

# PUI Pittsburgh Urban Initiatives LLC

# 2023



## New Markets Tax Credits

Transformations made in neighborhoods throughout Pittsburgh have occurred in the past 10-20 years and have aided the region in job growth by providing the amenities and promise to attract outside businesses and companies. Despite this progress, not all neighborhoods in the City have seen this benefit. Some neighborhoods have even fallen farther behind and are being hollowed out by disinvestment and poor infrastructure.

Many low-income neighborhoods have benefitted from the revitalization of Pittsburgh — in no small part due to PUI’s investments since receiving its first NMTC Allocation in 2011. This is evidenced by positive changes in the 2011-2015 American Community Service Data, compared to the 2006-2010 data. In several communities where PUI has been active — notably the Northside, Central Business District, and Lawrenceville — neighborhoods have changed their categorizations from highly distressed to either just qualifying or not qualifying according to the CDFI fund.

Three sections of the City, however, persist as pockets of high distress with disinvestment, high unemployment, and very low incomes. These areas are: 1) The East End neighborhoods, which include East Liberty, Larimer, and Homewood, 2) Northside Hilltop neighborhoods, including Northview Heights and Perry Hilltop, and 3) Southern Hilltop neighborhoods which include Brookline, and Carrick. In all of these neighborhood clusters, tracts that were highly distressed in 2006-2010 remained so in 2011-2015, and in several cases, non-qualifying tracts became qualifying and qualifying tracts became highly distressed.

In the coming years PUI will partner with the URA on their “Avenues of Hope Initiative”. It is a place-based, people first approach that intervenes across all layers of successful, healthy, and sustainable main street development located in the aforementioned areas. This initiative focuses on seven major business corridors with the goal of investing in existing small businesses and residents and supporting the inclusive growth of the neighborhoods. The Avenues of Hope will be Black-owned, centers of Black arts and culture, mixed use, transit-oriented, and pedestrian-friendly built environments. They will be healthy communities supported by education, health care, senior care, recreation, and human supportive services. All of the business districts are in areas that continue to see high disinvestment, high unemployment, and very low incomes, By focusing our efforts on these areas, we can hopefully bring a needed resource in the form of NMTC equity.

Since its creation in 2011, PUI has closed 34 NMTC projects, deployed over \$200M in allocation, raised \$59.8M in equity, and created 3,863 permanent jobs in Pittsburgh. Beyond that, we estimate more than half a billion dollars of additional investment has been leveraged. It is PUI’s goal to continue to bring NMTC allocation to City of Pittsburgh neighborhoods that could most benefit from the investment. There is still much work to do, but PUI will continue to address this challenge with innovative approaches that utilize this essential financing tool.

Sincerely ,



Rebecca Davidson-Wagner

Pittsburgh Urban Initiatives President

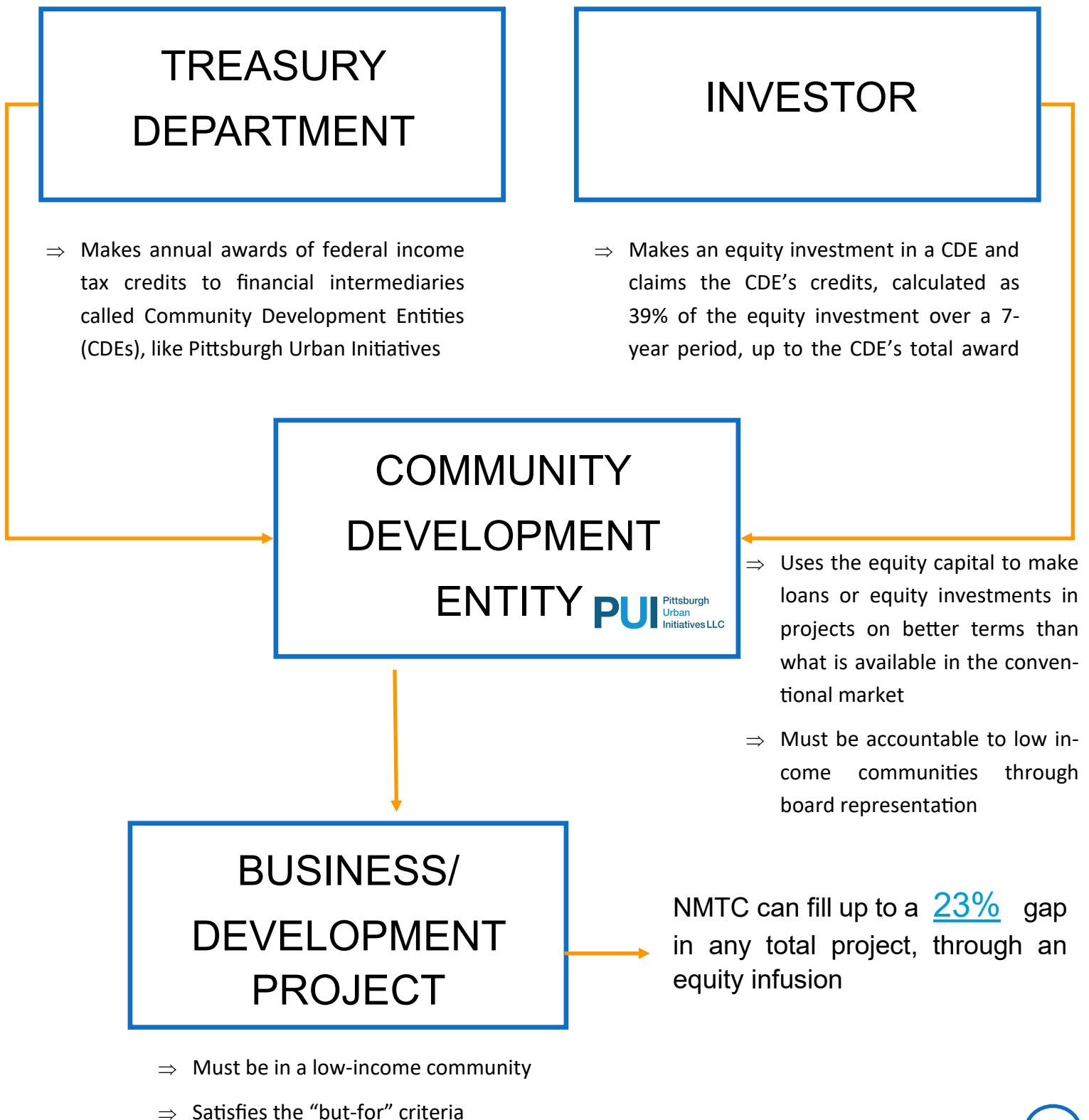
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# How New Markets Tax Credits Works



