs (11%). Services specifically designed to assist with lifestyle issues will be provided to the special needs residents by Center in the Park. Further three units (5%) of the units will be accessible to residents with sensory impairments. The entire project will be visitable.

To help meet the needs of all of our residents the project will offer the residents a complete social service package. The social services will be free of charge to any resident and include a part time case manager who will be responsible for managing the linkages with Center in the Park. Center in the Park along with Chestnut Hill Hospital will provide the residents with: health, fitness and wellness services, community connections, access to government programs and benefits, advocacy services, assistance with transportation, nutritional counseling and life-long learning classes amongst other things. All of these services are provided within the social services suite, in the resident's apartment, within the on-site health and wellness room, the medical office or at Center in the Park whichever is more appropriate. Funding for these services will be provided through a well capitalized social service, working capital and operating deficit reserve account which will ensure that the property continues to operate and is maintained at a high level, offer affordable rents and provide social services through difficult economic periods.

The project will consist of 58 one (approx. 647 sf) and 4 two-bedroom apartments (approx. 808 sf) each with one bathroom, within a three story, mid-rise building, an abundance of storage and a suite for the social service provider. The building will be approximately 56,120 sf and sit on a lot of 23,254 sf (0.53385 acres). The development contains: the leasing/management office, maintenance shop and a furnished community room with a warming kitchen for events and functions held at the site along with a green roof. All parking for the development will be on the street. Two elevators will service the building. The interiors feature wooden base boards, mini-blinds, oversized windows, masonite six panel doors, vinyl plank flooring in the kitchen, foyer and living rooms, ceramic tile in the baths and wall-to-wall carpeting in the bedrooms. Each apartment has air conditioning, a high efficiency electric HVAC system and grab bars. Hot water will be provided to all of the apartments through a central boiler system. Kitchen amenities include a full appliance package including a dishwasher and a garbage disposal. The development will be in compliance with the Passive House Criteria as well as the Enterprise Green Community's criteria and finally with LEED Platinum criteria. All in all the building will be EXTREEMLY energy efficient.

Financing of this project will be provided through a combination of equity from the syndication of the Low Income Housing Tax Credits from the Pennsylvania Housing Finance Agency, Philadelphia HOME Funds from OHCD, an ACC subsidy from the Philadelphia Housing Authority for seven units and a small permanent mortgage.