



Opening '24 Doors Together

Accessible Housing:

A Human Right

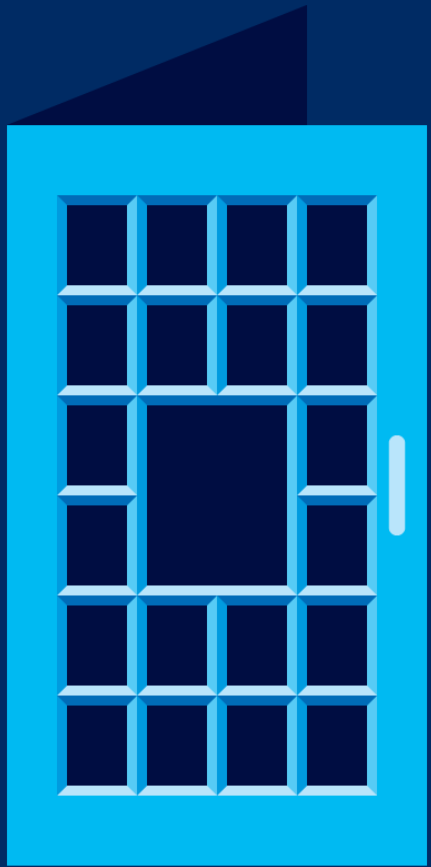
Inglis Self-Determination Housing of PA Statewide Housing Conference

Presented By



In Partnership With





Creating a Sustainable Model for Inclusive Housing

John Ungar and Tameta Jordan



EAST FALLS PHILADELPHIA

THE
TOWER
AT HENRY



CREATING A NEW, SUSTAINABLE MODEL FOR INCLUSIVE HOUSING



NewCourtland's Traditional Development Approach

- Affordable Senior Rental Housing (ages 62+) co-located with LIFE Centers to support resident needs
- Housing funded by Low Income Housing Tax Credits
- LIFE Centers funded by New Markets Tax Credits
- LIFE Centers are operated by InnovAge.

NewCourtland Housing

- Over 630 units of affordable housing in Philadelphia across 11 housing communities and several scattered site properties.
- We have been developing and managing affordable senior housing since 2006
- Primarily for low-income, medically frail seniors (62+)
- Pipeline:
 - 48 units (completed in March 2024)
 - 173 units (completion in November 2024)
 - 48 units (completion in December 2025)



NewCourtland Housing

- All buildings are designed for seniors to age in place in a supportive community.
- Elevators, all units are visitable and each building has units that are ADA accessible.
- Common area laundry
- Community rooms for socializing and active programming.
- Services on Site staff to provide support for all residents.



The Henry Avenue Campus




- 85 units of affordable senior housing funded by LIHTC in two phases
- LIFE Center funded by NewMarket Tax Credits
- Commercial space – formerly a dialysis center
- Not yet developed – 11 story tower

Setbacks of The Traditional Approach


- Building with 4% tax credits (non-competitive) requires large investment from NewCourtland.
- Building with 9% tax credits requires multiple applications to “wait your turn.”
- Tax credits can only fund a development of up to 50 units.
- Developing Henry Tower would take years – in multiple phases.
- PHFA design guidelines and process result in higher construction costs.
- Tax credit funding can only be used for affordable housing.
- Tax credit buildings need additional operating subsidies in order to be financially viable.




