

# Centre Avenue RFQ Community Briefing



**August 7, 2019**



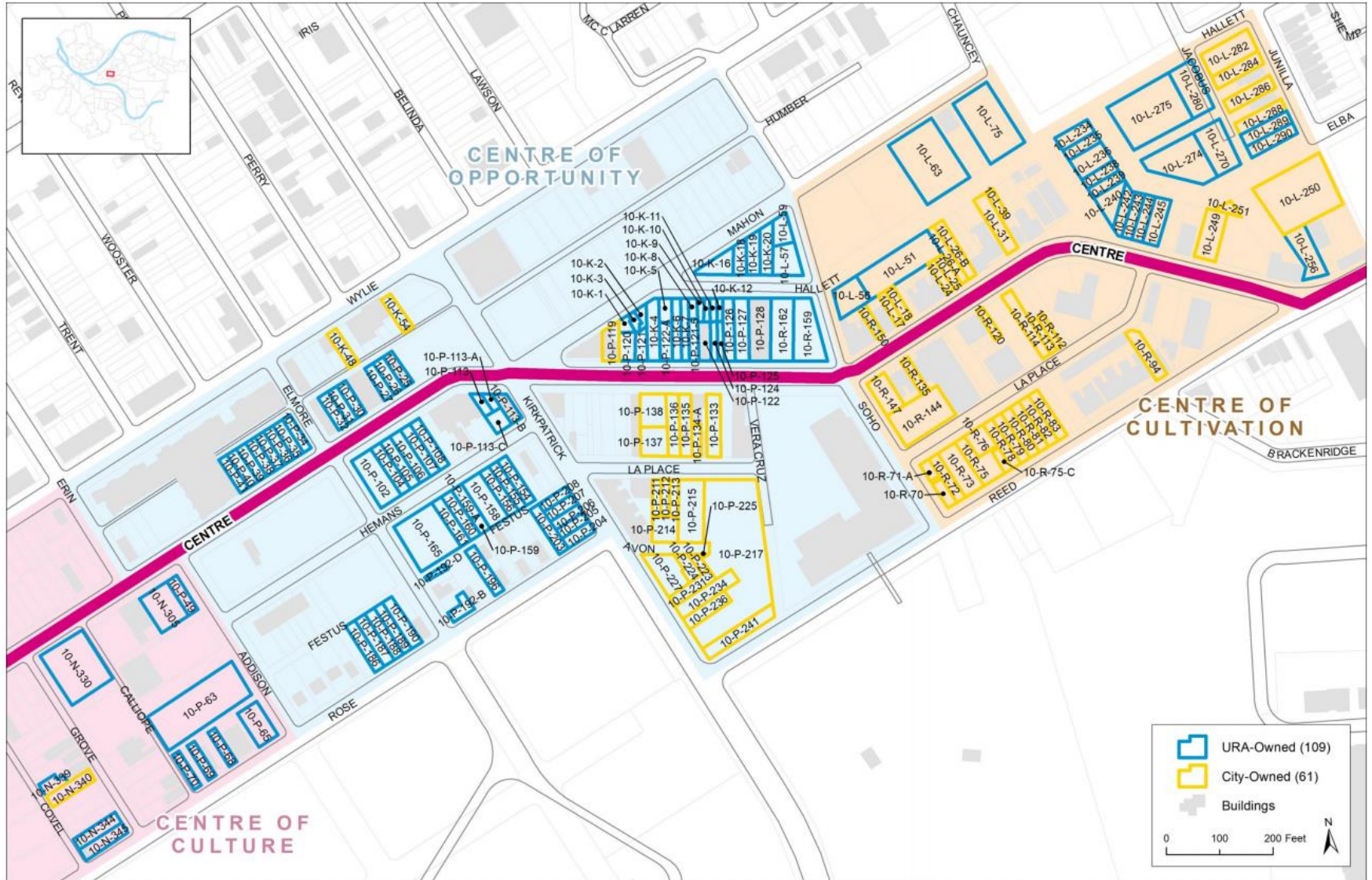
# Agenda

- 1. Welcome/Introductions**
- 2. Purpose**
- 3. Planning & Engagement to Date**
- 4. Overview of RFQ Process**
- 5. Resources**
- 6. Overview of URA Property Sales Process**
- 7. Next Steps**
- 8. Community Comment**



# Why we are here

To implement uses and concepts that have been described in the Centre Avenue Corridor Redevelopment & Design Plan, and the Greater Hill District Master Plan.



# Centre Avenue Corridor Redevelopment and Design Plan



## CENTRE AVENUE CORRIDOR REDEVELOPMENT AND DESIGN PLAN JUNE 2015

prepared for  
**The Hill Community Development Corporation**  
powered by  
**evolveEA** and **4ward Planning**