# 201 Stanwix Street



**Location:** 201 Stanwix St, Downtown.

**Year:** 2011

**Description:** This is a mixed use building in the core of the City of Pittsburgh's Central Business District. 78,000 sq. ft. of the 1st floor of the building are leased to a charter school on the lower levels with approximately 158 rental apartment units above (fifth through twelfth floors). The key tenant is the City Charter High School — a technology-infused public school.

**Community Impacts:** City Charter High School is for students who are academically, technologically, personally and socially prepared to succeed in postsecondary education or training. The school currently serves approximately 560 9-12 grade students. The move to 201 Stanwix Street increased the school size, which allowed for greater enrollment as well as improved and enhanced student programs. The housing units are priced for “workforce” with 20% of the units affordable to 80% AMI.

Total Cost:

**\$38,700,000**

PUI Allocation:

**\$7,000,000**

**28** construction jobs created

**6** full-time equivalent jobs created

# East End Community House



**Location:** Penn Circle North and Penn Circle East, East Liberty

**Year:** 2012

**Description:** East End Cooperative Ministry (EECM) is a 501-C-3 corporation providing a wide range of social services. The EECM facility has a gross building area of 56,800 sq. ft. and incorporates an open central courtyard, rooftop gardens and terraces, a rooftop greenhouse, kitchen and dining facilities, a shared-suite homeless center for men and women, a chapel, a respite care center, an informal café, administrative offices, a multi-purpose classroom, an assembly, and small meeting rooms.

**Community Impacts:** The project supports new programming, which includes a 24-hour development program for people who are homeless, new youth and adult education classes, on-site employment programs, nutritional education and nutrition services for those in need, organic gardening and garden product preparation and marketing, community meals and other community-based activities.

Total Cost:

**\$15,000,000**

PUI Allocation:

**\$15,000,000**

**12** full-time equivalent jobs created

**48** construction jobs created

# Highmark Stadium



Total Cost:

**\$10,000,000**

PUI Allocation:

**\$7,000,000**

**24** full-time equivalent jobs created

**36** construction jobs created

**Location:** 510 W Station Square Dr., Southside

**Year:** 2012

**Description:** This is a 3,000 seat sporting event stadium located near Station Square along Carson Street and the Monongahela River. The stadium hosts the Pittsburgh Riverhounds professional soccer team as well as the Pittsburgh Passion professional women's football team. It also hosts numerous youth sporting activities including the Riverhounds Soccer Academy. In addition, the Riverhounds worked with Riverlife on upgrades to the riverfront in front of the stadium.

**Community Impacts:** The stadium is available for public and community use and brings national attention to the South Side of the City of Pittsburgh. The events center also hosts several community use events.



# Oak Hill Commons



Total Cost:

**\$8,000,000**

PUI Allocation:

**\$7,000,000**

**29** full-time equivalent jobs created

**19** construction jobs created

**Location:** Oak Hill Drive, Hill District

**Year:** 2012

**Description:** Beacon/Corcoran Jennison and Oak Hill Residents Council worked together in partnership since 1998 to transform the former Aliquippa Terrace public housing project into the Oak Hill Community. Oak Hill Commons added a newly constructed, commercial building on a 1.87 acre site along Oak Hill Drive. The building is located in the heart of the community adjacent to the Wadsworth Hall community center and recreation complex, the existing Matilda Theiss Community Health Center and the “Town Center” park.

**Community Impacts:** It addresses several critical goals of the community such as diversity of uses, retail convenience and connectivity to the University of Pittsburgh. Built & operated to Enterprise Green Community and LEED standards, the Oak Hill Commons building has approximately 24,238 sq. ft — 21,377 of which are office space with 2,861 for retail. The University of Pittsburgh leases the office space for its use on a triple net basis and, as a community benefit, pays the base rent for the community retail space.