A Different Approach

- We were not awarded Low Income Housing Tax Credits
 - We decided to self-fund the construction to complete the entire property at once.
 - We decided to not fill the entire building with low-income medically frail seniors.
 - We saw this as our opportunity to create a better product.
 - Construction Cost - \$54,015,081
 - Total Development Cost - \$66,429,181
 - Upon lease up, we will take out a commercial mortgage for a portion of the development cost.
- 

Our Goal – Create A New, Sustainable Model for Inclusive Housing

- Inclusive housing means a community that welcomes a diverse group of residents. This includes, but is not limited to low-income seniors, market rate residents of different age groups and income levels and individuals with disabilities.
 - This will be the first truly inclusive housing community in Philadelphia.
 - Pursuing inclusive housing is core to NewCourtland's mission of being innovators of new solutions in housing and improving access to coordinated health, housing and social services for underserved populations.
 - Our goal is to promote equitable access to a healthy life.
 - We believe that there are people who want to live in a diverse community and interact with a variety of people.
- 

Creating A New, Sustainable Model for Inclusive Housing

- Affordable units and accessible units are dispersed throughout the building to create a truly integrated community.
 - Amenities offered to all residents include: rooftop lounge, fitness area, bocce ball, firepits, walking trails, electric vehicle charging stations, game room, dog wash area, dog park, bicycle storage and other storage, laundry in unit, convenience store and maker space.
 - When the Tower is complete, the Henry Avenue campus will consist of 125 affordable senior housing apartments and 133 market rate apartments, resulting in a diverse, thriving community of senior citizens, students, individuals with disabilities, families and individuals with a range of income levels.
- 

By the Numbers:



- 173 residential units
 - 40 affordable rental units (supported by housing choice vouchers)
 - 133 market rate units (priced to be within reach for the surrounding neighborhood)
- 20 accessible units (10 affordable and 10 market rate)
- Different unit types are integrated (this example is from Level 2)
- Wide range of unit types to accommodate different incomes and needs.
 - 28 studio apartments
 - 131 1 BR
 - 11 2 BR (8 bi-level)
 - 3 3 BR (all bi-level)
- Affordable and accessible units are all 1BR
- Units range from 314 s.f. (jr. studio) to 1,739 s.f. (3BR, 2.5 bath)
- Rents range from \$775 (studio) to \$3,200 (3 BR). Most units are in the range of \$1,400 - \$1,500 for 600 – 800 s.f.

Ensuring Accessibility



- Partnership with Inglis to maximize accessibility for residents with physical disabilities.
- Inglis advised on smart home assistive technology used in their buildings.
 - RFID technology to open doors, call elevators, operate in unit lights, temperature and shades.
 - Inglis will identify tenants for the 20 accessible units.
 - Inglis will provide on site supportive services for residents of the accessible units.



Creating an Inclusive Community

- Carefully designed marketing materials are critical.
- We can not simply the building and the amenities – we are marketing the opportunity to be part of a diverse community.