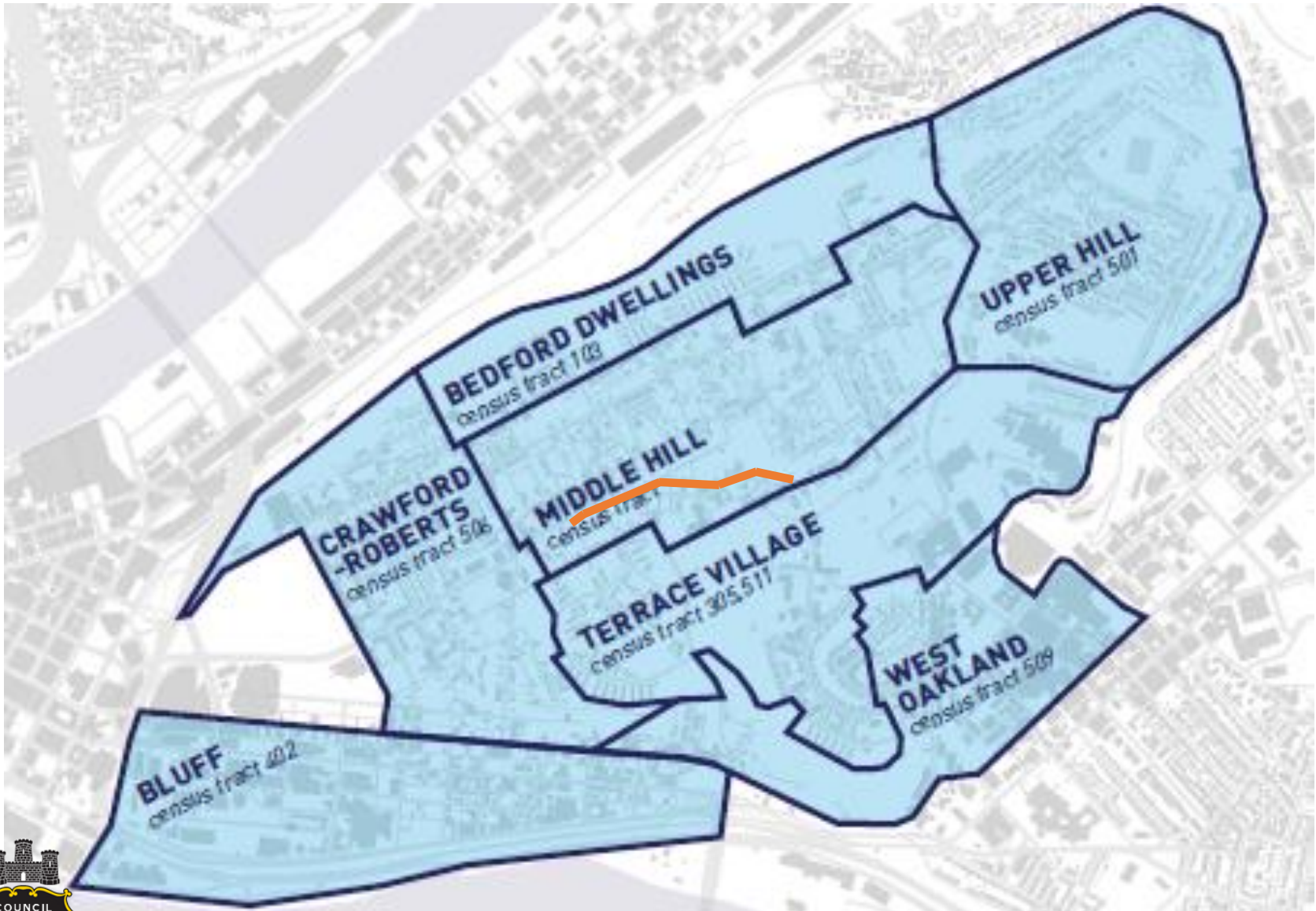


# Greater Hill District Master Plan Goals

- **Revitalize Centre Avenue as the neighborhood's primary retail, institutional, and cultural node;**
- **Build upon the African American cultural legacy;**
- **Create opportunities for minority and local Developers;**
- **Create family-friendly housing without displacement;**
- **Foster economic empowerment; and**
- **Produce comprehensive sustainability and quality design**

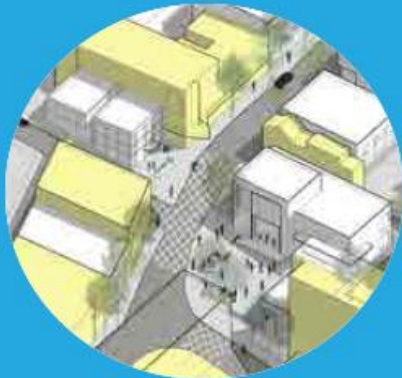


# Centre Avenue Corridor Redevelopment and Design Plan



# Centre Avenue Corridor Redevelopment and Design Plan

The Centre Avenue Redevelopment and Design Plan will showcase the reborn spirit of Centre Avenue as a place of exchange—where residents come to meet, visitors are welcomed, institutions share their resources, and businesses showcase their offerings. It will be reborn as a place for the exchange with Centres of Culture, Opportunity, and Cultivation.



## Centre of CULTURE

The Centre of Culture is the front door to the Hill, highly visible and with unique attractions and amenities that bring visitors from the two rapidly growing neighborhoods next door and from the region.



## Centre of OPPORTUNITY

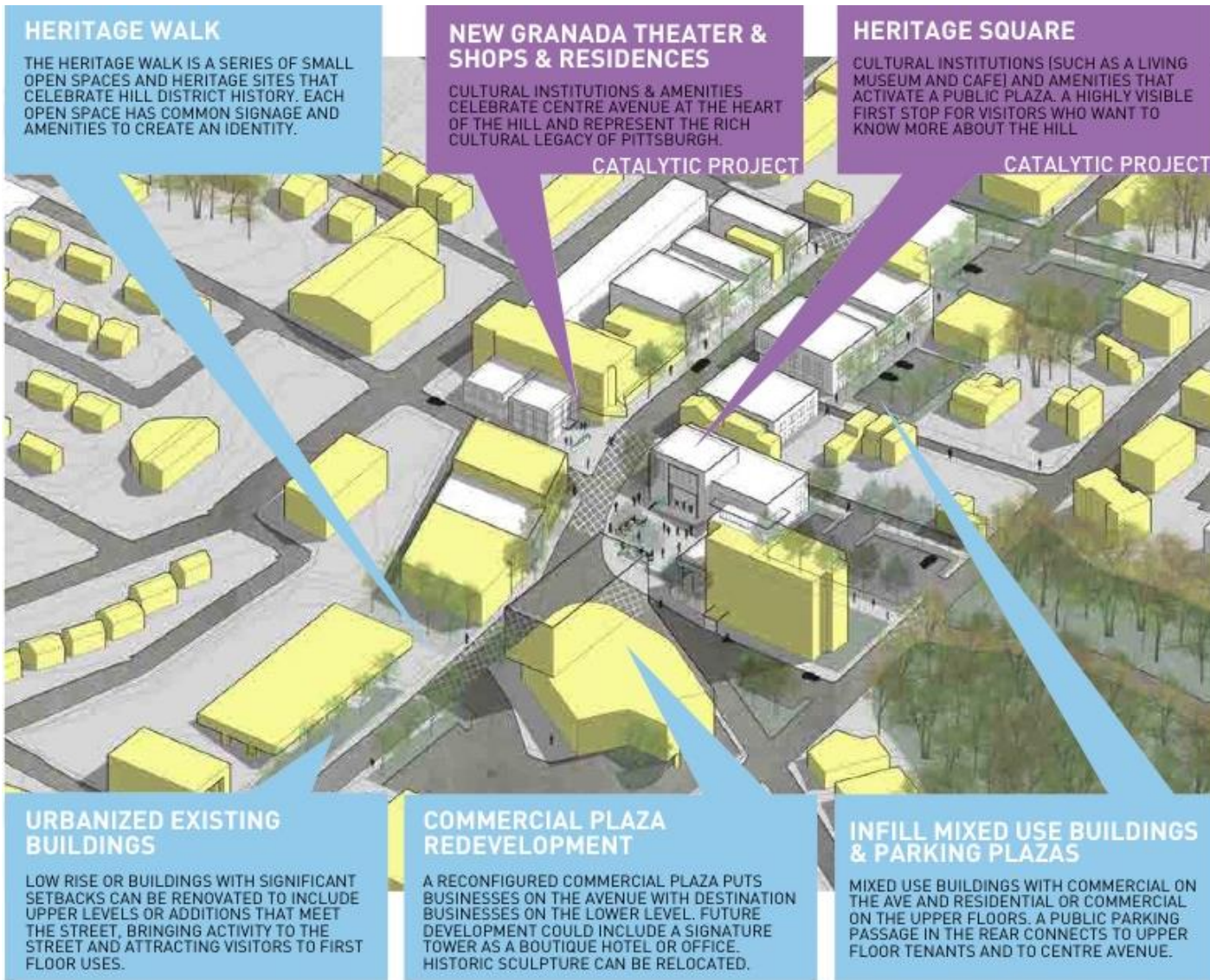
The Centre of Opportunity is the heart of the entrepreneurial community in the Hill. Its strong character is built on the historic buildings that invite small businesses, shops, cafes, galleries, and others to own or rent space.



