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## **CASA SANT'ANGELO BREAKS GROUND AS THE FIRST HIGH-QUALITY DEVELOPMENT FOR SENIORS UNDER MIRAMAR'S NEW CITY CODE**

**MIRAMAR, FL** (Wednesday, September 22, 2021) – **Catholic Health Services (CHS)**, an affiliate of the Archdiocese of Miami, and **Atlantic Pacific Communities (A|P Communities)**, in conjunction with funding partners **Broward County**, **First Housing Development Corporation**, **Florida Housing Finance Corporation**, and **Wells Fargo**, celebrate the groundbreaking of **Casa Sant'Angelo**, a high-quality affordable senior living community located in Miramar, FL for seniors who are 62 years and older. It is the first development to use the new city code in Miramar that provides Impact Fee Waivers to affordable housing. **The shovel ceremony will happen on Thursday, September 23<sup>rd</sup> at 10 a.m. EST located at 16700 Miramar Parkway.**

"We are very excited about the addition of Casa Sant'Angelo to our portfolio of communities for low-income independent seniors. The demographics of this location are a perfect fit for the services CHM provides and gives us an excellent opportunity to extend the Catholic Health Services' Mission into this pocket of our community. We thank all our hard-working partners for making this development possible and look forward to opening the doors to our new senior neighbors very soon," shares **Ardy Pallin, incoming President and CEO of Catholic Health Services.**

**Miramar City Manager, Vernon E. Hargray** stated, "Seniors are one of our main priorities here in the City of Miramar. The affordable housing units at Casa Sant'Angelo, along with the great amenities, will ensure that our seniors get access to the

accommodations that they need to improve their well-being and to thrive within the comfort of our community. This effort was the result of an incredible team effort amongst all the partners involved."

The mid-rise building offers 113 one- and two-bedroom units. Showcasing a scenic courtyard with a fountain view, the property includes a community room, library, computer room, and dedicated spaces for gathering. Additionally, the location is close to restaurants and shops. The property will offer residences for seniors who earn between 30% and 80% of Area Median Income (AMI). Rental rates are anticipated to range from \$442 to \$1,278. Construction is expected to be completed in October 2022.

"It's an honor to be working alongside our partners to make the dream of Casa Sant'Angelo a reality," said **Scott Kriebel, Vice President of AJP Communities**. "We look forward to developing a community that serves its senior residents well, making them feel right at home."

Casa Sant'Angelo will provide high-quality housing to seniors earning 80% or less of the area median income (AMI) thanks to Housing Tax Credits (HTC) provided by the **Florida Housing Finance Corporation**, with **Wells Fargo** as the equity investor and construction lender, as well as **First Housing Development Corporation** as the construction and permanent lender, in addition to \$125,000 in SHIP funding from **Broward County**. The equity and debt financing totals over \$28 million in tax credit equity, \$21.6 million in construction debt, and \$3.635 million in permanent debt.

"First Housing is very appreciative of the opportunity to work with great partners to make a development like Casa Sant'Angelo happen that will provide much needed access to affordable housing for seniors in a beautiful setting," said **Lanie Wasserman, Vice President of Originations at First Housing Development Corporation**.

"Florida Housing is pleased to be a partner with Atlantic Pacific Communities and Catholic Health Services on this new, affordable property for seniors," said **Trey Price, Executive Director of Florida Housing Finance Corporation**. "Casa Sant'Angelo continues Florida Housing's mission of providing safe, decent, affordable housing for all and we look forward to seeing additional communities such as this development in the area."

"Wells Fargo is pleased to provide a \$17.6 million dollar construction loan and \$28.2 million dollar equity investment to build 113 affordable units for the senior residents of the City of Miramar and Broward County," said **Michael Marra, Director of Wells Fargo**. "We are thrilled to work alongside Atlantic Pacific Communities and Catholic Health Services, as well as other financing partners, including First Housing Development

Corporation, Florida Housing Finance Corporation and Broward County, to make this much-needed development a reality.”

**WHO:** Expected notable attendees include:

- Joseph M. Catania – CEO, CHS
- Aristides Pallin – Incoming CEO, CHS
- City of Miramar Mayor Wayne M. Messam
- City of Miramar Commissioner Alexandra P. Davis
- Juana D. Mejia – VP, CHM (Catholic Health Management)
- Kenneth Naylor – COO, A|P Communities
- Fr. Luis Pavon, STL – Pastor, Saint John XXIII (Adjoining Church)

\*Masks and social distancing are encouraged.

**WHEN:** Thursday, September 23, 2021  
10 a.m. – 12 p.m. EST

**WHERE:** Casa Sant’Angelo  
16700 Miramar Parkway, Miramar, Florida 33027  
\*free parking available at the adjoining church, Saint John XXIII.

**HOW:** Press attendance, please RSVP to [jessica@jwipr.com](mailto:jessica@jwipr.com).

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### **About Catholic Health Services**

CHS/CHM develops, owns, and manages a housing portfolio of 17 housing developments with over 2,300 elderly affordable units in Miami-Dade and Broward counties. With a history of managing elderly housing for over 45 years, CHM operates under the umbrella of CHS, a ministry of the Archdiocese of Miami and the largest post-acute provider in the southeast United States. CHS provides a full continuum of healthcare and social services to the southeast Florida community, serving more than 6,500 people daily with over 7,500 new patients per year and operating 30+ facilities in Broward and Miami-Dade counties.

### **About Atlantic Pacific Communities (A|P Communities)**

Atlantic Pacific Communities is a national housing development company with a staff of professionals dedicated to excellence in multifamily housing. A|P Communities is an

affiliate of Atlantic Pacific Companies (A|P), a fourth-generation family-owned and operated real estate company that builds and operates high-quality housing to serve every income level. For additional information, please visit [www.apcompanies.com](http://www.apcompanies.com).

### **About First Housing Development Corporation**

First Housing Development Corporation's mission is to mobilize capital to finance multifamily housing for individuals and families of all income levels and has been a leader in affordable housing finance since it was started over 40 years ago. The organization finances multifamily transactions nationally. First Housing Development Corporation also serves as a subject matter expert and consultant to housing financing agencies and other governmental lenders assisting them in the underwriting of affordable housing transactions to help them ensure that they are making sound financial decisions. The organization services a portfolio of over \$1 billion in loans. For more information, please visit [www.firsthousingfl.com](http://www.firsthousingfl.com).

### **About Florida Housing Finance Corporation**

Florida Housing was created by the Legislature more than 40 years ago. We are the state's housing finance agency (HFA) that administers state and federal resources to help provide affordable homeownership and rental housing options for the citizens of Florida. For more information, please visit [www.floridahousing.org](http://www.floridahousing.org). Be sure to "Like" us on Facebook, and "Follow" us on Twitter @Florida\_Housing.

### **About Wells Fargo**

Wells Fargo & Company (NYSE: WFC) is a leading financial services company that has approximately \$1.9 trillion in assets, proudly serves one in three U.S. households and more than 10% of small businesses in the U.S., and is the leading middle market banking provider in the U.S. We provide a diversified set of banking, investment, and mortgage products and services, as well as consumer and commercial finance, through our four reportable operating segments: Consumer Banking and Lending, Commercial Banking, Corporate and Investment Banking, and Wealth & Investment Management. Wells Fargo ranked No. 37 on Fortune's 2021 rankings of America's largest corporations. In the communities we serve, the company focuses its social impact on building a sustainable, inclusive future for all by supporting housing affordability, small business growth, financial health, and a low-carbon economy. News, insights, and perspectives from Wells Fargo are also available at [Wells Fargo Stories](#).

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