# Tower Two-Sixty



**Location:** 218-240 Forbes Avenue, Downtown

**Year:** 2013

**Description:** The Tower at Two-Sixty consists of 120,000 rentable square feet of office space, 23,000 rentable square feet of retail space, a Hilton Garden Inn hotel consisting of 176 rooms, a parking garage consisting of 320 parking spaces, and public space improvements. The project generated an excess of approximately \$2,100,000 in one time additional tax revenue and also generates an excess of \$4,317,000 in additional annual tax revenue to the state/local taxing authorities.

**Community Impacts:** This project redeveloped several parcels that were severely under-utilized to contribute towards the downtown's revitalization. It also has green building features, as it is a LEED Silver rated building.

Total Cost:

**\$101,000,000**

PUI Allocation:

**\$7,000,000**

**1,777** full-time equivalent jobs created

**1,074** construction jobs created

# Energy Innovation Center



Total Cost:

**\$47,100,000**

PUI Allocation:

**\$5,000,000**

**226** full-time equivalent jobs  
created

**53** construction jobs created

**Location:** 1435 Bedford Ave, Lower Hill District

**Year:** 2013

**Description:** The Energy Innovation Center (EIC) is a renovation of approximately 160,000 sq. ft. of space at the former Connelley Trade School for reuse as an Innovation Center for energy efficiency, alternative energy and energy production. The first phase is 80,000 square feet. The EIC co-locates collaborative university-industry partners, technology demonstration projects, an early stage business incubator, and targeted workforce training and placement programs. Corporate partners demonstrate new products and deploy advanced energy management systems.

**Community Impacts:** Designed and equipped by corporate partners, the 6.5 acre urban campus promotes energy-sector research and innovation and creates direct bridges to new jobs, entrepreneurship and the revitalization of a distressed neighborhood.

# Hotel on Whitfield



Total Cost:

**\$22,000,000**

PUI Allocation:

**\$11,500,000**

**9** full-time equivalent jobs created

**20** construction jobs created

**Location:** 120 South Whitfield Street, East Liberty

**Year:** 2014

**Description:** This project was a complete renovation of a former YMCA, a National Historic property, located on South Whitfield Street in the heart of East Liberty. The renovation includes a complete restoration of the building's exterior and a creative reuse of the 60,000 sq. ft. interior as a hotel featuring 63 guest rooms, a lobby, a restaurant/bar, a coffee shop, and event spaces in the gymnasium and ballroom areas.

**Community Impacts:** East Liberty traditionally has been a disinvested community, occupying a unique location at the intersection of wealthy and low-income neighborhoods in Pittsburgh's most dynamic and populated quadrant. In the past 10 years, East Liberty has seen significant investment along its southern edge, with notable retail projects like Whole Foods and Target. This project represented one of the first major investments in the heart of the East Liberty commercial district.

# East Side TOD

Total Cost:

**\$77,000,000**

PUI Allocation:

**\$12,600,000**

**142** full-time equivalent jobs created

**219** construction jobs created



**Location:** MLK Busway , East Liberty

**Year:** 2014 and 2016

**Description:** The Mosites Company lead a multi-agency effort, which included the City of Pittsburgh, Port Authority of Allegheny County, and East Liberty Development Corporation to assemble and redevelop six acres of blighted or obsolete commercial and publicly-owned property located along the Martin Luther King Jr. East Busway, and construct a state-of-the-art multimodal transit center in the East Liberty neighborhood.

**Community Impacts:** The East Side III project created a series of interconnected infrastructure elements (the Station and Site Projects) that lead to the development of 360 multi-family housing units and 43,000 sq. ft. of retail and commercial space (the Vertical Project). The multiple elements of the project included: Converting one-way streets to two-way traffic, new construction of a modern two-level bus station, new bike/walking infrastructure, new street signs, better lighting, and increased pedestrian accessibility.

# Wood Street Commons



Total Cost:

**\$10,000,000**

PUI Allocation:

**\$6,600,000**

**72** full-time equivalent jobs created

**120** construction jobs created

**Location:** 301 Third Avenue, Downtown

**Year:** 2014

**Description:** Wood Street Commons is a 16 floor-building, with floors 1-6 designated for commercial office space and floors 7-16 providing housing for single men. This is one of the remaining Single Room Occupancy buildings in the City of Pittsburgh. Action Housing, Inc. and Community Human Services (CHS) were the two lead organizations of the new development entity – Residences at Wood Street. The project enabled the Residences at Wood Street to complete a \$10 million renovation of the commercial space and upgrade of the housing units above.

**Community Impacts:** The office space currently hosts the City of Pittsburgh's EARN Program and CareerLink Program, which benefits the building's residents as well as the greater Pittsburgh community. With the commercial space occupied, the income stream from the leases helps the programming in the housing portion of the project as well as provides much needed services to the housing units clientele. The project provides 258 low-income single room residential units.

# Oliver Building



**Location:** 535 Smithfield Street, Downtown

**Year:** 2014

**Description:** This project involved the rehabilitation of the historic Henry W. Oliver Building into renovated office and retail space, and a hotel. The 25-story, 471,786 sq. ft. building was originally constructed in 1909 and has sat mostly vacant since 2009. The 228-room hotel features a small lobby and reception area, conference space, guestrooms on floors 14 through 23, and a full lobby, restaurant, and lounge on the 24th floor. There is additional conference space, swimming pool and fitness center on the penthouse level.