## Centre of CULTIVATION

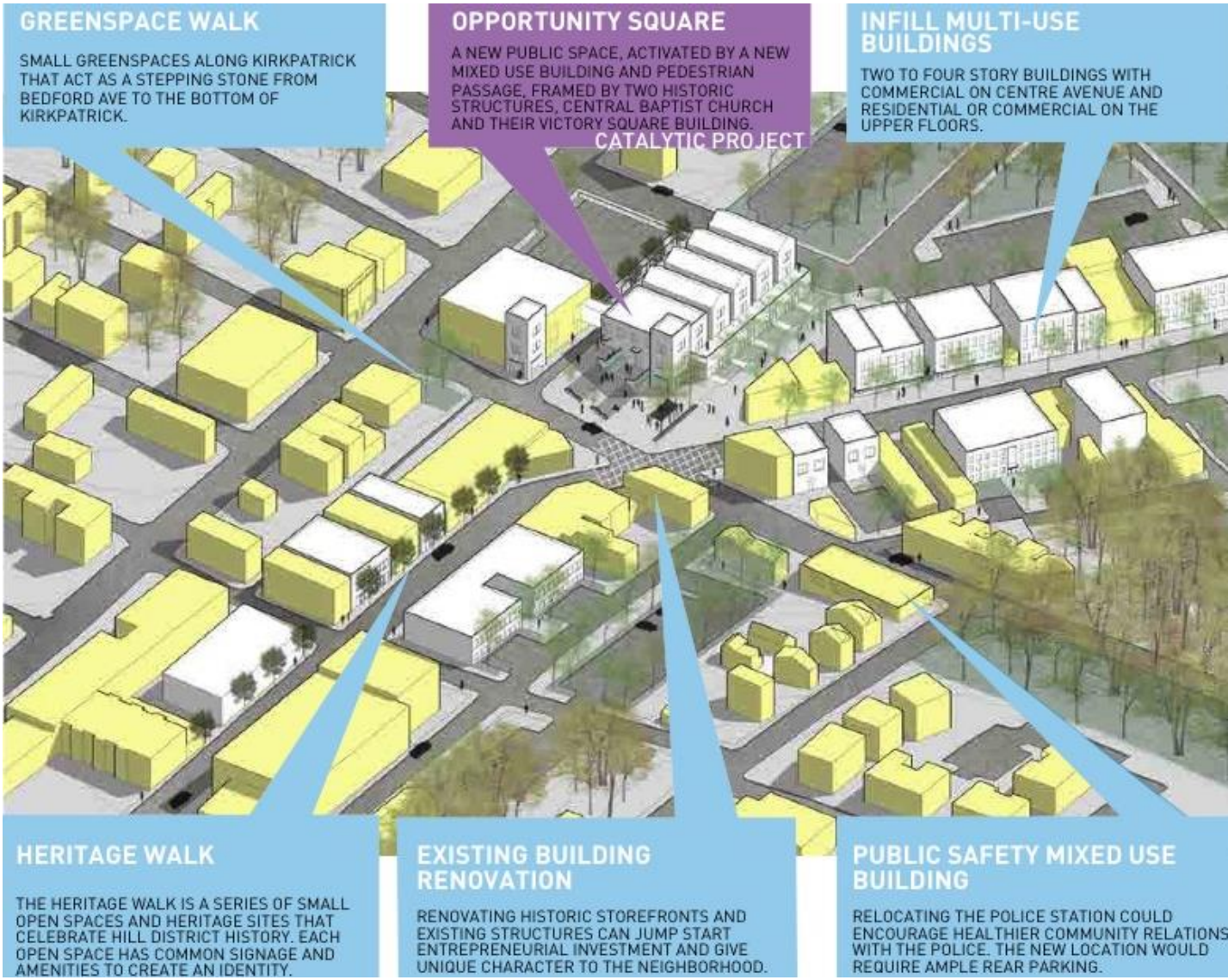
The Centre of Cultivation is a place to learn and to do, where things are grown, restored, and made. It is a place of production, where the do-it-yourself spirit reigns, and all share in teaching and learning.

# Centre of Culture

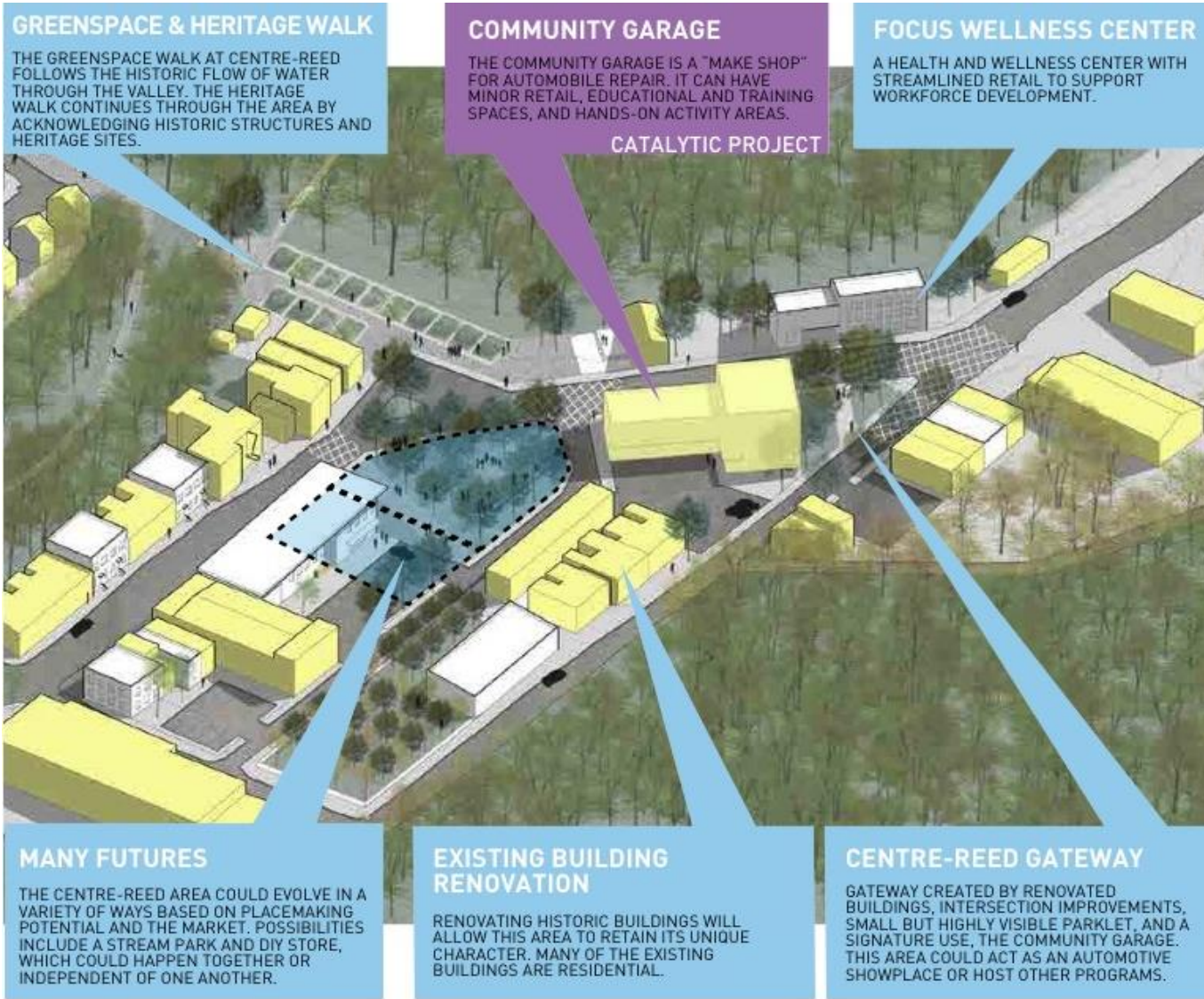




# Centre of Opportunity



# Centre of Cultivation



**GREENSPACE & HERITAGE WALK**  
THE GREENSPACE WALK AT CENTRE-REED FOLLOWS THE HISTORIC FLOW OF WATER THROUGH THE VALLEY. THE HERITAGE WALK CONTINUES THROUGH THE AREA BY ACKNOWLEDGING HISTORIC STRUCTURES AND HERITAGE SITES.

