

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%	6	At 20% AMI – Physically Disabled Seniors Assisted with an Internal Rent Reserve Subsidy
40%	6	At 40% AMI - Seniors Assisted with an Internal Rent Reserve Subsidy
50%	10	At 50% AMI – 6 (10%) of which will be homeless seniors assisted with Section 9 Subsidies, Referred by the Office of Supportive Housing
50%	5	At 50% AMI – Seniors without subsidy
60%	15	At 60% AMI – Seniors assisted with Section 9 Subsidies
60%	10	60% AMI – Without subsidy

Ten percent (10%) of the apartments (6 apartments) will be leased to seniors at 20% AMI, and an additional 10% (6), will be leased to seniors at 40% AMI. In both cases, 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 (6) 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 50% 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.

An additional 2 units at 50% AMI will be assisted by PHA’s Section 9 subsidy.

The balance, 48% of the apartments (25 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. The developer's commitment to 6 homeless seniors may be satisfied by these 15 60% AMI units.

St. John Neumann II will be an 100% electric, Passive House designed building. Residents will pay their heat, hot water, cooking, lighting and air conditioning. Given the Passive House design, however, total resident paid monthly utility costs are estimated at \$50.00. The Rent Schedule is displayed below.

Bedroom Size	Number	Tenant Rent Payment	Tenant Utility Payment	Total Tenant Payment	Subsidy	AMI
One Beds						
Accessible	6	\$163	\$50	\$213	\$439/IRR	20%
	6	\$467	\$50	\$517	\$135	40%
	10	\$350	\$50	\$350	\$500	50%
	5	\$602	\$50	\$652		50%
	15	\$300	\$50	\$350	\$500	60%
	10	\$614	\$50	\$664		60%
Total	52					