

**TAB 14: Community Support**

The Archdiocese conducted two community meetings to gather input and share information about the proposed St. John Neumann Place, the first on September 16, 2013 and the second on October 14, 2014. During the first, 75 people were in attendance with just a few (less than 5) in opposition. The majority of the opposition stemmed from incoming and outgoing traffic along 27<sup>th</sup> Street and concerns about parking. The community requested that we consider a separate entrance for phase II off of Mifflin Street. We complied with their request.

During the second meeting, there were approximately 30 people in attendance including the President of the Registered Community Organization, Grays Ferry Community Council, and the President of Concerned Citizens of Grays Ferry. Both of those organizations flyered the neighborhood and the Archdiocese mailed out notices to those within the 300 foot radius of the property. The support was unanimous and the community was appreciative that we were responsive to their request from the initial meeting. The invitation and meeting minutes are attached.

Additionally, please find attached a letter of support from Councilman Kenyatta Johnson.

- b. Evidence of notice sent to the Tenant Association of the nearest PHA site is attached.
- c. A signed certification to PHA by the developer that comments from residents, public housing residents, and RCOs have been considered in the revitalization plan is attached.

# COMMUNITY MEETING

## Proposed St. John Neumann Place II Senior Housing

Tuesday, October 14  
7-8:30 pm

St. John Neumann Place  
2600 Moore Street  
(enter from parking lot off 27<sup>th</sup> St)

Dear Neighbor:

As you know, we hope to build on the success of St. John Neumann Place with the creation of St. John Neumann Place II on the vacant land to the south of St. John Neumann Place. We have obtained a zoning permit to build the housing, but we are now going back to the Zoning Board for three variances: to allow qualified nonresident seniors to share use of our new community room with residents, to eliminate indoor bicycle storage (to better use our new space) and to increase our proposed off street parking, from 17 to 19 spaces.

We will be holding a community meeting on Tuesday, October 14 at 7 pm at St. John Neumann Place to share plans and take comments and input. As always if you have any questions or concerns ahead of time, please contact me at 215-790-9536 or at [slaurito@chs-adphila.org](mailto:slaurito@chs-adphila.org).

Catholic Health Care Services owns and operates St. John Neumann Place, (and this property is not part of the sale of the nursing home) and we are excited about the possibility of offering additional housing for seniors in the community. We worked closely with you on the development of St. John Neumann Place, and we continue to value your input and your participation through this process. We look forward to speaking with you further about this development and remain hopeful that we will obtain the necessary funding to build it!

Sincerely,

*John M. Wagner*

*Suzanne O'Grady Laurito*  
Catholic Human Services

**St. John Neumann Place II ■ RCO Zoning Variance and Community Meeting ■  
Tuesday, October 14, 2014  
Notes from Meeting**

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**Presentation**

Suzanne O'Grady Laurito of Catholic Human Services welcomed and thanked those in attendance and acknowledged Peter Elliot of Councilman Johnson's office and Albert Custis of State Rep Harris' office. She highlighted that SJNP II would build upon the success of St. John Neumann Place and noted that the same team is working to bring SJNP II to fruition.

John Wagner of Catholic Human Services spoke about how Catholic Health Care is committed to caring for seniors and as people age, the organization is adapting to being more community-based in its approach to supporting people as they age.

John Hayes of Blackney Hayes Architects highlighted aspects of the site plan and design:

1. Traffic: At the 2013 meeting, the community asked that SJNP II residents have their own entrance and exit off of Mifflin and not share the drive off of 27<sup>th</sup> Street with SJNP. He showed how we respected their request that they raised during our meeting in September 2013 and that there is now no vehicular connection between SJNP and SJNP II.
2. Floor plans: 3 stories, one bedroom apartments, common room, wellness center
3. Exterior: brick façade with rock reminiscent of SJNP (the conversion of the former St. John Neumann High School), common room on corner of 27<sup>th</sup> and Mifflin with glass exterior overlooking patio so eyes on the street; vegetable garden along Mifflin Street with walking paths, and patio along northern façade opening off of the wellness center.

Roy Diamond of Diamond & Associates shared that rents would be between \$160-675, income maximums would be around \$33,120 for one person and \$37,860 for two. He emphasized that receiving funding is a competitive process and we would be seeking funding from the City of Philadelphia and PHFA, both of whom funded SJNP.

Suzanne explained the three issues that we were requesting variances for: reinstating two parking spaces where L&I had struck them due to an easement, not requiring indoor bike parking so that SJNP II could figure out how many are needed, and making the Wellness Center available to those beyond SJNP II residents, including those in the community. She reminded people that the zoning hearing is on October 29 at 2 pm.

**Responses to Questions/Comments**

John Wagner explained that the Church will continue to own SJNP and will own SJNP II. Catholic Health Care Services will operate the Wellness Center. He spoke of how it will promote a healthy lifestyle for the mind, body, and spirit, offer dignity to seniors, and enable them to remain in their homes. He asked for support as we go to the ZBA for non-accessory use.

Suzanne explained that seniors 62 and older and fitting the income eligibility of the housing will be able to use the Wellness Center. There will not be a membership charge.

Suzanne explained that people from SJNP II could park in the SJNP parking lot instead of parking in the SJNP II lot if they wanted to walk through to their own building. If it became an issue, our property management company would resolve it.

