

**TAB 13: Occupancy and Affordability**

The development will serve low-income families 62 years of age and older. A unit count per area median income range is provided in the table below.

AMI %	Unit Count	RFP Category
20%	8	Below 30% AMI – Physically Disabled Seniors Assisted with Internal Rent Reserve Subsidy
50%	24	Greater than 30%, Less than 80%
60%	15	Less than 60% AMI – 8 of which will be Homeless Seniors Assisted with Section 9
60%	15	Greater than 30%, Less than 80%

Ten percent (10%) of the apartments (8 apartments) will be leased to seniors at 20% AMI. The payments made by these residents will be augmented by an Internal Rent Subsidy, capitalized by the developer from a boosted Developer's Fee, as permitted by the QAP. In this manner, the building will collect total rents equal to those charged to families at 50% AMI without having to increase the resident portion of the payment.

An additional 10% of the apartments (8 apartments) will be leased to homeless seniors referred by the Deputy Mayor for Health and Opportunities Supportive Housing Clearinghouse. Even though these units are classified as 60% AMI units, these residents will be assisted by the Philadelphia Housing Authority's (PHA) Section 9 or ACC subsidy, which will limit resident payments to 30% of their gross monthly income, but add up to \$500 per unit per month in subsidy. These residents will also be supported by supportive services provided through the Office of Supportive Housing.

A total of 52% of the apartments (27 apartments), including those at 20% AMI as noted above, will be leased to families at 50% AMI or less. The balance, 48% of the apartments (30 apartments), will be leased to families up to 60% AMI. However, of these 60% AMI units, 15 will be assisted by PHA's Section 9 ACC subsidies. As noted above, 8 of these 15 will be homeless seniors.

The residential tenants will pay for heat, air conditioning, electric cooking, lights, and appliances.

The estimated utility allowance for these utilities is \$56 per month for each one-bedroom unit. The Rent Schedule is displayed below.

			A	B	A+B	C		A+B+C	A+C	% AMI
No. of B/R	No. of Units	Average Square Feet (1)	Tenant Paid Rent	Utility Allowance (2)	Total Tenant Expense	Rental Assistance Payment & Source (3)		Total Housing Expense (4)	Targeted Income Level	Targeted Rent Level
<b>One Beds</b>										
	8	624	\$ 239	\$ 56	\$ 295	\$ 355	IRR	\$ 650	20%	20%
	0	624	\$ 535	\$ 56	\$ 591			\$ 591	50%	50%
	24	624	\$ 609	\$ 56	\$ 665			\$ 665	50%	50%
	15	624	\$ 244	\$ 56	\$ 300	\$ 500	Sec 9	\$ 800	60%	60%
62	15	624	\$ 669	\$ 56	\$ 725			\$ 725	60%	60%