

Covenant Place Senior Campus

St. Louis County, Missouri

Background

In the early 1970s, 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 (Covenant House I). 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 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 90s and 100s. 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 provides 355 affordable one-bedroom apartments in new four-story, universally-designed, sustainable buildings as well as the 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 2039. The first building in the project, Covenant Place I Harry & Jeanette Weinberg Building, opened in June, 2016.

Need for Housing and Services that Support Seniors

Covenant Place is located in a Naturally Occurring Retirement Community (NORC). The redeveloped Covenant Place will help ensure seniors have access to housing, services, social opportunities, and support networks within the community that will help them live independently for as long as possible.

Community Partners

Jewish Federation of St. Louis
Jewish Community Center
Jewish Family & Children's Service
St. Louis NORC
St. Louis County Older Residents Program
B'nai B'rith International
OASIS
Mid-East Area Agency on Aging
Goldfarb School of Nursing at Barnes-Jewish College

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



A Service-Rich Environment

The Mirowitz Center will be open to the community and will offer:

- Affordable Café Dining in the Harry and Jeanette Weinberg Café
- Medical and Therapy Services
- Programmatic spaces
- Multi-purpose/Performance/Worship Service Space
- Technology/Entrepreneurial Center
- Conference/Classrooms
- Professional Offices for legal aid, financial and other professional services
- Beauty/Barber shop
- Banking Service
- Offices for Community Partners
- Gallery walls for art displays
- 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

Covenant Place Foundation and its partners provide for residents:

- Social Service Providers
- Personal security/alert device with 24/7 monitoring
- Food Pantry Delivery to Site
- Internal Food Pantry & Emergency Prepared Meals
- Affordable Housekeeping Services

Mirowitz Center in the Covenant Place II Cahn Family Building

A wide range of services will be provided through a collaboration of organizations in our community. The Mirowitz Center will consolidate program areas into one central location where programs, services and amenities will be offered to seniors living at Covenant Place and in the greater community. Community collaborations will provide a wide range of services as outlined in the box to the left.



Above: Covenant Place Unit Interior

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.

The Jewish Federation Partnership

The Jewish Federation is an outspoken advocate for the low-income elderly who live at Covenant Place. Residents have benefitted from an annual allocation that helps subsidize programming and support services, like housekeeping. The Federation plays a key role in the Covenant Place redevelopment project, both with a grant to the Capital Campaign and as an invaluable fund-raising partner, helping to ensure that this important resource for the elderly is available for decades to come.

Covenant Place Information:

Jim Deutsch, President, Covenant Place Board

314-432-1610

Joan Denison, Executive Director

314-432-1610, ext. 1101; jdenison@covenantplacestl.org

Susan Walker, Development Manager

314-432-1610, ext. 1116; swalker@covenantplacestl.org

Margie Hartman, Strategic Operations Director

314-432-1610, ext. 1112; mhartman@covenantplacestl.org

Project Partners – Covenant Place II Cahn Family Building:

Developer: McCormack Baron Salazar, Inc.

Architect: Lawrence Group