**COMMUNITY GARAGE**  
THE COMMUNITY GARAGE IS A "MAKE SHOP" FOR AUTOMOBILE REPAIR. IT CAN HAVE MINOR RETAIL, EDUCATIONAL AND TRAINING SPACES, AND HANDS-ON ACTIVITY AREAS.

**FOCUS WELLNESS CENTER**  
A HEALTH AND WELLNESS CENTER WITH STREAMLINED RETAIL TO SUPPORT WORKFORCE DEVELOPMENT.

CATALYTIC PROJECT

**MANY FUTURES**  
THE CENTRE-REED AREA COULD EVOLVE IN A VARIETY OF WAYS BASED ON PLACEMAKING POTENTIAL AND THE MARKET. POSSIBILITIES INCLUDE A STREAM PARK AND DIY STORE, WHICH COULD HAPPEN TOGETHER OR INDEPENDENT OF ONE ANOTHER.

**EXISTING BUILDING RENOVATION**  
RENOVATING HISTORIC BUILDINGS WILL ALLOW THIS AREA TO RETAIN ITS UNIQUE CHARACTER. MANY OF THE EXISTING BUILDINGS ARE RESIDENTIAL.

**CENTRE-REED GATEWAY**  
GATEWAY CREATED BY RENOVATED BUILDINGS, INTERSECTION IMPROVEMENTS, SMALL BUT HIGHLY VISIBLE PARKLET, AND A SIGNATURE USE, THE COMMUNITY GARAGE. THIS AREA COULD ACT AS AN AUTOMOTIVE SHOWPLACE OR HOST OTHER PROGRAMS.



# New Granada Square



- Released for RFP in 2017
- Catalytic Project located in the Centre of Culture
- Will provide affordable housing and retail on the Centre Ave corridor
- Awarded \$1M in latest RACP round
- Awarded 9% Low Income Tax Credits in the 2019 Funding Round



- **March 1, 2018:** URA hosted Hill District Kickoff Meeting – let community know about RFP
- **March 8, 2018:** URA Board announced RFPs in the Hill District (Centre Avenue, Herron Avenue, scattered sites in Upper Hill)
- **October 25, 2018:** Update on RFP at Hill Quarterly Meeting
- **November 29, 2018:** URA hosted community meeting to discuss RFP Process
- **April 11, 2019:** URA Board announces switch from RFP to RFQ
- **May - June 2019:** Building CapaCITY workshops
- **May 23, 2019:** Update on RFQ at Hill Quarterly Meeting
- **July 12, 2019:** URA Board announced release date of 7/22/19
- **July 22, 2019:** RFQ Released

- **Created a more approachable process for buying URA-owned parcels**
- **Released an RFQ instead of RFP to help lower barriers for respondents to express interest in a parcel**
- **Included parcels in Centre of Opportunity to complete the Corridor**
- **Ensured a transparent Community Feedback Process**
  - **Community briefings will be held each round of the RFQ to ensure that the community sees all proposals and can provide feedback on proposals in advance of submitting to Board**
- **Developed the Building CapaCITY education series to increase knowledge base of potential respondents**
- **Partnered with Neighborhood Allies to provide resources for technical assistance**
- **New URA Neighborhood Initiatives Fund to provide additional competitive financial resources**

## Building CapaCITY

A series of workshops for small businesses and small developers who are interested in buying and redeveloping real estate



### SESSION 1 • May 20

#### Are You a Small Business that Wants to Buy Real Estate?

This session will cover the risks, rewards, considerations, and resources for small businesses who are interested in purchasing real estate. Hear from finance and development experts, as well as a panel of other small businesses who have purchased real estate or utilized URA financing.

### SESSION 2 • May 22

#### URA Development RFP 101

This session will give an in-depth overview of the URA's process for issuing a Request for Proposals (RFP) seeking developers to purchase and redevelop publicly-owned property. Topics covered will include the standard components of a URA-issued development RFP, what is needed to respond, how proposals are evaluated and selected, best practices, and how to be notified of URA development opportunities.

### SESSION 3 • June 10

#### Putting it All Together

This session will focus on the URA's standard Disposition Process – how to get from Exclusive Negotiations to closing, and will also focus on the major steps to close on a private transaction. Hear from a panel of peers who have purchased and redeveloped property from the URA.

### SESSION 4 • June 12

#### City Approvals and Contacts

This session will include guest speakers from departments and agencies involved in the review and approval of development projects in the City of Pittsburgh.

#### TIME:

Sessions are 5:30 - 8:00 p.m.  
Doors open at 5 p.m.

#### LOCATION:

412 Boulevard of the Allies  
Pittsburgh, PA 15219

#### COST:

\$10 per session (per person)

- Dinner will be provided
- Accessible through public transit
- Parking garage across street
- Family-friendly event

#### REGISTER:

You can register for one or all sessions via Eventbrite: [urapgh.eventbrite.com](http://urapgh.eventbrite.com)  
*\*Space is limited*

Contact [engage@ura.org](mailto:engage@ura.org) with questions.



**Development Request for Proposals (RFP)** – a request for developers or development teams to submit a proposal to purchase and redevelop publicly-owned property