**Community impacts:** The project provided jobs to the low-income community, particularly the hotel portion, which pays hourly wages above the current minimum wage. The renovation of the nearly half-million square-foot building created 750 FTE construction jobs. The hotel portion of the project helps to expand the amenities of the city's vibrant cultural district and increases tourism and business travel.

Total Cost:

**\$70,000,000**

PUI Allocation:

**\$5,000,000**

**98** full-time equivalent jobs created

**750** construction jobs created

# 7800 Susquehanna St.



Total Cost:

**\$7,100,000**

PUI Allocation:

**\$6,000,000**

**27** full-time equivalent jobs created

**31** construction jobs created

**Location:** 7800 Susquehanna Street, Homewood.

**Year:** 2015

**Description:** The goal of the project was to repurpose a 156,000 sq. ft. underutilized commercial asset into a platform for economic renewal. The developer - Bridgeway Capital - aims to help the building at 7800 Susquehanna St. regain its position as an economic and cultural hub of a revitalized Homewood community. The building's floor size, configuration, floor-to-ceiling height and abundant natural light allows for significant flexibility in subdividing and the accommodation of manufacturing, assembly, office, warehouse, and other uses.

**Community Impacts:** This project helped revitalize the Homewood community's culture and economy. Bridgeway initiated business education programs for the tenants and Homewood enterprises to encourage business development.



# 325 S Main St. (Proud Company & Miller Process Coating)



**Location:** 325 S Main St, West End

**Year:** 2015

**Description:** This was PUI's first loan pool project, utilizing \$2M in allocation to fund smaller projects in emerging markets. The project is the renovation of a 100+ year old building in Pittsburgh's historic West End Village to accommodate the primary business of Proud Company, a technology solution provider, and Miller Process Coating Company, a manufacturer of machines for the glass industry. The former sells various technologies such as robotics, process control, software development and vision systems, while the latter builds machinery that automates the application of inks to cylindrical objects.

**Community Impacts:** Both Proud and Miller Companies are built on the talent that they employ and moving to an urban location has put the companies in a better position to attract talent from Pittsburgh's universities.

Total Cost:

**\$2,400,000**

PUI Allocation:

**\$2,000,000**

**20** full-time equivalent jobs created

**8** construction jobs created

# City of Asylum Masonic



Total Cost:

**\$10,050,000**

PUI Allocation:

**\$6,000,000**

**20** full-time equivalent jobs created

**20** construction jobs created

**Location:** 40 W North Avenue, Northside

**Year:** 2015

**Description:** City of Asylum (COA) is a nonprofit arts organization that provides sanctuary for endangered literary writers and offers a broad range of literary programs in a community setting to encourage cross-cultural exchange. The Masonic Building Redevelopment project helps sustain and consolidate COA's initiatives. All space in the Masonic Building is leased by a master tenant. The master tenant rents the eight residential apartments to the public, while the commercial space on the first floor and basement is leased to COA for a term of approximately 20 years as part of the Alphabet City project — the organization's new home.

**Community Impacts:** This is both a social space for the community and a literary hub for readers and writers throughout the region. Alphabet City is a dynamically flexible space in which the organization offers literary readings, music, writing workshops, and is open to community programmers. It is also a space that helps international endangered writers. It includes a bookstore, specializing in translations, and a Casellula restaurant.

# Humane Animal Rescue League

Total Cost:

**\$15,000,000**

PUI Allocation:

**\$7,000,000**

**10** full-time equivalent jobs created

**110** construction jobs created



**Location:** N Dallas Ave. and Hamilton Ave., Homewood

**Year:** 2016

**Description:** The Animal Rescue League's Forever Home project was the development of a 40,000 sq. ft. facility on 4 acres of land. It was a major anchor investment in the severely distressed Homewood neighborhood. The project includes modern animal housing, expanded veterinary capabilities, a pet retail establishment, educational and community rooms, and secure public trails for pet walking. It is also supported as consistent with the community plan pursued by the City of Pittsburgh and local community groups.

**Community Impacts:** The Forever Home is an attractive, inviting facility that serves as a catalyst for further investment from outside the community, as the Animal Rescue League attracts approximately 700 visitors per week (36,400 annually). The Animal Rescue League's Forever Home project includes approximately 1,750 sq. ft. of community meeting space equipped with the latest technology for media presentations as well as an attached kitchenette for food preparation, all of which is available for public use.

# Point Park Playhouse

Total Cost:

