

**Francis House  
Community Meeting  
Minutes**

The meeting was called to order by John W. Meacham, Administrator, of St. Ignatius Nursing & Rehab Center.

Mr. Meacham introduced Sr. Mary Agatha of the Felician Franciscan Sisters and Mr. Marty Cabry of Councilwoman Jannie Blackwell's office.

A brief history was given on the history of St. Ignatius Nursing & Rehab Center – 62 years of serving the community. The services and individuals served by St. Ignatius were described in depth, including serving approximately 500 individuals and employing over 240.

During this portion of the meeting, the development of Angela Court I & II low income tax credit projects was described and how that came out of a need of providing safe housing for many in this community. Angela Court has 121 one bedroom units for low income seniors.

Mr. Meacham thus went on to describe the current needs and why St. Ignatius wants to develop Francis House, a personal care facility. St. Ignatius has identified a need in the community of the lack of good quality personal care homes. St. Ignatius is having a great difficulty finding appropriate and safe plans to discharge individuals who no longer need 24 hour skilled care in a nursing home, but who are not safe to live independently without some supervision and assistance with activities of daily living. This issue is also coming up with more frequency at Angela Court, when the resident is no longer able to live independently, but does not need the services of 24 hour skilled care at a nursing home.

St. Ignatius is proposing to build a 60 unit personal care facility at 46<sup>th</sup> & Fairmount adjacent to Angela Court, to respond to the needs indentified in the community.

The project is proposed to be financed by grants from PHA (Philadelphia Housing Authority), City of Philadelphia (Office of Housing & Community Development) low income Housing Tax Credits through PHFA (Pennsylvania Housing Finance Agency) and deferred developers fee.

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Francis House will serve low income elderly including individuals on SSI who need personal care services such as; meals, assistance w/medication and help with activities of daily living, dressing, bathing, grooming, etc.

The building is a 3 story structure that will look similar to Angela Court and the Lucien Blackwell houses across the street. The building will have six wings of 10 units each organized around a great room – kitchen, dining area, and living room with a TV and fireplace. This is referred to as the neighborhood model, which is less institutional and more homelike. The individual units will be one bedroom with a sitting area, a tea kitchen with sink, small refrigerator and microwave and a full handicapped accessible bathroom.

The personal care and supportive services will be provided by universal workers specifically trained to provide quality personal care services. The services will include: three meals a day, laundry service for sheets & towels, assistance with medication, assistance with activities of daily living, such as bathing, dressing and grooming. There will be staff in the building 24 hours a day, however, the majority of staff will be available during the normal waking hours.

After the presentation, there was an opportunity for questions. The first question was about the timeframe for completion of the project. If everything falls into place, we project an opening around October 2016.

The group in attendance, which included public housing tenants and RCO's voiced their strong support for this project.