

## COVENANT PLACE PROJECT FAQ'S

### **What is the project?**

The Covenant Place project is a redevelopment of affordable housing facilities and a new service/resource hub serving older adults in mid-St. Louis County. It will be completed in three phases. Phase I, Covenant Place I Harry & Jeanette Weinberg Building, opened June 2016, consists of 101 one-bedroom apartments, floor lobbies, community space and other amenities. Phase 2, Covenant Place II Cahn Family Building, construction to begin in fall of 2017, consists of 102 one-bedroom apartments and, The Mirowitz Center, 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 critical, easy-to-access services to Covenant Place and area older adult residents, helping 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 older adults age-in-place with dignity, will continue to expand.

Covenant Place, an affordable senior housing community, will provide support to the surrounding community, densely populated with thousands of older adults and considered to be a Naturally Occurring Retirement Community (NORC). Medical care, services, resources, and programs offered at the Mirowitz Center will enable older adults to remain well, help to decrease the debilitating effects of isolation, and delay the need for costly institutional care.

### **What housing will be available?**

In Phase 1, 66 apartments of 650 square feet are 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 are affordable market units, which lease at \$770 a month, including utilities. 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. Phase 3 will provide 150 Section 8 affordable apartments.

### **Why are you doing this?**

After 45 years, our original buildings were in need of major repairs and no longer able to meet the needs of residents who are living into their 90s and 100s. The redevelopment of the functionally obsolete properties provided an opportunity for Covenant Place, a non-profit organization, to support a greater number of area older adults through services and resources offered at the Mirowitz Center.

### **What's the history of the project?**

Covenant Place was established in the early 1970's with a mission of providing safe, affordable, supportive housing for older adults. Over the decades the mission has expanded to include the vision for helping area older adults to thrive and remain independent.