

**TAB 1: Narrative Description of the Project**

Building upon the success of St. John Neumann Place, which opened in 2008, St. John Neumann Place II (SJNP II) will be new construction affordable senior housing. Consisting of 52 one-bedroom units and a 4,736-square-foot Wellness Center for residents and low-income seniors in the wider community, it will be in-fill housing situated on an Intergenerational Campus. Features unique to SJNP II:

- Wellness Center that will advance the health of seniors living on the campus and in the wider community
- Phase I, the conversion of the former vacant high school was completed in 2008. SJNP's 75 apartments are 100% occupied.
- SJNP II completes the revitalization of an anchor in the community with in fill housing.
- Two outdoor activity verandas—one patio and one garden area—connecting to the community
- Enterprise Green Communities Criteria building certification
- Passive House Institute US building certification
- Service enriched housing, architecturally designed to support seniors aging in place

St. John Neumann Place II will be a new construction, three story, "L" shaped building, with 52, one-bedroom apartments. Each apartment will have a single bathroom. Total Square Footage of the proposed building is 50,241. Two exterior sitting and plaza areas are planned, in addition to a large garden area with walking paths. Nineteen additional parking spaces will be added in a separate parking lot to the 56 adjacent spaces already created for SJNP.

**Population to Be Served**

The development will serve low-income senior 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	Below 30% AMI
40%	6	Greater than 30%, Less than 80%
50%	15	Greater than 30%, Less than 80%, of which 10 Units Will be Assisted by Section 9 Operating Subsidies
60%	25	Greater than 30%, Less than 80%, of which 15 Units will be Assisted by Section 9 Operating Subsidies

Ten percent (10%) of the apartments (6 apartments) will be leased to families at 20% AMI. An additional 10% of the apartments (6 apartments) will be leased to families at 40% 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.

A total of 52% of the apartments (27 apartments), including those at 20% AMI and 40% AMI as noted above, will be leased to families at 50% AMI or less. The balance, 48% of the apartments (25 apartments), will be leased to families up to 60% AMI. As noted above, of the 50% and 60% AMI Units, 25 will be assisted by Section 9 subsidies, which will limit resident payments to 30% of their gross monthly income. Of these, 6 will be leased to homeless residents referred by the Office of Supportive Housing. The five-year projection of income qualified seniors in the Primary Market Area (PMA), computed by a current Market Analysis prepared by the Ludwig Corporation, is 7,653. The capture rates (the number of proposed units divided by the number of income qualified seniors in the PMA) for the proposed development are .6% and 4.7%, significantly below the PHFA 1% and 10% thresholds for determining strong demand.

### Special Housing Needs

SJNP II is equipped to support seniors as they age in place. The development will feature a wellness center that will advance the physical, mental, emotional, social, and spiritual well-being of tenants as well as low income seniors in the wider community. This center will function as a satellite of St. Charles Senior Center, a National Council on Aging accredited senior center. Through St. Charles' contract with the Philadelphia Corporation on Aging, services and programs will be extended two miles south. Operated by Catholic Health Care Services (CHCS), this center will leverage the Archdiocese's significant programmatic assets, build upon CHCS' experience and success, and integrate existing community-based services. St. John Neumann Place II is designed accessible throughout in order to support enriched senior living, even as independent seniors become less mobile:

- Two outdoor spaces: a plaza and garden with walking path which will encourage seniors to be outdoors and to move

- Residents of the proposed building will be able to join those of St. John Neumann Place I in attending the activities and games played by students on the Neumann-Goretti High School playing fields, which are part of this intergenerational campus.
- The use of glazing well beyond the typical affordable multifamily building and oversized windows in order to provide more light into each apartment.
- 100% of the apartments will be Visitable
- 100% of the apartments will feature roll-in showers and adaptable baths and kitchens to support aging in place
- Six (6) of the apartments will be fully accessible for wheelchair users, and the apartments will be leased with a preference for seniors with mobility impairments
- Three (3) of the apartments will be fully equipped for those with vision and hearing impairments and will be leased with a preference for seniors with sensory impairments
- Medical alert system

Furthermore, our service enriched housing will support those seniors who are currently homeless in partnership with the Office of Supportive Housing Permanent Supportive Housing Clearing House.

### Green and/or Sustainable Elements

The construction and operation of St. John Neumann Place II will feature many sustainable elements that comply with the Enterprise Green Communities Criteria requirements and the Passive House Institute US certification requirements. Additionally, the entire development, including all appliances within the units, will meet EnergyStar 3 criteria. SJNP II will include the following green features:

- Rain Water Harvesting will be accomplished through the use of underground cisterns which will release the collected water to support the extensive garden
- The flowers and plant life in the garden will be further sustained by a Rain Garden approach, which will retain water through Philadelphia's dry seasons.
- Selection of non-invasive landscaping
- Storm-water management system
- Building envelope construction that conforms to Passive House criteria for thermal comfort and continuity, which will reduce overall energy loss and increase indoor comfort.
- Sealing of exterior envelope to reduce energy leakage.

- During construction, increased air sealing performance testing which will include whole building testing to insure compliance.
- High performance, triple-glazed window systems, which will reduce energy costs
- Large window systems to provide increased daylighting for tenants
- Use of only low emissions adhesives, sealants, and paints (low VOC content)
- Use of building materials with higher recycled content
- Higher indoor Air Quality
- High efficiency lighting systems to reduce utility costs
- Lower utility bills due to the combined efficiency of the building envelope and mechanical, electrical, and plumbing systems
- Utilization of water-conserving plumbing fixtures in all apartment units and interior building common areas
- All composite wood products will be low emitting or contain no formaldehyde
- Use of only low emissions adhesives, sealants, and paints (low VOC content)
- Use of building materials with higher recycled content
- During construction, demolition waste will be recycled.

#### Ownership

Office for Community Development (OCD), a 501(3) non-profit entity, will form a single purpose Pennsylvania non-profit corporation to serve as the general partner for the development. As OCD is a qualified non-profit entity and the general partner for the development, it's wholly-controlled, non-profit subsidiary will serve as the sole General Partner. Accordingly, OCD will make 100% of the development, financing, construction and design scope, and operating decisions for this development. Catholic Health Care Services (CHCS) will serve as the guarantor.

#### Financing

The development of St. John Neumann Place will be financed through Section 42 Low Income Housing Tax Credits which will raise \$12,598,774 of equity, \$1.5 million from the City of Philadelphia, and reinvested and deferred developer's fee.