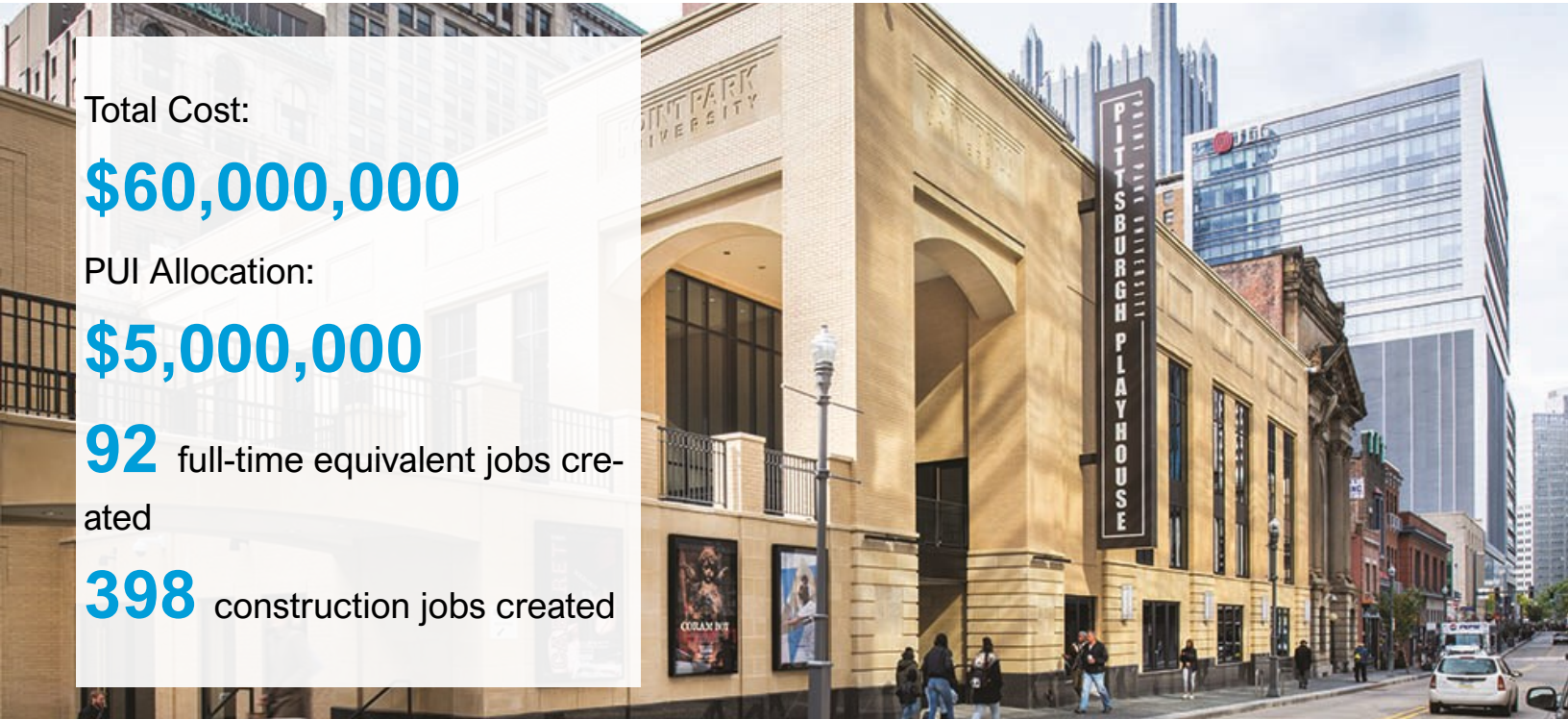
**\$60,000,000**

PUI Allocation:

**\$5,000,000**

**92** full-time equivalent jobs created

**398** construction jobs created



**Location:** 350 Forbes Avenue, Downtown

**Year:** 2016

**Description:** The Pittsburgh Playhouse is built in the block defined by Wood St, Forbes Ave, Smithfield St and Fourth Ave, on approximately 1.6 acres, owned by Point Park University. The complex includes 90,000 sq. ft. of new construction and 50,000 sq. ft. of renovated space, and hosts the University's Conservatory of Performing Arts. Additionally, the construction houses three performance venues; a 525-seat theater with a changeable thrust or proscenium stage, a 150-seat transformational theater (black box), and a 100-seat black box theater. These three spaces have "pre-function lobbies and support spaces". The Cinema Department has a large (dividable) sound stage as well as numerous editing suites and screening rooms. A three-story tall atrium/gallery extends from the main patron entrance on Forbes through the building to the south side at Fourth Avenue. The construction is primarily steel frame construction with masonry and stone exterior walls.

**Community Impacts:** This project includes an array of affiliations with local neighborhood nonprofits and schools to provide free or deeply discounted tickets to ongoing performances throughout the year. There are also programs targeted towards the disadvantaged elderly population in the area. Education to all of these groups is also incorporated in the community outreach program. The project allows for the substantial growth in the Cinema and Digital Arts, Technical Theater and State Management programs that complement Pittsburgh's developing entertainment technology and film industry.

# Lawrenceville Tech Center Expansion



**Location:** 47th and Plum Street, Lawrenceville

**Year:** 2016

**Description:** The Regional Industrial Development Corporation (RIDC) is a private, non-profit organization that focuses on regional economic development and developed a R&D light industrial building at the Lawrenceville Technology Center. It has approximately 67,000 sq. ft. of space and has Caterpillar as the lead tenant. RIDC has been successful in attracting a number of these tech firms to Lawrenceville facilities in recent years including Carnegie Robotics, Helomics, nanoGrip Technology, and Uber. This project builds on RIDC's recent development on the Lawrenceville Technology Center – most recently the renovation of the Heppenstall Blye Building into a modern space for Carnegie Robotics – a fast-growing spin-out of CMU's National Robotics Engineering Center.

**Community Impacts:** RIDC is engaging the local community institutions and other non-profits to create opportunities for local residents in temporary construction jobs as well as to create long-term interest in high-tech careers for students in neighboring schools.