Construction in Progress

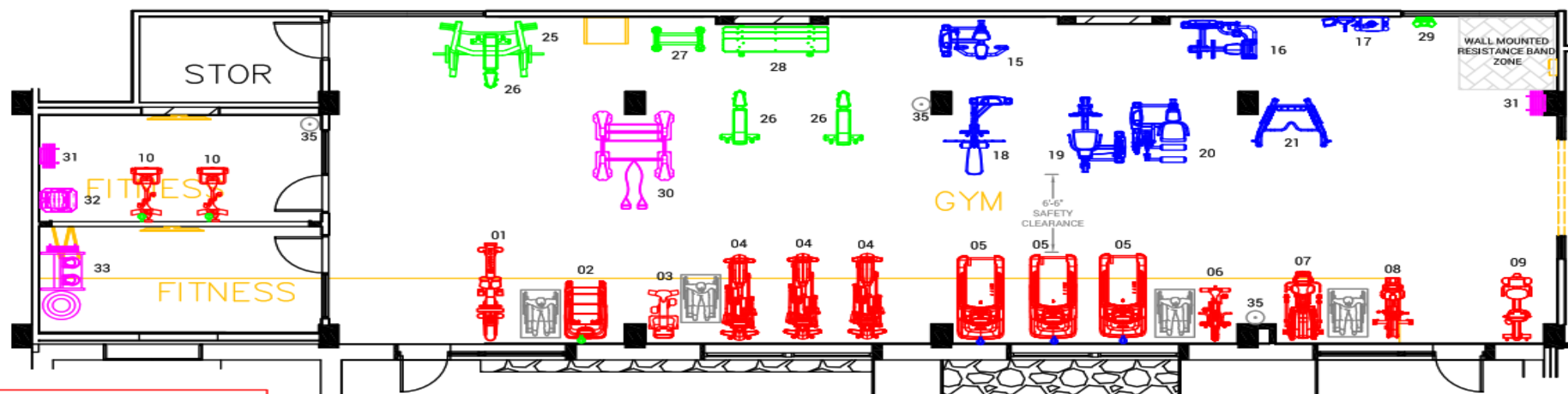


Construction in Progress 2



Finished Apartments





IMPORTANT TREADMILL OUTLET NOTE
 Each treadmill requires a NEMA 5-20 receptacle on an individual branch circuit. Hot and neutral conductors should not be shared or daisy-chained. Circuit should be grounded according to code. No other equipment should share the circuit or outlet.



- CARDIO TRAINING STATIONS**
- 01. Aviron Connected Rower (touch screen)
 - 02. Precor Stair Climber
 - 03. Precor Upright Bike
 - 04. Precor Elliptical
 - 05. Precor Treadmill
 - 06. Assault AirBike
 - 07. SciFit REcumbent Stepper
 - 08. SciFit Upper Body Ergometer
 - 09. Precor Recumbent Bike
 - 10. Peloton Commercial Bike

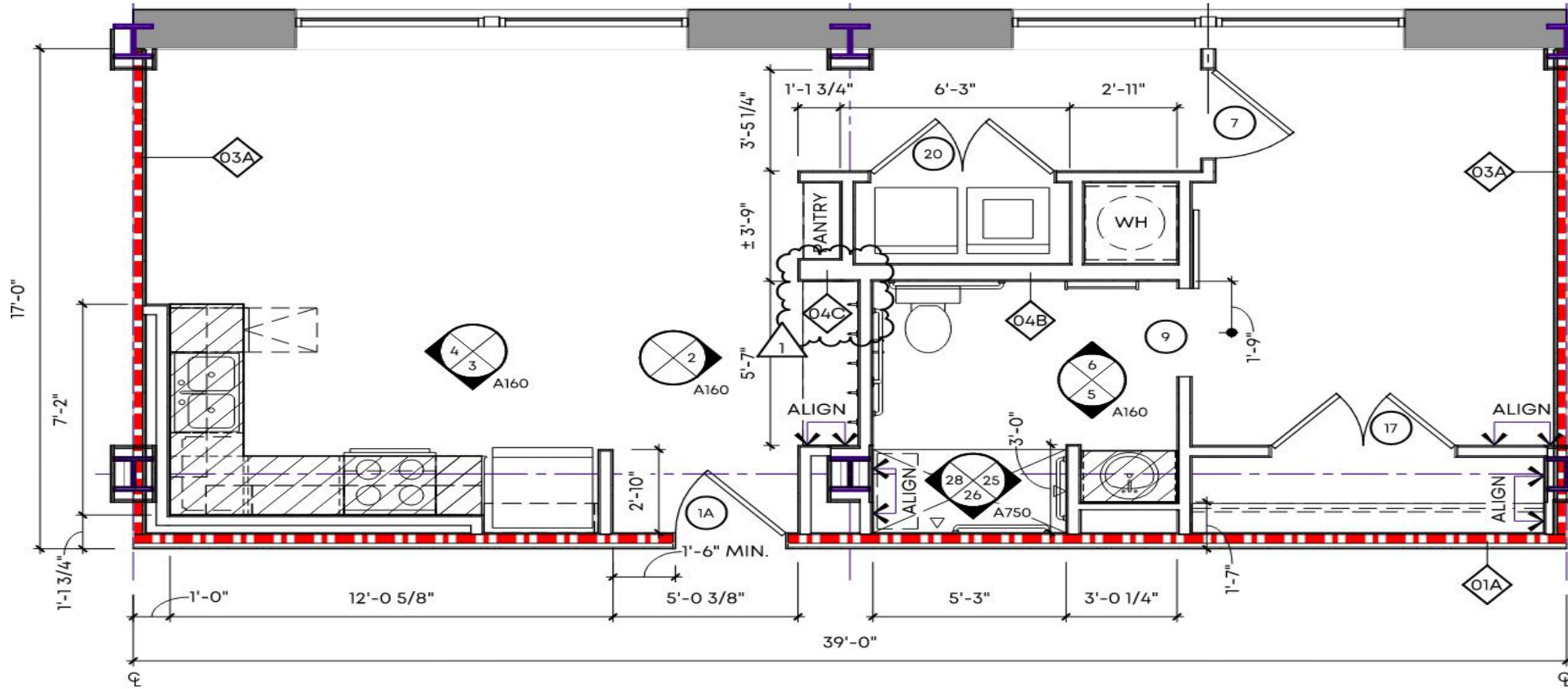
- STRENGTH TRAINING STATIONS**
- 15. Precor Chest Press
 - 16. Precor Abdominal
 - 17. Keiser Performance Trainer
 - 18. Precor Lat Pulldown/Row
 - 19. Precor Leg Press/Calf Extension
 - 20. Precor Leg Extension/Curl
 - 21. Precor FTS Glide Functional Trainer