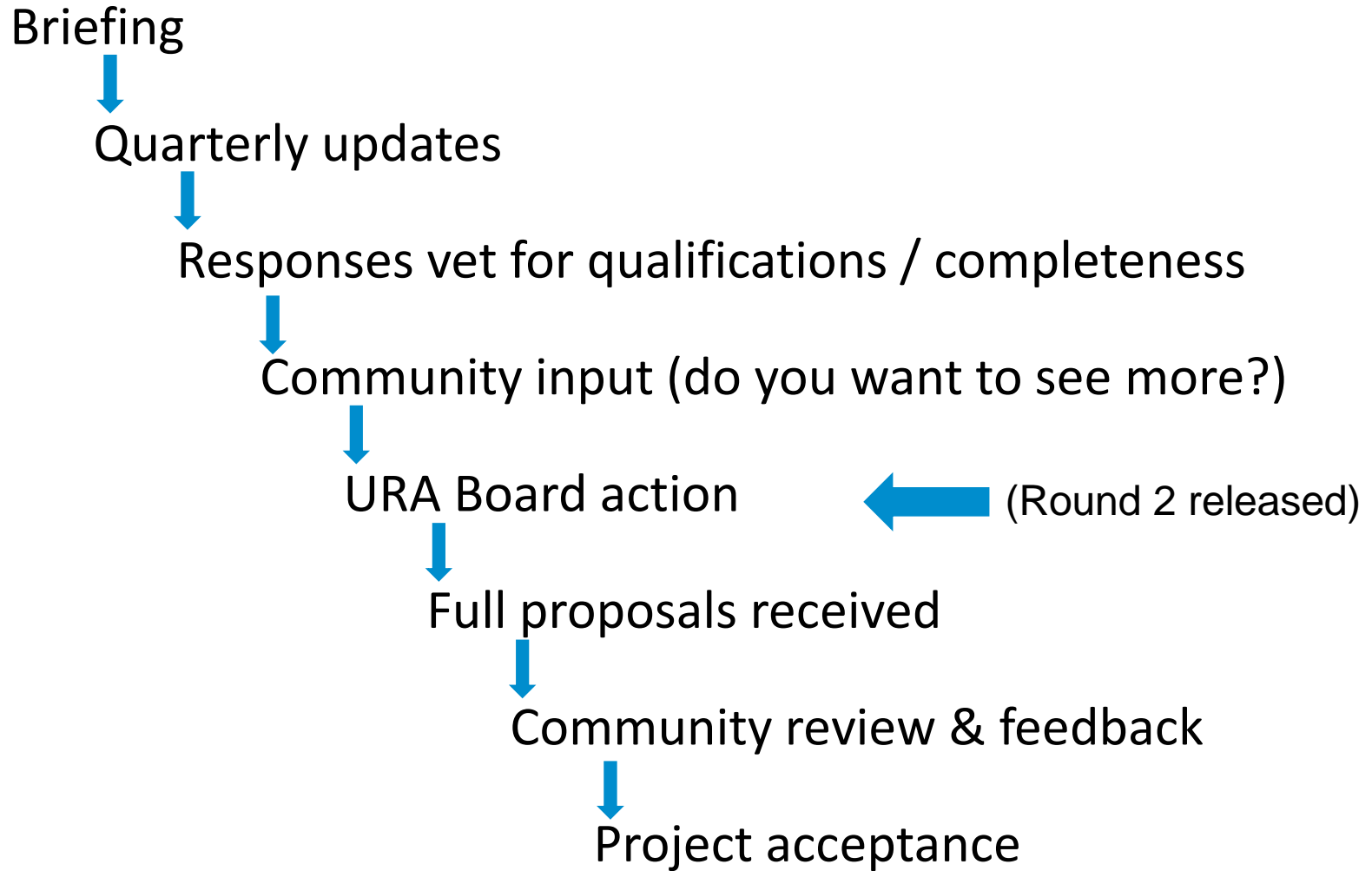
- Looking to compare projects, budgets, and timelines
- More information is needed to respond to an RFP
- Select the most qualified developer and the best project
- Selected developer is awarded Exclusive Negotiations

**Development Request for Qualifications (RFQ)** – a request for developers or development teams to submit their qualifications to be considered for a project

- Development RFQs are new for the URA
- Lowers barriers for respondents by looking for matching vision, and ability to deliver
- More room for the project to vary
- Qualified developers may be asked to respond to a closed RFP

**Development RFPs and RFQs are not bids.**

# ura | What is next?

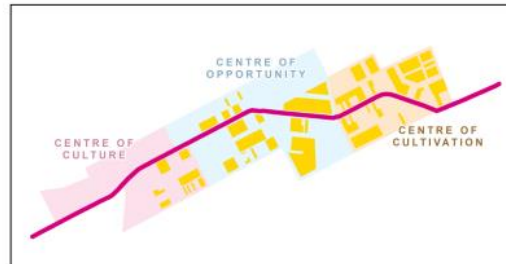




# Request for Qualifications (RFQ): Scattered Sites along Centre Avenue

**reimagine  
redevelopment**  
Urban Redevelopment Authority  
of Pittsburgh

URA.org



**REQUEST FOR QUALIFICATIONS (RFQ)  
Scattered Sites along Centre Avenue**

**Middle Hill Neighborhood in the City of Pittsburgh**

**Issue Date: Monday, July 22, 2019**

**Qualifications Due Date: Tuesday, October 22, 2019 at Noon ET**



**RFQ**

# Scattered Sites along Centre Avenue RFQ

**Issue Date**

**Monday, July 22, 2019**

**Qualifications Due Date**

**Tuesday, October 22,  
2019 at Noon ET**

The Urban Redevelopment Authority of Pittsburgh (URA) is requesting qualifications from one or more developers or development teams (Developer(s)) to participate in the revitalization of the Centre Avenue Corridor in the Middle Hill neighborhood of the City of Pittsburgh (City). Interested Developers are invited to submit qualifications and project concepts to purchase and redevelop any of the scattered, publicly-owned sites listed in this Request for Qualifications (RFQ).

## CONTACT INFORMATION

**Claren Healey**  
Development Officer  
[chealey@ura.org](mailto:chealey@ura.org)

## RESOURCES & ADDENDUMS

**Resources**

[Downloadable PDF of RFP \(with All Exhibits\)](#)

[Exhibit "A" - 2015 Centre Avenue Corridor Redevelopment and Design Plan](#)

[Exhibit "B" - Centre Hill District](#)



# CENTRE AVENUE

Stay updated on the progress of the Centre Avenue RFQ in the Hill District.



Through an inclusive, community-informed process and innovative partnerships, the Centre Avenue Corridor project will transform 170 vacant or idle properties into

**Bid RFQ #RE - SSCA #002 - SCATTERED SITES ALONG CENTRE AVENUE**Bid Type **RFQ**Bid Number **RE - SSCA #002**Title **SCATTERED SITES ALONG CENTRE AVENUE**Start Date **Jul 22, 2019 2:44:04 PM EDT**End Date **Oct 22, 2019 12:00:00 PM EDT**Agency **Urban Redevelopment Authority**

Bid Contact **Claren Healey**  
(412) 255-6568  
chealey@ura.org  
200 Ross Street, 10th Floor  
Real Estate Department  
Pittsburgh, PA 15219

**Questions**

0 Questions  
[View/Ask Questions]

**Respond** 

[Respond to bid]  
[Indicate NO Response to bid]

**Description**

**REQUEST FOR QUALIFICATIONS (RFQ)**  
**Scattered Sites along Centre Avenue**  
**Middle Hill Neighborhood in the City of Pittsburgh**  
**Issue Date: Monday, July 22, 2019**  
**Qualifications Due Date: Tuesday, October 22, 2019 at Noon ET**

The Urban Redevelopment Authority of Pittsburgh (URA) is requesting qualifications from one or more developers or development teams (Developer(s)) to participate in the revitalization of the Centre Avenue Corridor in the Middle Hill neighborhood of the City of Pittsburgh (City). Interested Developers are invited to submit qualifications and project concepts to purchase and redevelop any of the scattered, publicly-owned sites listed in this Request for Qualifications (RFQ).

The goal of this RFQ is to select Developers to work to implement uses and further the concepts that have been articulated by the community as described in the 2015 Centre Avenue Corridor Redevelopment and Design Plan (Corridor Plan) included as Exhibit "A", and Greater Hill District Master Plan (GHDMP) included as Exhibit "B". Central to these plans are the following priorities: creating opportunities for minority and local Developers; revitalizing Centre Avenue as the neighborhood's primary retail, institutional, and cultural node as well as a strong residential neighborhood; building upon the African American cultural legacy; creating family-friendly housing without displacement; fostering economic empowerment; and producing comprehensive sustainability and quality design. Interested Developers should familiarize themselves with the principles in these planning documents, and any future proposed development should reflect these concepts.

