

13. Occupancy and Affordability – Casa Indiana

HACE owns 366 units of affordable rental housing in the Fairhill and St Hugh Neighborhoods; with 208 units serving seniors 62 and older. Presently there are 357 households, combined, on the waiting lists for Casa Caribe, Caribe Towers and Somerset Villas. Villas del Caribe, our 81-unit LIHTC general occupancy development, has a waiting list of 46 persons and has a limited number of 2-bedroom units suitable for smaller senior households. The supply of affordable housing in HACE's focus area has not kept pace with the demand. Casa Indiana is designed to increase affordable rental housing opportunities for extremely low and low-income seniors in a supportive environment to allow them to age in place with dignity. Casa Indiana will also provide eleven 2-bedroom units to enable seniors to have a caretaker reside with them as they age in place.

Residents of Casa Indiana must be at least 62 years old and have gross income of 20% to 40% of the median income for the area and household size. In fact because of the extremely low incomes where the housing will be located and our experience in providing housing to this population, we project that most households will have incomes at or below 30% of median for the area. For this reason HACE is seeking unit based operating subsidies to increase the number of available affordable rental units for extremely low and low-income elderly households.

Each unit will have an open floor plan with living room, eat-in kitchen, one bedroom, and full bathroom. Twelve (12) of the units will be designed especially for access by the disabled to accommodate wheelchair-bound or otherwise physically disabled and four (4) additional units will be equipped for residents with hearing and/or visual impairments. The remaining 34 units are designed to become adaptable to accommodate the growing needs of the residents as they age in place. In further support of this objective Casa Indiana will feature eleven (11) two (2) bedroom units which will also be made available to those residents who require additional sleeping quarters for potential live-in nurses or caregivers, as it is often difficult for elderly persons to deal with the everyday problems associated with aging; illnesses, living on fixed income and loss of familial support. 100% of the units provided by Casa Indiana will meet the requirements for visitability. Residents will be responsible for paying electric and heat utility expenses. The property will pay for hot and cold water supply for all units. Laundry facilities will feature coin operated washers and dryers. Below is the projected rent schedule:

| Unit Type | No. of Units | Rental Payment Assistance | Tenant Paid Rent | Total Rent | Utility Allowance | Total Housing Expense | Targeted Income Level |
|-----------|--------------|---------------------------|------------------|------------|-------------------|-----------------------|-----------------------|
| 1BR | 39 | \$500 | \$225 | \$725 | \$93 | \$818 | 20%-40% |
| 2BR | 11 | \$500 | \$275 | \$775 | \$118 | \$893 | 20%-40% |

Proposed rents for Casa Indiana are below fair market rents for the Philadelphia metropolitan area of \$942 for a one bedroom unit and \$1,135 for a two bedroom unit respectively. As noted in the table below, households earning less than 20% AMI will be able to afford the subsidized rents at Casa Indiana.

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| One Bedroom Unit | AMI for 1 Person Household | | | AMI for 2 Person Household | | |
|-------------------------------------|----------------------------|---------|---------|----------------------------|---------|---------|
| | 20% AMI | 30% AMI | 40% AMI | 20% AMI | 30% AMI | 40% AMI |
| Annual Income | 11,040 | 16,600 | 22,080 | 12,620 | 18,930 | 25,240 |
| Monthly Income | 920 | 1,383 | 1,840 | 1,052 | 1,578 | 2,103 |
| Tenant Paid Rent | 225 | 225 | 225 | 225 | 225 | 225 |
| Utility Allowance | 93 | 93 | 93 | 93 | 93 | 93 |
| Total Tenant Paid Household Expense | 318 | 318 | 318 | 318 | 318 | 318 |
| Housing Ratio | 35% | 23% | 17% | 30% | 20% | 15% |

| Two Bedroom Unit | AMI for 2 Person Household | | |
|-------------------------------------|----------------------------|---------|---------|
| | 20% AMI | 30% AMI | 40% AMI |
| Annual Income | 12,620 | 18,930 | 25,240 |
| Monthly Income | 1,052 | 1,578 | 2,103 |
| Tenant Paid Rent | 275 | 275 | 275 |
| Utility Allowance | 118 | 118 | 118 |
| Total Tenant Paid Household Expense | 393 | 393 | 393 |
| Housing Ratio | 37% | 25% | 19% |