- FREWEIGHT TRAINING STATIONS**
- 25. Smith Machine
 - 26. Multi-Adjustable Bench
 - 27. Fixed Barbells
 - 28. 3-tier Dumbbell Rack w/5-75#
 - 29. 8-pair Vertical dumbbell rack

- FUNCTIONAL TRAINING STATIONS**
- 30. Escape Free Standing One Bay HIT HUB w/accessories
 - 31. Wall Mounted Mat Rack (customer to install)
 - 32. Escape Rack 5 Accessory Rack
 - 33. Accessory Rack w/training tools

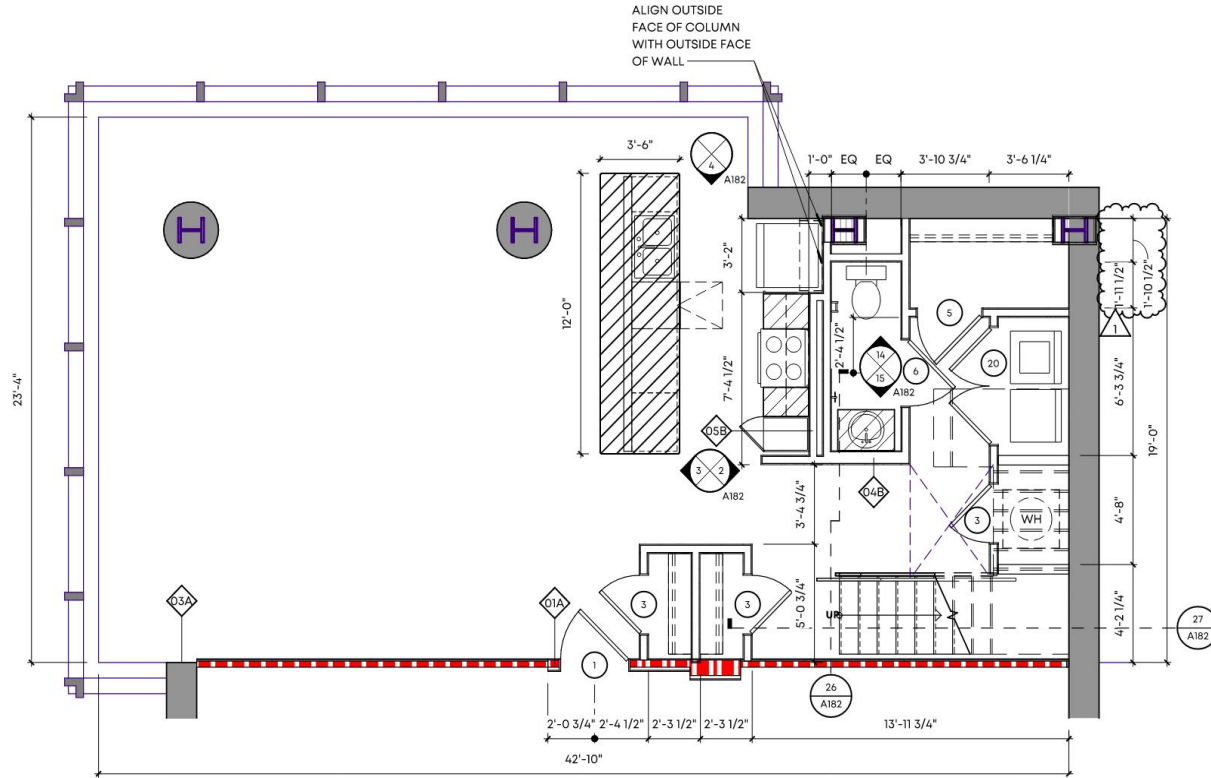
35. Equipment Wipes/Trash Dispenser

Unit Plans – 1 Bedroom

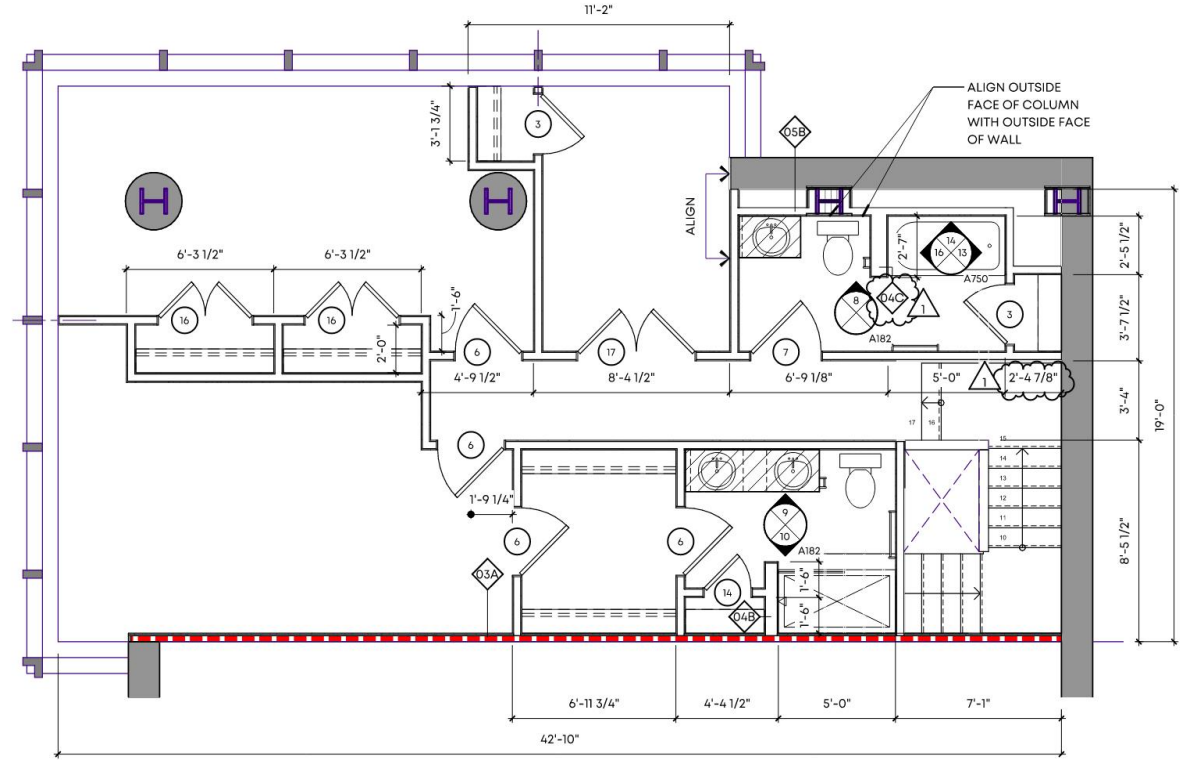


29 UNIT A1 - TYPE A

SCALE: 1/4" = 1'-0"