The URA anticipates issuing this RFQ in phases and selecting multiple Developers throughout the numerous phases. Following the initial due date listed below, the URA will:

- review and evaluate responses received,
- solicit community input, and if appropriate,
- make recommendations for consideration by the URA Board of Directors.

Following initial URA Board vote, the URA will then re-release this RFQ, amended to reflect a revised list of available sites accounting for projects and commitments made in prior phase(s).

Opportunities  
to learn more



# Request for Qualifications (RFQ)

Scattered Sites along Centre Avenue



The Urban Redevelopment Authority of Pittsburgh (URA) is requesting qualifications from multiple developers to participate in the revitalization of various scattered sites along Centre Avenue in the Middle Hill neighborhood of the City of Pittsburgh.

The goal of this RFQ is to implement the community's vision as identified in the 2015 Centre Avenue Corridor Redevelopment and Design Plan and the 2011 Greater Hill District Master Plan.

The RFQ seeks redevelopments that include ground floor commercial space with compatible multi-story residential, office, and/or flexible space.

To the right, is an overview of the opportunities to learn more about the RFQ.



## Community Briefing • August 7

6 - 8 p.m. | Family friendly

**Jerom X. Grayson Center (1852 Enoch Street)**

Community residents and stakeholders are invited to learn about the RFQ process and the future opportunities for public input throughout the process. Light snacks will be provided.

## Q&A Session & MWBE Teaming • August 14

1 - 4 p.m.

**Jerom X. Grayson Center (1852 Enoch Street)**

**Please RSVP attendance to Claren Healey at [chealey@ura.org](mailto:chealey@ura.org)**

This event will provide interested respondents with an opportunity to connect, and potentially team, with minority and women-owned business enterprise (MWBE) firms which provide professional services. Architectural, community engagement, and engineering firms will be among the MWBE firms present. Light snacks will be provided.

## Site Tours • August 19 & September 24

9 a.m. - Noon

**Meet at the corner of Centre Avenue & Elmore Street**

**Please RSVP attendance to Claren Healey at [chealey@ura.org](mailto:chealey@ura.org)**

Structures in the RFQ will be made available to tour. Representatives from the City and URA will be available.

### Updates:

[www.ura.org/pages/centre-avenue](http://www.ura.org/pages/centre-avenue)





## What are the main components of a Development RFP Response?

1. Summary Sheet
2. Table of Contents
3. Development Team Profile
4. Project Narrative
5. Budgets
6. Financial Capacity
7. Experience/Qualifications
8. Community Engagement Strategy
9. MWBE Narrative
10. MWI Narrative
11. p4 Narrative
12. Other Information



## What are the main components of a Development RFQ Response?

1. Summary Sheet
2. Table of Contents
3. Development Team Profile
4. Project Narrative (lite)
- ~~5. Budgets~~
6. Financial Capacity (focused on the respondent, not project)
7. Experience/Qualifications
8. Community Engagement Strategy
9. MWBE Narrative
- ~~10. MWI Narrative~~
- ~~11. p4 Narrative~~
12. Other Information

## What are the main components of a Development RFQ Response?

- 1. Summary Sheet**
- 2. Table of Contents**
- 3. Development Team Profile**
- 4. Project Concept**
- 5. Financial Capacity**  
**(focused on the respondent, not project)**
- 6. Experience**
- 7. Community Engagement Strategy**
- 8. MWBE Narrative**
- 9. Other Information**



**Applications are reviewed based on *at least* the following:**

1. Appropriateness of proposed plan as it relates to the Corridor Plan
2. Experience in completing similar projects
3. Ability to assemble a team with the appropriate specialties
4. Demonstration of financial capacity
5. Commitment to Minority and Women-Owned Business Enterprise (MWBE) participation
6. Willingness to engage the community and commitment to follow the URA's Expression of Community Input process, for community participation and interaction for the project
7. Commitment to giving community residents first consideration for employment opportunities and to market any available commercial space to current community business owners

# ura

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Redevelopment  
Authority  
of Pittsburgh



## Program Mission

The URA's Minority and Women-Owned Business Enterprise (MWBE) Program monitors minority and women inclusionary participation in URA affiliated projects. The MWBE Program Office serves as the URA's centralized liaison with businesses and the public at large concerning MWBE Program matters.

The MWBE program is committed to advancing equitable development by working with developers and other stakeholders to connect minority and women-owned firms to capacity building opportunities designed to increase the sustainability and success of MWBEs in our region.

## Contact Information:

412.255.6600 | Phone  
412.255.6617 | Fax  
mwbe@ura.org | Email

## Minority and Women-Owned Business Enterprise Program Outlook

COMMITMENT TO EQUITABLE DEVELOPMENT	INCREASING OPPORTUNITY AWARENESS
INCLUSIONARY MWBE PARTICIPATION	BUSINESS DEVELOPMENT PROGRAMMING
MWBE CERTIFICATION ASSISTANCE	NETWORKING & RESOURCE CONNECTION

Need to meet with the MWBE Program Office?

We host office hours!

Urban Redevelopment Authority of Pittsburgh  
200 Ross Street  
Pittsburgh, PA 15219

Available by appointment only  
Email [mwbe@ura.org](mailto:mwbe@ura.org) to schedule an appointment.

For more information, visit: [ura.org](http://ura.org)

**The URA's Minority & Women-Owned Business Enterprise (MWBE) Program is committed to the growth and development of minority-owned and women-owned firms.**

