

**Background**

In the early 1970’s, the St. Louis Jewish Community envisioned a place where seniors would find affordable housing, community, and a safe and caring environment. The vision was realized with the construction of B’nai B’rith Covenant House. With the ongoing support of the Jewish Community, two additional senior housing buildings were added to the Covenant Place Campus and, over the years, thousands of older adults, with limited incomes, have called this place “home”.



**Proposed Plan**

The Covenant Place plan will serve as a national model for the senior housing industry by demonstrating how to provide affordable housing and a range of service opportunities for its residents and community seniors, enabling them to successfully age in place. After 40 years, the original buildings are in need of major repairs and are no longer able to meet the needs of residents that are living into their 90’s and 100’s. The Master Plan is a three-phase project that increases the level and quality of services for seniors living on the Millstone campus and in the surrounding community, while addressing the increasing obsolescence and inadequacies of the current buildings.

The plan includes 355 affordable one-bedroom apartments in new four-story, universally-designed, sustainable buildings as well as a Senior Lifestyle Center (“Mirowitz Center”) that will house a range of services and amenities. The redevelopment will preserve existing HUD Section 8 contracts, providing \$3.1 million in annual rent subsidies, through 2044.

**Need for Housing and Services that Support Seniors**

Covenant Place is located in a Naturally Occurring Retirement Community (NORC) and more than 15,000 seniors live within three square miles of the campus. Covenant Place will help ensure that these seniors have access to housing, services, social opportunities, and support networks within the community that will make it possible for them to continue to live independently as long as possible.

**Primary Team Members**

**Project Sponsor/Owner**

Covenant Place

**Tax Credit Investors**

Enterprise Community Partners:

Federal

U.S. Bancorp: State

**Service Provider**

Covenant Place Foundation

**Turnkey Developer**

McCormack Baron Salazar, Inc.

**Architect**

KAI Design & Build

**Key Project Supporters**

**St. Louis County**

Executive Steve Stenger

Councilman Sam Page

**Missouri Senate**

Senator Kurt Schaefer

Senator Joseph Keaveny

Senator Eric Schmitt

Senator Jill Schupp

**Missouri House of Representatives**

Representative Sue Meredith

**Key Project Partners**

**Community and Neighborhood**

St. Louis County

The Jewish Federation of St. Louis

The Jewish Community Center

Jewish Family & Children’s Service



## A Service-Rich Environment

The Senior Lifestyle Center will be open to the community and will include:

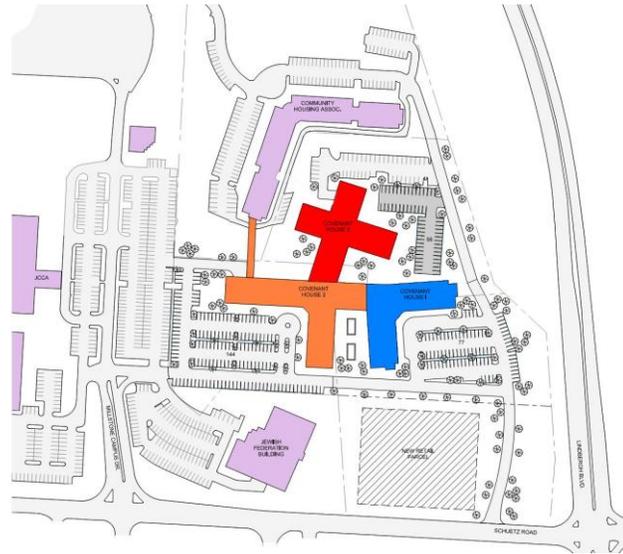
- Café and Meal Service
- Medical and Therapy Services
- Programmatic spaces
- Multi-purpose/Performance
- Technology/Entrepreneurial Center
- Conference/Classrooms
- Professional Offices for legal aid, case management, financial and other professional services
- Beauty/Barber shop
- Banking Service
- Gallery walls for art displays

Covenant Place Foundation and its partners will provide:

- Social Service Providers
- Personal security/alert device with 24/7 monitoring
- Food Pantry Delivery to Site
- Health programs including exercise classes, nutrition assistance, health education, periodic wellness & vaccine checks, coordination of care and home health services
- Recreational trips, social and entertainment events
- Covenant Place Bus to shopping & cultural events
- Mobile County Library visits and free lending library

## Senior Lifestyle Center

Covenant Place Foundation, a non-profit affiliate of Covenant Place, will provide enhanced supportive services to residents enabling them to age in place with dignity. The Senior Lifestyle Center will consolidate program areas in one central location and will provide a host of programs and amenities for seniors living at Covenant Place and in the surrounding community. Covenant Place Foundation will coordinate with other organizations to provide a wide range of services as outlined in detail in the box to the left.



Above: Covenant Place Senior Campus Master Plan

## Impact

The Covenant Place Senior Campus is a forward-thinking and pioneering effort that recognizes and directly addresses the challenges facing our society as the baby boomer generation moves into the senior demographic and current seniors continue to live longer. The need for high-quality affordable senior housing, designed to help residents age-in-place with dignity, is only going to grow stronger. The proposed plan will not only increase the quality of life and well-being for St. Louis County's elderly population, but will decrease the societal cost of providing nursing home services for those with lower incomes. The housing and services offered at Covenant Place help residents and seniors in the greater community to continue to live independently.

## Covenant Place Financing Plan

Sources of Funds	Phases I	Phase II	Phase III
First Mortgage	5,508,000	5,940,000	6,500,000
CHMC Subordinate Loan	1,231,567		
HOME Loan	1,750,000	1,000,000	
Tax Credit Equity	8,378,433	9,379,384	11,317,000
AHAP Donation	1,817,000	1,250,000	1,000,000
Fundraising Need	3,168,433	11,000,000	14,756,000
<b>Total</b>	<b>\$21,853,433</b>	<b>\$28,569,384</b>	<b>\$33,573,000</b>