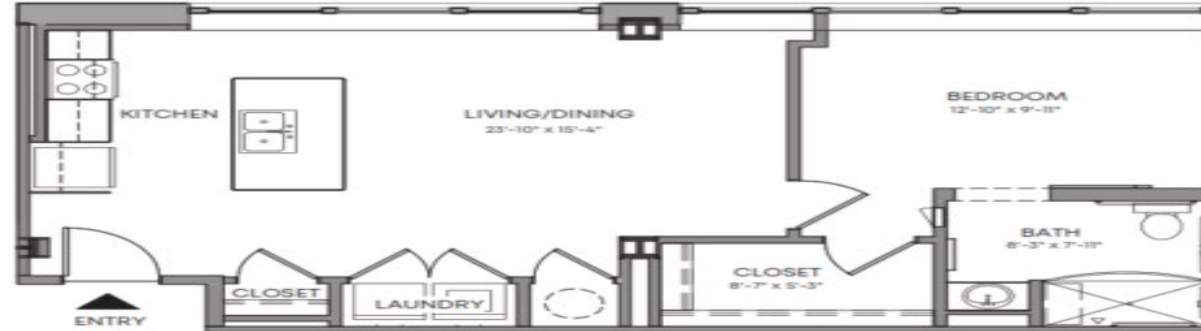
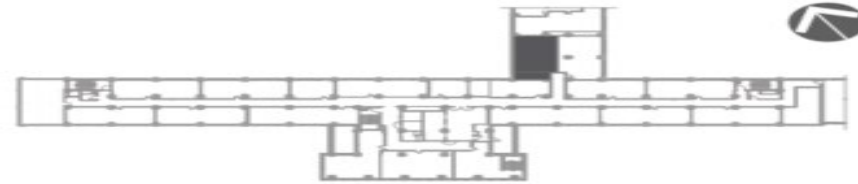
28 UNIT B1 - LEVEL 1
SCALE: 1/4" = 1'-0"



26 UNIT B1 - LEVEL 2
SCALE: 1/4" = 1'-0"

Unit Plans – Two Bedroom B1-Level

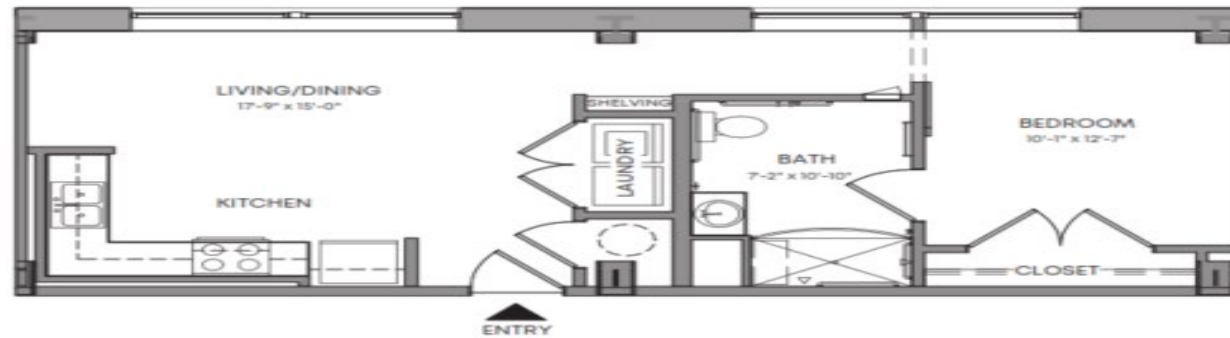
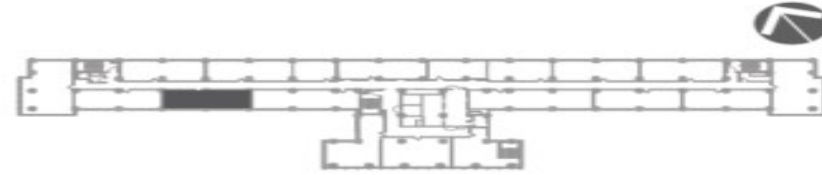
Accessible Unit Floor Plans for Leasing



