

COVENANT PLACE PROJECT FAQ'S

What is the project?

The project is a 3-phase redevelopment of the housing facilities and services for Covenant Place residents. It will be completed in three phases. Phase 1 consists of 101 one-bedroom apartments, floor lobbies, community space and other amenities. Phase 2, projected to begin construction in early 2017 consists of 102 one-bedroom apartments and a senior lifestyle and resource center that will be open to older adults throughout the St. Louis community. The center will house medical and physical therapy clinics, offices for a collaboration of visiting service providers to assist older adults in remaining independent, affordable café style dining, lifelong learning, technology, wellness and fitness programs, galleries, movie theatre and performance venue, banking services and salon.

What is significant about this project?

We anticipate this project to serve as a national model by providing affordable housing and a range of easy-to-access services to elderly residents, allowing them to successfully age in place. 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 and services, designed to help residents age-in-place with dignity, will continue to expand.

What housing will be available?

In Phase 1, 66 apartments of 650 square feet will be Section 8/LIHTC, which means rent and utilities will be based on 30 percent of the tenant's adjusted income, excluding medical expenses. The remaining 35 apartments will be affordable market units, anticipated to cost \$755 a month. In Phase 2, 66 of the apartments will be Section 8/LIHTC and 36 will be Section 8. Apartments are universally designed and meet the Enterprise Green Communities criteria.

Why are you doing this?

After 43 years, our original buildings were in need of major repairs and are no longer able to meet the needs of residents who are living into their 90s and 100s.

What's the history of the project?

In the early 1970s, the St. Louis Jewish community envisioned a place where seniors of all faiths would find affordable housing in a safe and caring community environment. The vision was realized with the construction of B'nai B'rith Covenant House, which grew to add two additional buildings that have housed thousands of low-income elderly.

What does the future hold?

We anticipate a total of 355 apartments in three new four-story, universally designed, sustainable buildings as well as a Senior Lifestyle Center available to both Covenant Place and community residents.