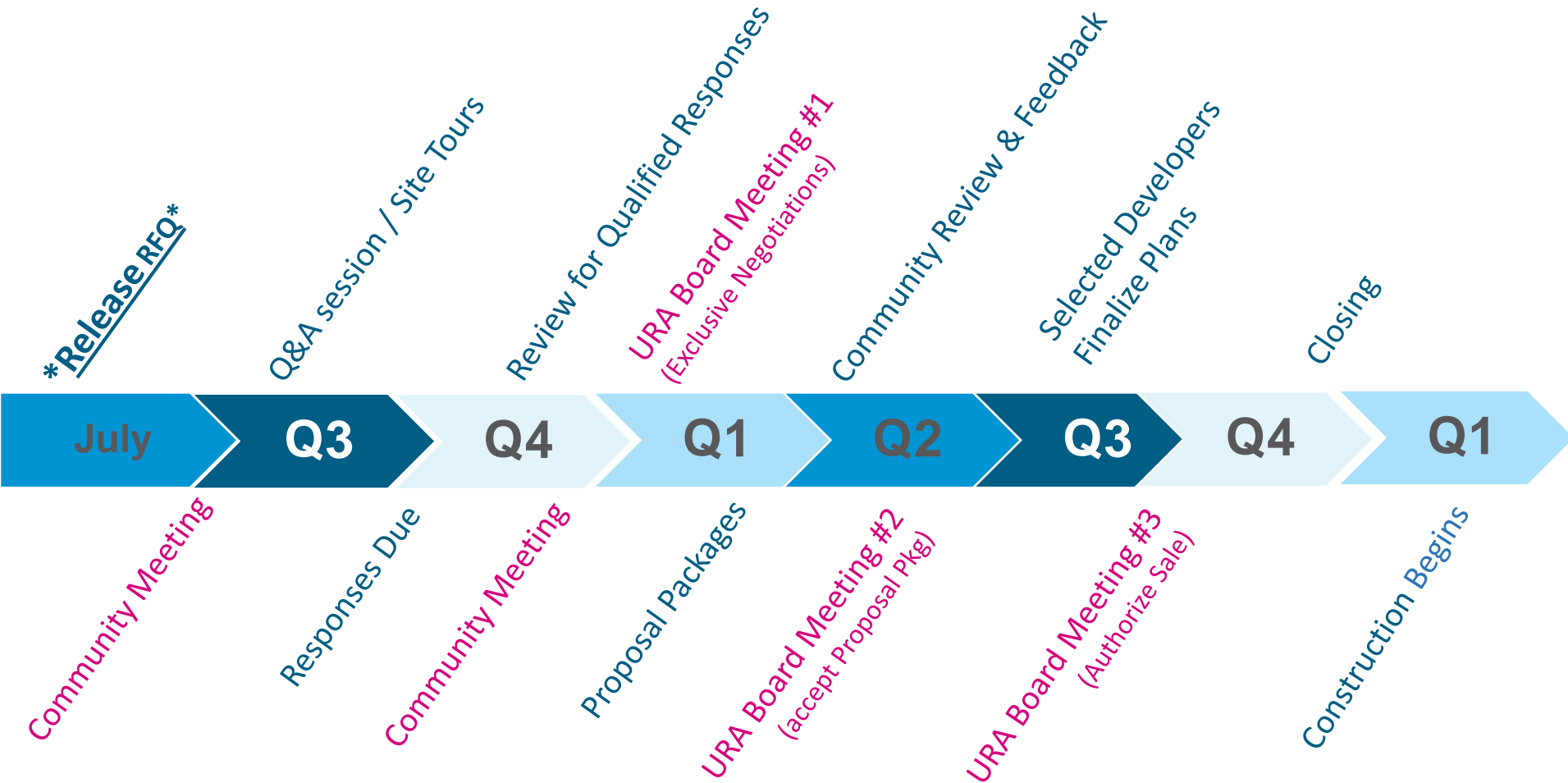
**The URA closely monitors and helps facilitate the inclusion of minorities and women on URA-affiliated projects that exceed \$250,000 or more in total project costs.**

# Centre Ave RFQ Timeline (Anticipated)

2019

2020

2021



\*Development process includes various other potential opportunities for public input / comment: Planning Commission, Zoning Board of Adjustment, Pittsburgh City Council, etc.

- **Neighborhood Initiatives Fund (NIF)**
- **Equitable Empowerment Fund (EEF)**
- **Housing Authority of the City of Pittsburgh's Project Based Voucher and Gap Financing (PBV/Gap Financing)**
- **Low-Income Housing Tax Credits**

The **Neighborhood Initiatives Fund** (the “NIF”) Pilot Program, administered by the URA’s Economic Development department, will provide grants in order to:

- Help unlock the economic and placemaking potential within neighborhoods;
- Support vision-to-action community investment strategies that build an equitable Pittsburgh; and
- Formalize collaborative partnerships across the City.

### Who can apply?

- Non-profit entities
- Non-profit entities with for-profit development partners are also eligible to apply

### Funding Tiers:

**Tier 1** under \$20K: no required funding match

**Tier 2** \$20K - \$100K: 2:1 funding match

### Grant Application:

<https://www.ura.org/pages/neighborhood-initiatives-fund>

### Grant Applications Due:

**October 1, 2019**

### Information Sessions:

- August 5, 2019 | 6:00 - 7:00 p.m.  
Beechview Active Healthy Living Center  
1555 Broadway Ave.
- August 6, 2019 | 6:00 - 7:00 p.m.  
West End Active Healthy Living Center  
80 Wabash St.
- August 8, 2019 | 6:00 - 7:00 p.m.  
Kingsley Association  
6435 Frankstown Ave
- August 15, 2019 | 12:00 - 12:40 p.m.  
Webinar  
<https://us04web.zoom.us/j/907013626>
- Central and North Locations  
To Be Scheduled

## What Activities Are Supported?

Priority will be given to projects that identify the tactics associated with the proposed neighborhood initiative or project and how the community will benefit from those strategic non-housing efforts:

- Conceptual design and engineering;
- Land remediation;
- Vacant property activation;
- Historic preservation;
- Commercial district revitalization; and/or
- Public realm improvements.

## What Activities Are Not Supported?

- Projects outside of the City of Pittsburgh.
- Residential dwellings or the residential portions of mixed-use buildings.
- Improvements proposed in the City right-of-way that have not been approved and/or coordinated with the City.
- Improvements proposed on properties without site control.
- Operating, marketing and promotional expenses.
- Travel expenses or any lodging/hotel expenses.
- Operating and overhead or ongoing programming and maintenance.

The URA's Economic Development department develops public-private partnerships to advance place-based strategies to build an equitable Pittsburgh. We do this by collaborating with community groups, developers, and city agencies on neighborhood initiatives and projects. From vision-to-action we assist with community planning, project financing, and bringing resources to communities.

The NIF program investment in a project will not exceed \$100,000, grants need to be expended within 12 months of grant agreement, and allocations are subject to availability of funding.

**For more information,  
please contact:**

Matt Reitzell  
Program Assistant  
Phone: 412-255-6560  
Email: [mreitzell@ura.org](mailto:mreitzell@ura.org)

# Equitable Empowerment Fund

The URA has partnered with Neighborhood Allies to provide technical resources to improve access to small-scale, community-based neighborhood development opportunity.

Neighborhood Allies will assist with:

- RFQ language/packet development
- Budget and proforma development
- Site and feasibility analysis
- General project support to ensure that the vision for the parcel is feasible and fits within the community plan.

Small grants of up to \$5,000 may be available to those who meet the minimum requirements.

Please email [sharedrealestate@neighborhoodallies.org](mailto:sharedrealestate@neighborhoodallies.org) or call 412-471-3727 ext. 211 to find out how to seek assistance.

NEIGHBORHOOD **ALLIES**

# Housing Authority Project Based Voucher and Gap Financing

HACP may be able to provide financial assistance through their Project Based Voucher & Gap Financing program (PBV/Gap Financing).

The PBV/Gap Financing is intended to provide affordable housing assistance within a desired mixed-income development.