UNIT 208

758 SQFT
1-BED / 1-BATH

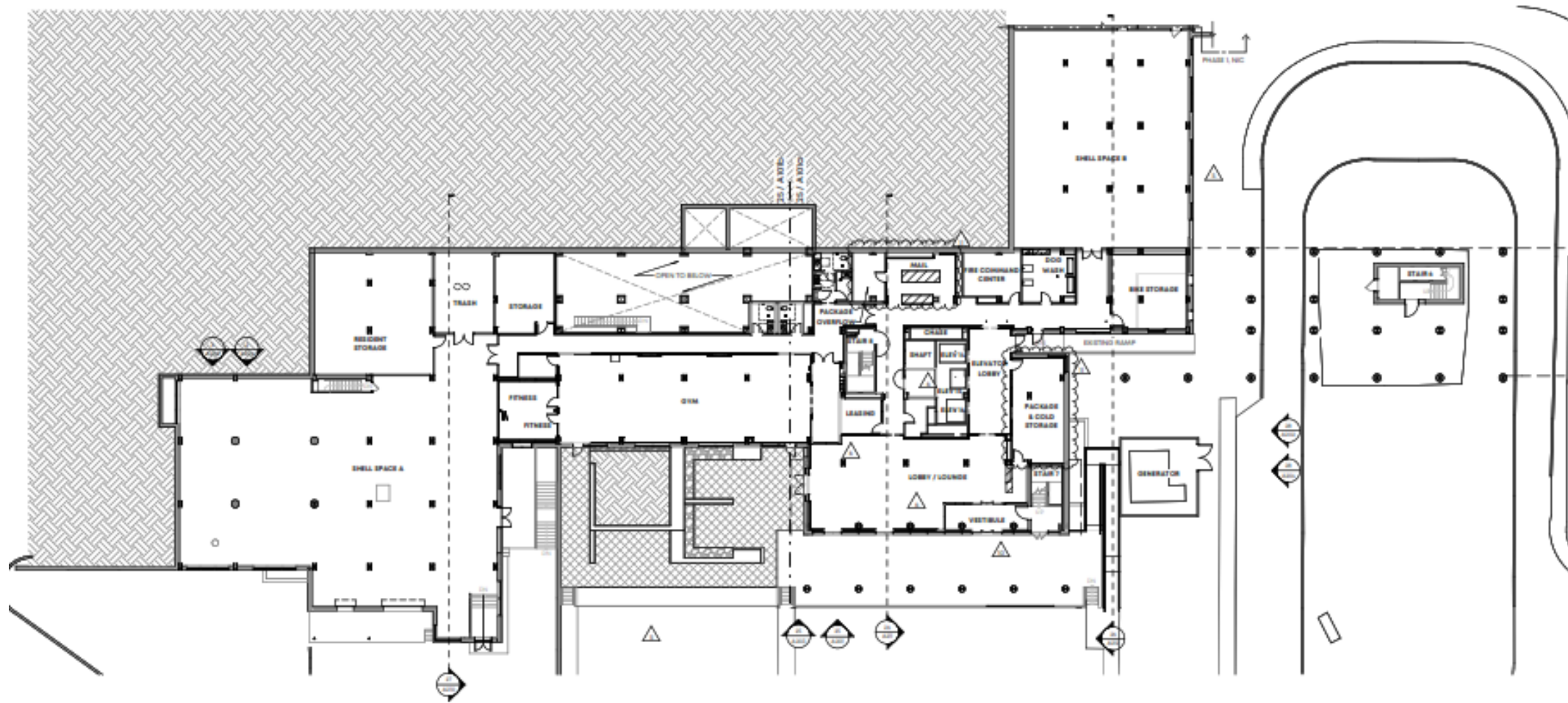
Accessible Unit Floor Plans For Leasing ²