John Hayes again showed the renderings to that the community could see that the neighbors on Mifflin Street would be looking across a wide street at a very attractive building and not just at a brick wall.

Suzanne explained that the reason SJNP II was not funded last year had nothing to do with the application or plan, but that there are many worthy developments and it typically takes more than one round to be awarded funding.

Suzanne noted that she would be available to receive and address complaints during the construction phase just as she was during the construction of SJNP. All neighbors would be given her phone number an email address.

Suzanne responded that Councilman Johnson and Representative Harris have been very supportive of this development. She noted that John and she would continue to keep them apprised of the plans.

### **Adjournment**

John Wagner noted that there were no other comments or concerns. He thanked everyone for their time and attention, shared the time frame for the funding applications, and promised to keep them apprised of our progress towards developing SJNP II.



CITY OF PHILADELPHIA  
CITY COUNCIL

November 13, 2014

KENYATTA JOHNSON  
ROOM 580, CITY HALL  
Philadelphia, PA 19107  
(215) 686-3412 or 3413  
Fax No. (215) 686-1832  
Email: [kenyatta.johnson@phila.gov](mailto:kenyatta.johnson@phila.gov)

2ND DISTRICT COUNCILMAN

Mr. Kelvin A. Jeremiah, MA, MPA  
President and CEO  
Philadelphia Housing Authority  
12 S. 23<sup>rd</sup> Street  
Philadelphia, PA 19103

RE: St. John Neumann Place II

Dear Mr. Jeremiah:

I am writing to express my support for the new senior housing development of St. John Neumann Place II at 2627 Mifflin Street in South Philadelphia.

This is the second phase of housing that will complete a campus that provides housing and services to the seniors in this community. St. John Neumann Place, the first phase of affordable housing with 75 units, has a waiting list. The additional 52 at St. John Neumann Place II will respond to those seniors seeking housing. Furthermore, the wellness center that is planned within this development will enhance the well-being of seniors throughout the community.

Catholic Human Services of the Archdiocese of Philadelphia is well respected both for their development of housing as well as their provision of services. I fully support their effort to provide additional, dignified housing and a wellness center for our seniors in this community.

Sincerely,

Kenyatta Johnson  
Councilman, 2<sup>nd</sup> District

Cc: John M. Wagner, Deputy Director & CEO,  
Catholic Health Care Services and Office for Community Development



**Catholic Health Care Services**  
ARCHDIOCESE OF PHILADELPHIA

November 17, 2014

Tenant Association  
Greater Gray's Ferry Estates  
3001 Moore Street  
Philadelphia, PA 19145

Dear Tenant Association:

I am writing to inform you that Catholic Human Services plans to submit for Mixed Financing using the Local Unit-based Operating Subsidy Program funding for St. John Neumann Place II, the proposed 52 units of affordable senior housing at 2627 Mifflin Street. This is federal funding that administered by the Philadelphia Housing Authority. This subsidy would ease the operating budget and enable us to better meet the needs of potential residents.

Please let me know if you have any questions or comments about this decision. I can be reached at 215-790-9536 or [slaurito@chs-adphila.org](mailto:slaurito@chs-adphila.org).

Sincerely,

Suzanne O'Grady Laurito  
Senior Project Developer



**Catholic Health Care Services**  
ARCHDIOCESE OF PHILADELPHIA

November 17, 2014

Mr. David Fitzpatrick  
Gray's Ferry Community Council  
1501 S. 29<sup>th</sup> Street  
Philadelphia, PA 19146

Dear Mr. Fitzpatrick:

Catholic Human Services continues to be grateful to you and the Gray's Ferry Community Council for your on-going support of the development of St. John Neumann Place II. I am writing to inform you of our plans to submit for Mixed Financing using the Local Unit-based Operating Subsidy Program funding. This is federal funding that administered by the Philadelphia Housing Authority. This subsidy would ease the operating budget and enable us to better meet the needs of potential residents.

Please let me know if you have any questions or comments about this decision. As you know, I can be reached at 215-790-9536 or [slaurito@chs-adphila.org](mailto:slaurito@chs-adphila.org).

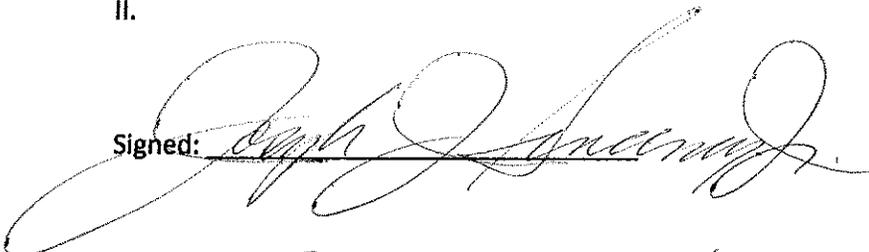
Again, thank you for your continued support.

Sincerely,

Suzanne O'Grady Laurito  
Senior Project Developer

The Applicant certifies below that comments from residents, public housing residents, and representative community groups have been considered in the revitalization plan for St. John Neumann II.

Signed: \_\_\_\_\_



Print Name: JOSEPH J. SWEENEY JR.

For the Office for Community Development, Catholic Human Services

Date: \_\_\_\_\_

11/19/14