## Project Based Voucher and Gap Financing Local Non-Traditional Program

*The Housing Authority of the City of Pittsburgh (HACP) desires to work with Owners and Developers in developing, rehabilitating, or preserving affordable units under its Project Based Voucher (PBV) and Gap Financing Program. HACP is undertaking this initiative to expand available housing choices for low income families in Pittsburgh, to spur development of quality housing and expand the availability of affordable, quality rental housing in areas where HACP is planning or undertaking redevelopment and across the city. To achieve this and contingent upon budget, HACP utilizes request for proposal method for soliciting competitive proposals for housing projects.*



### Key Program Requirements

- Eligible applicants include private, for-profit developers and non-profit organizations.
- Compliance with Federal regulations such as, but not limited to: Part 58 Environmental Review, UFAS, Davis Bacon Wages, MBE/WBE, and Section 3
- PBV assisted units cannot exceed the greater of 25 units or 25% with some certain exceptions (units designated for supportive services, senior, disability)
- PBV/Gap Financing subsidized properties are restricted by HUD User Agreement for certain affordability restrictions.
- Meet Housing Quality Standards upon completion of construction
- Meet Site Selection Standards per 24 CFR 983.57
- Evidence of Site Control

### Gap Loan Amounts

	Maximum Gap Financing Amount per PBV Unit	Maximum Gap Financing Amount per other affordable Unit (80% AMI or lower)	Maximum Gap Financing Amount Per Project
<b>9% LIHTC</b>	\$25,000	\$25,000	\$1,000,000
<b>4% LIHTC</b>	\$85,000	\$25,000	\$5,000,000
<b>Non-LIHTC</b>	\$85,000	\$25,000	\$2,000,000

*\*Please note that these amounts are subject to change*

### PBV-Ineligible Housing Types

- No Shared Housing
- Units aligned with penal, reformatory, medical, mental or similar public/private institutions
- Nursing homes or facilities providing psychiatric, medical, nursing, service, board and care, or intermediate care
- HACP may allow assistance for a dwelling unit in an assisted living facility that provides home health care service such as nursing and therapy for residents of housing
- Manufactured homes



# ura | How to buy property from the URA

Applicant submits initial concept

↳ Staff review of concept / qualifications

↳ Authorization for exclusive negotiations

↳ URA provides pricing & sends full Proposal Package [PP]

↳ Redeveloper completes PP

↳ Staff review for completeness & feasibility

↳ Accept PP and sign Disposition (property sales) Contract

↳ Redeveloper submits final documents (financing, drawings, MWBE)

↳ Staff reviews finalized documents

↳ Authorization to execute Deed (accept all final documents)

↳ Closing

Construction Period (Quarterly report updates)

↳ Post Construction URA staff inspection

↳ Authorization to issue Certificate of Completion (return Deposit)

**\*The URA provides no oversight in City Planning, Zoning, or Permitting approvals**

URA Board Action

- Completed PP application
- Good faith deposit
- Carrying cost payment
- Expression of community input
- Preliminary evidence of financing
- Proposal drawings
- Qualified buyer form
- MWBE & MWI narratives
- p4 narrative

## **ura** | **Next steps**

- **Interested respondents are encouraged to attend the Information Sessions/Teaming Event and the Site Tours**
- **Responses are due October 22, 2019**
- **Late November Community Meeting to present qualified projects**

# Ways to provide feedback

## **Tonight:**

- **In-person**

## **Before Nov. 2019 Qualified Projects Community Meeting:**

- **Hill Quarterly Meeting: August 22**
- **Via e-mail: [engage@ura.org](mailto:engage@ura.org)**

**ura**

**Urban  
Redevelopment  
Authority  
of Pittsburgh**

# Questions and Discussion



**General questions, please visit:**  
<http://www.ura.org/pages/centre-avenue>  
412.255.6600

## **Contacts:**

**Laya Mathews\***  
Project Development Specialist  
[smathews@ura.org](mailto:smathews@ura.org)  
412.255.6576

**Bethany Davidson\***  
Director, Pittsburgh Land Bank  
[bdavidson@ura.org](mailto:bdavidson@ura.org)  
412.255.6570

**Lisa Moses**  
Senior MWBE Compliance Specialist  
[lmoses@ura.org](mailto:lmoses@ura.org)  
412.255.6566

**Claren Healey**  
Development Officer  
[chealey@ura.org](mailto:chealey@ura.org)  
412.255.6568





# Stay up to date with our latest news -

# ura.org



## news & announcements

Stay informed with the latest on projects happening in your neighborhood and across the City of Pittsburgh.

May 2019  
**URA Newsletter**  
 A Letter of Gratitude, Shops on the Hilltop and a URA First

Current Newsletter → View Archive →

5.7.19  
**More Than 50 Affordable Housing Units Coming to East Liberty, Larimer and Garfield**



# @urapgh

**STAY UP TO DATE. SIGN UP FOR OUR NEWSLETTER.**

Email

**SUBMIT**

# What are Low Income Housing Tax Credits (LIHTC)?

- **Part of the Tax Reform Act of 1986 (Section 42 of the Tax Code)**
- **A tax incentive for the owners of affordable rental housing**
  - **An annual tax credit (a dollar for dollar reduction in the tax payer's federal income taxes) earned in the initial ten (10) years following when the units are placed in service**
  - **A developer typically markets (syndicates) the credits allocated to the development to investors whose contributions are used as equity in the development's financing plan**
- **Every year, the Internal Revenue Service (IRS) provides an allocation to each state using a per capita formula.**
  - **In Pennsylvania, the allocating agency is the Pennsylvania Housing Finance Agency (PHFA).**
- **LIHTC-financed projects must meet eligibility requirements for at least 30 years.**



# What are Low Income Housing Tax Credits (LIHTC)?

## 9 Percent

- **Subsidizes 70% of the low-income costs in a project**
- **Awarded through a competitive application process**
- **Applications are generally due in early fall**
- **Awards are generally made in spring**
  - **If redeveloper is not awarded, they either have to wait and apply again the next year, or reduce affordability to attract different financing**
- **In advance of submitting the entire application, PHFA requires applicants to submit an “Intent to Submit a Tax Credit Application”**
  - **URA also collects pre-applications**

# What are Low Income Housing Tax Credits (LIHTC)?

## 4 Percent

- **Subsidizes 30% of the low-income costs in a project**
- **Typically used to finance rehabilitation of existing structures**
- **Applications are not competitive and are accepted on a rolling basis**
  - **Typically need to close soon after being awarded credits**
- **Partnered with a tax-exempt bond issuance (URA or PHFA typically issues)**
  - **First mortgage interest rate is lower than a conventional loan through a bank**

# A few words on Affordable Housing...

**Affordable Housing** – Housing for which the occupant(s) is/are paying no more than 30% of his or her income for gross housing costs, including utilities.

**Area Median Income (AMI)** – is the household income for the median (middle) household in a region. If you were to line up each household in the area from the lowest to the highest, the household in the middle would be the median household.

- Determined by household (HH) size
- The median income in Allegheny County for a household of 4 is \$79,900.

## Income Limits for Allegheny County

AMI%	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5 Person HH	6 Person HH
<b>20%</b>	\$11,200	\$12,800	\$14,400	\$15,980	\$17,260	\$18,540
<b>40%</b>	\$22,400	\$25,600	\$28,800	\$31,960	\$34,520	\$37,080
<b>50%</b>	\$28,000	\$32,000	\$36,000	\$39,950	\$43,150	\$46,350
<b>60%</b>	\$33,600	\$38,400	\$43,200	\$47,940	\$51,780	\$55,620

# What is the rent limit for a 3-person household (mother, father, child) who makes \$34,000 per year?

## Income Limits for Allegheny County (annual)

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## Rent Limits for Allegheny County (monthly)

AMI%	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom
20%	\$280	\$300	\$360	\$415
40%	\$560	\$600	\$720	\$831
50%	\$700	\$750	\$900	\$1,038
60%	\$840	\$900	\$1,080	\$1,246

Source: PHFA 2019 LIHTC Income and Rent Limits (effective 4/24/19)

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