UNITS 106, 214, 312, 412, 511, 612, 711, 812, 911

666 SQFT
1-BED / 1-BATH

Floor Plans – Lobby Level



LOBBY LEVEL - OVERALL



Lobby Level Amenities

Package storage/cold storage
Bicycle Storage
Fitness Area

Dog Wash
Mail Room
Management Office

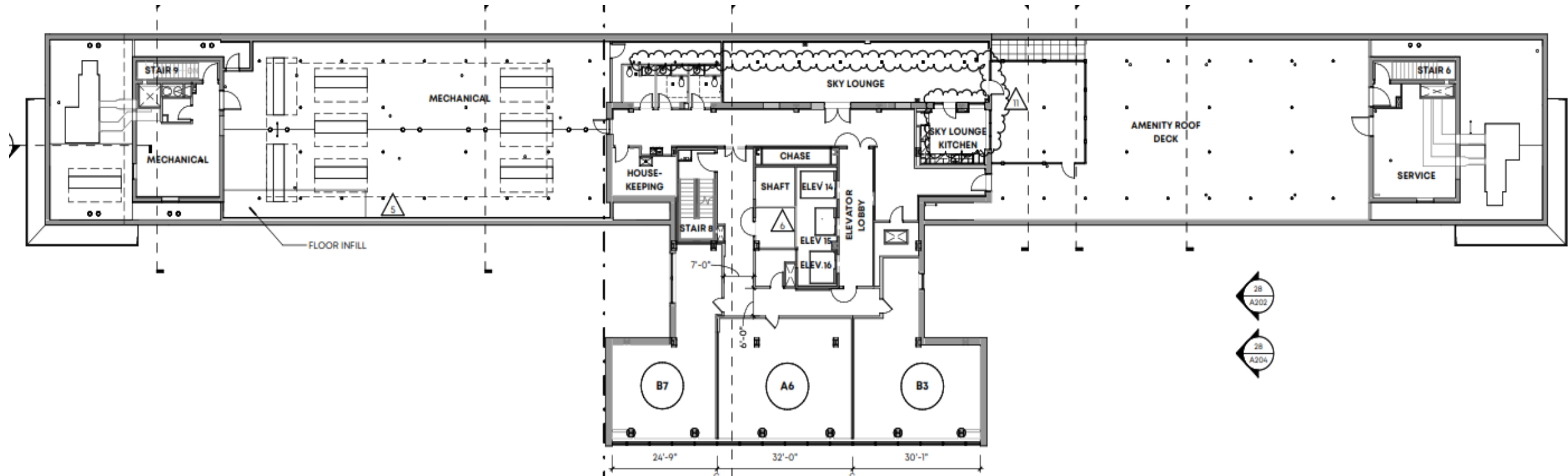


Ground Level Amenities

Game Room/Lounge
Grab and Go Convenience

The Zone (community room)

Floor Plans – Level 10





Level 10 Amenities

Sky Lounge and Kitchen
Roof Deck



- Target completion – November 2024
- Anticipated lease up schedule
- How will we measure success?
- Our goal is to create a better housing model that is replicable.

Welcoming New Residents November 2024

John Ungar – jungar@newcourtland.org

Tameata Jordan – tjordan@newcourtland.org



Thank you for attending this session! Please take a moment to fill out this survey
(Also available in your program book)



Accessible Housing:

A Human Right