

6. Project Amenities/Services

As stated in Section 5, the AWF Plaza will have multiple amenity spaces for residents. The ground floor will have an impressive 1500 square foot community room in which residents can gather with one another and with friends and family. The additional benefit of this community room is that it will be open to and able to be reserved by the public, providing a new gather space for community meetings and other neighborhood events, in addition to creating a space in which the AWF Plaza residents can engage with resident of the broader community.

The project has a supportive service reserve capitalized in the development budget. This reserve will allow AWF to provide services on site for seniors and will supplement services residents can procure offsite. The location is also ideal for senior housing because of the elder services provided in the area. The AWF Plaza is located within a mile of the NewCourtland LIFE and Senior Center. NewCourtland Elder Services has full support in the proposed AWF Plaza project. NewCourtland has made a funding commitment to cover the pre-development costs and intends to partner with AWF to provide services to the residents. (See attached Loan Commitment Letter from NewCourtland Elder Services in Section 5: Budgets)

NewCourtland LIFE and Senior Center serves individuals who are aged 55 or older and are able to live safely in the community at the time of enrollment. The LIFE and Senior Center is a nursing home alternative that seeks to provide a comprehensive package of medical, day care and social services for the elderly so that they may continue to live in their homes rather than be institutionalized. The Program strives to enhance the functional independence, dignity, autonomy and quality of life of frail older adults. The LIFE and Senior Center employs an interdisciplinary team of professionals and to assess enrollees' needs and develop care plans so

that enrollees may have access to the full continuum of preventive, primary, acute and long term care services. The Program provides social and medical services primarily in an adult day care center (in this case the Allegheny Avenue, NewCourtland LIFE Center), supplemented by in-home and referral services in accordance with participants' needs. More specifically, the NewCourtland LIFE Program and Senior Center provides the following care and services:

- Adult day care augmented with nursing; physical, occupational, and recreational therapies; meals; nutritional counseling
- Wellness education and personal care
- Medical care provided by Physician, along with medical specialists, audiology, dentistry, optometry, podiatry, and home health nursing care
- All necessary prescription drugs
- Social services
- Respite care
- Hospital and nursing home care when necessary

The ground floor will also include the Allegheny West Foundation's home offices, The Tastykake Thrift Shop, which is run by AWF, as well as space for more commercial retail. There will be 11 residential units on each floor above the commercial first floor, as well as a second 920 square foot lounge space for residents to socialize. Finally, residents will have access to open space and outdoor amenities. A rear patio will provide residents of the AWF Plaza opportunities to relax outside and enjoy fresh air.