Total Cost:

**\$20,500,000**

PUI Allocation:

**\$4,000,000**

**196** full-time equivalent jobs created

**133** construction jobs created

# Women's Center and Shelter



**Year:** 2017

**Description:** This project provided the complete renovation of the Women's Center and Shelter (WC&S) in the City of Pittsburgh. The 38,000 sq. ft., three-story facility houses WC&S's administrative staff, spaces for the non-resident counseling services, residential facilities for victims of intimate partner violence, and a childcare program for toddlers, infants and teens whose mothers are residents at the facility. The facility originally had a 36-bed capacity for residents and their children and was experiencing 110% occupancy, causing WC&S to turn away women and their children in critical need of shelter.

**Community Impacts:** The project increased the residential services capacity from 36 to 48 beds, enhanced security, and reorganized administrative and non-residential services to make greater use of the facility. Outdoor areas improved support for children's activities in a safe and secure area. Overall lighting, parking, and storm water systems were also upgraded.

Total Cost:

**\$12,662,117**

PUI Allocation:

**\$8,000,000**

**3** full-time equivalent jobs created

**25** construction jobs created

# The Highline



**Location:** 333 E. Carson Street, South Side

**Year:** 2017

**Description:** The 1 million sq. ft. Highline project transformed an old warehouse space into a 21st-century urban destination with both office and recreation spaces. Furthermore, this redevelopment provided over 100,000 sq. ft. of retail space for local businesses.

**Community Impacts:** The Highline provides a great deal of public space on riverfront property as well as new public access between East Carson Street and the Mon Riverfront for both pedestrians and cyclists. The Highline is also a LEED Silver certified project, and as an adaptive reuse, it helps to preserve the many parts of the existing building.

Total Cost:

**\$62,376,788**

PUI Allocation:

**\$8,000,000**

**803** full-time equivalent jobs created

**253** construction jobs created

# Detective Building



Total Cost:

**\$7,720,891**

PUI Allocation:

**\$2,000,000**

**24** full-time equivalent jobs created

**22** construction jobs created

**Location:** 206 N. Euclid Ave, East Liberty

**Year:** 2017

**Description:** The Detective Building was built in 1972 in the formalist style of architecture. This project helped revive the area while establishing a retail presence and manufacturing space in Pittsburgh for Schoolhouse Electric and Supply Company. Schoolhouse Electric and Supply Company is a Portland-based company that manufactures lighting, furniture, and clocks. The activated ground floor includes a coffee shop and design library. The upper floors include over 300 co-working seats for startups and operating businesses.

**Community Impacts:** The Detective Building project brings new life to a long-vacant building in East Liberty's commercial core. The project creates 24 construction jobs and 22 permanent jobs. New taxes generated from the project are reinvested in district infrastructure through the East Liberty Transit Revitalization District – bridging the physical gap between East Liberty's business district and its adjacent residential neighborhoods.



# 40th Street Hotel



Total Cost:

**\$23,728,711**

PUI Allocation:

**\$7,000,000**

**34** full-time equivalent jobs created

**61** construction jobs created

**Location:** 169 40th Street, Lawrenceville

**Year:** 2017

**Description:** The former Washington Polytechnic High School is in the bustling Lawrenceville neighborhood of Pittsburgh. This historic building had been unoccupied since 2006. This 5-story building was converted into a limited service hotel space under the brand Tryp. The hotel includes two restaurants and approximately 3,500 sq. ft. of meeting space. The hotel also houses a fitness room, art gallery, and 52 spaces of surface parking.

**Community Impacts:** As Lawrenceville has become a destination for business professionals traveling to Robotics Row, or tourists bustling through its unique storefronts, this hotel serves a dynamic clientele. Additionally, the operators of this hotel opened their conference rooms for community groups within the area to have meetings and events.

# Comfort Inn at East Ohio



**Location:** 802 E. Ohio Street, North Side

**Year:** 2017

**Description:** The Comfort Inn Hotel is located on East Ohio Street, and it brings 96 hotel rooms into the business district. The hotel features a rooftop deck, pool, workout facility, and conference rooms. The project included renovations of sidewalks and the creation of bike lanes.

**Community Impacts:** Community groups based in the Northside are able to hold meetings at the hotel at discounted rates. This project was designed to be the catalyst that spurs economic growth and revitalization in the East Ohio Business District. As this hotel is close to both downtown and the North Shore entertainment districts, it serves a dynamic clientele.

Total Cost:

**\$18,000,000**

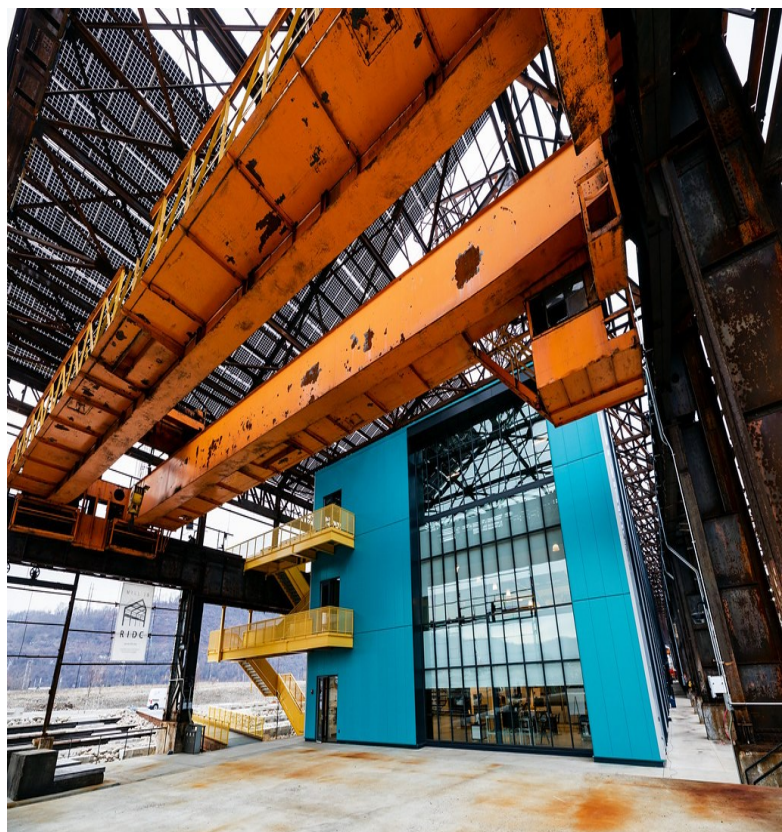
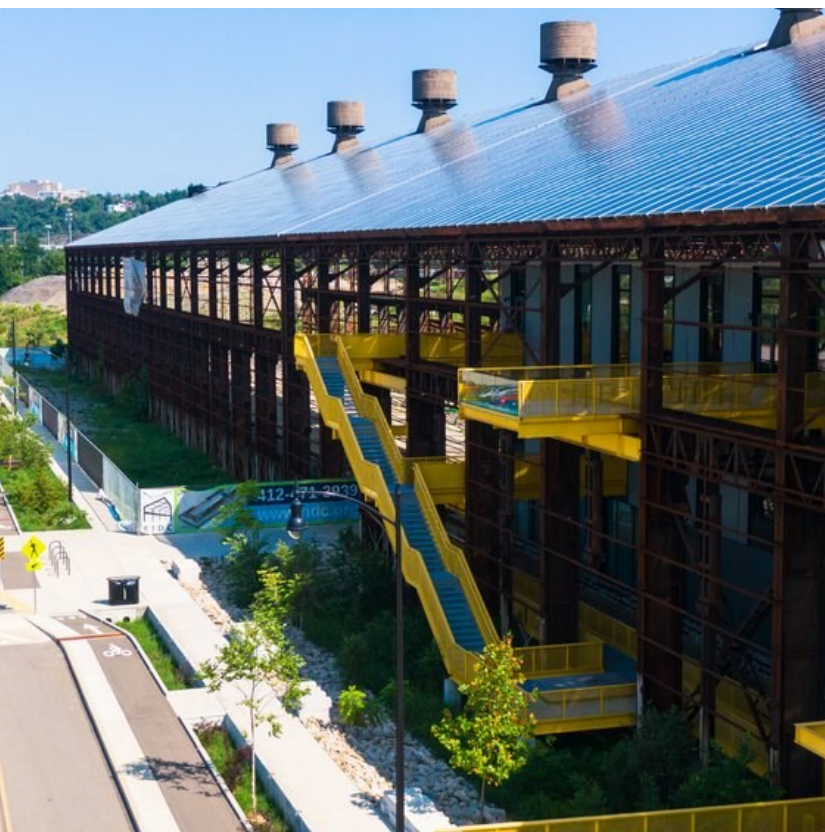
PUI Allocation:

**\$7,000,000**

**30** full-time equivalent jobs created

**30** construction jobs created

# Mill 19



**Location:** Hazelwood Green, Hazelwood

**Year:** 2017

**Description:** Mill 19 is Phase 1 of the redevelopment of a 178-acre former steel mill site and brownfield, now known as Hazelwood Green. The Mill 19 development transformed a 160,00 sq. ft. former mill building into a 280,000 sq. ft. mixed-use complex with light industrial, office, retail, and public space.

**Community Impacts:** This development brings jobs and economic activity to the distressed Hazelwood neighborhood. Mill 19 was developed as a "Net Zero" site, meaning that the total amount of energy used will be equal to the total amount of renewable energy created. Phase 1 provides space for the Advanced Robotics Manufacturing program at CMU that educates and trains workers in this new science to prepare them for the 21st-century workforce.

Total Cost:

**\$46,646,391**

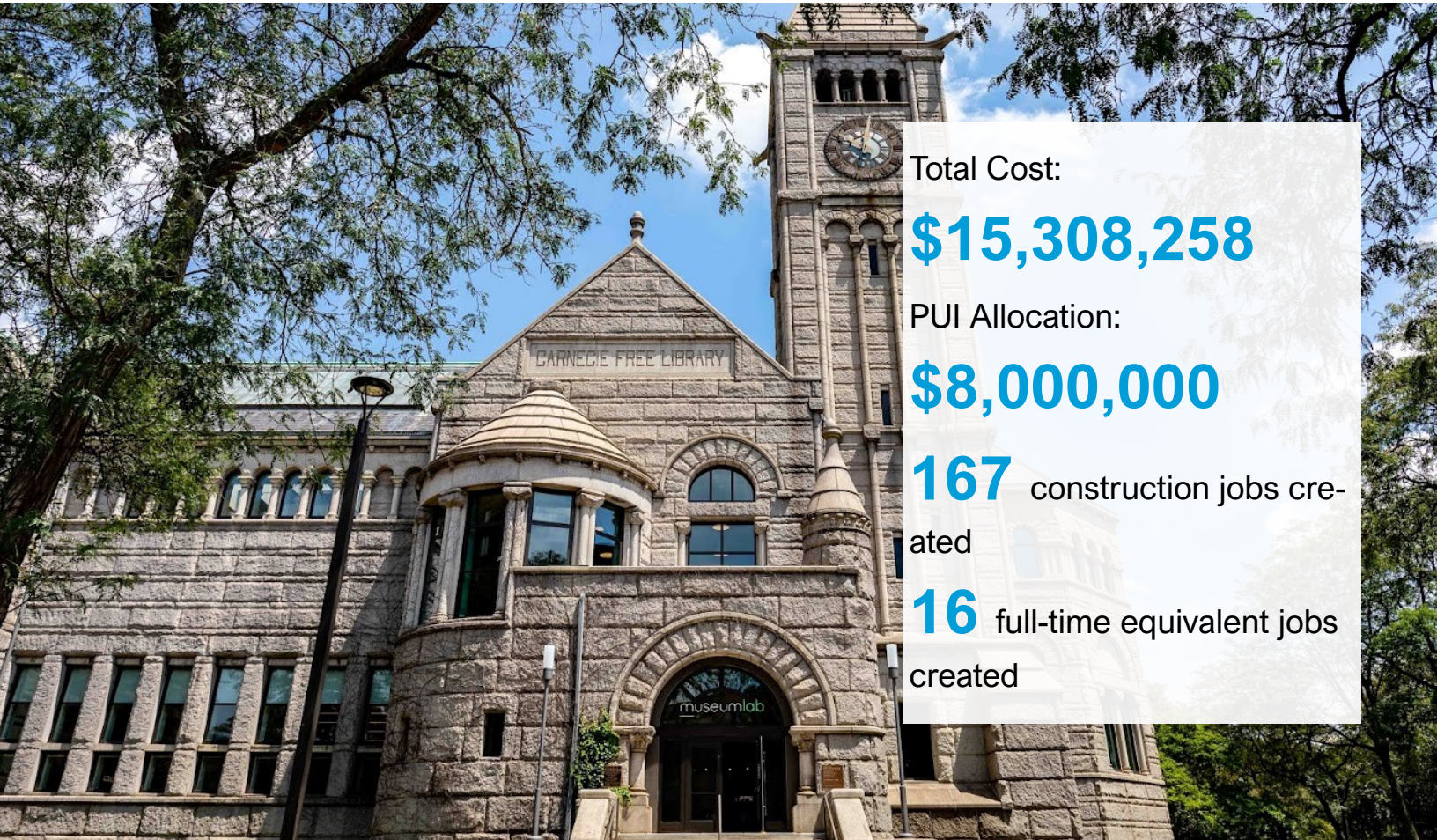
PUI Allocation:

**\$6,000,000**

**178** full-time equivalent jobs created

**104** construction jobs created

# Children's Museum Lab



Total Cost:

**\$15,308,258**

PUI Allocation:

**\$8,000,000**

**167** construction jobs created

**16** full-time equivalent jobs created

**Location:** 6 Allegheny Square East, North Side

**Year:** 2018

**Description:** The Children's Museum of Pittsburgh renovated a 45,000 sq. ft. former Carnegie Library Building into a mixed-use early education focused facility. The ground floor houses space for 3 non-profits which focus on childhood development. The first floor is used by the Children's Museum for their "Makeshop" maker space. The second floor is leased to the Manchester Academic Charter School (MASC), which includes classrooms, a library, shared use space, multipurpose room, and gathering space. The Children's Museum used the loan for both exterior and interior improvements. These improvements included masonry repairs, window replacements, elevators, and mechanical/electrical systems updates.

**Community Impacts:** The project creates innovative exhibits and experiences in the existing Museum, and it expands the Museum's work in the community. The projects makes the North Side of Pittsburgh will become home to the largest cultural campus for children in the United States.

# Environmental Charter School



**Location:** 5525 Columbo Street, Garfield

**Year:** 2018

**Description:** The Environmental Charter School (ECS) project is a renovation of the former Rogers School in Garfield which houses their Middle School. The New Market Tax Credits was used to finance the construction and renovation of the building. The renovations included replacing the windows, flooring, HVAC, roof, lighting, elevators, and ramps. The subsidy brought to this project is reflected in a reduced lease rate with ECS, allowing them to provide increased funding to their programming at the school.

**Community Impacts:** This school focuses on community connections, sustainability, and the development of the whole child. The school has the capacity to enroll 400 students. ECS has the goal of educating at least 40 students that are measured as low income by federal free reduced lunch programs standards by 2020.

Total Cost:

**\$13,253,995**

PUI Allocation:

**\$7,000,000**

**60** full-time equivalent jobs created

**28** construction jobs created

# Arsenal Motors



Total Cost:

**\$8,800,000**

PUI Loan Fund Loan:

**\$2,000,000**

**54** construction jobs created

**410** full-time equivalent jobs

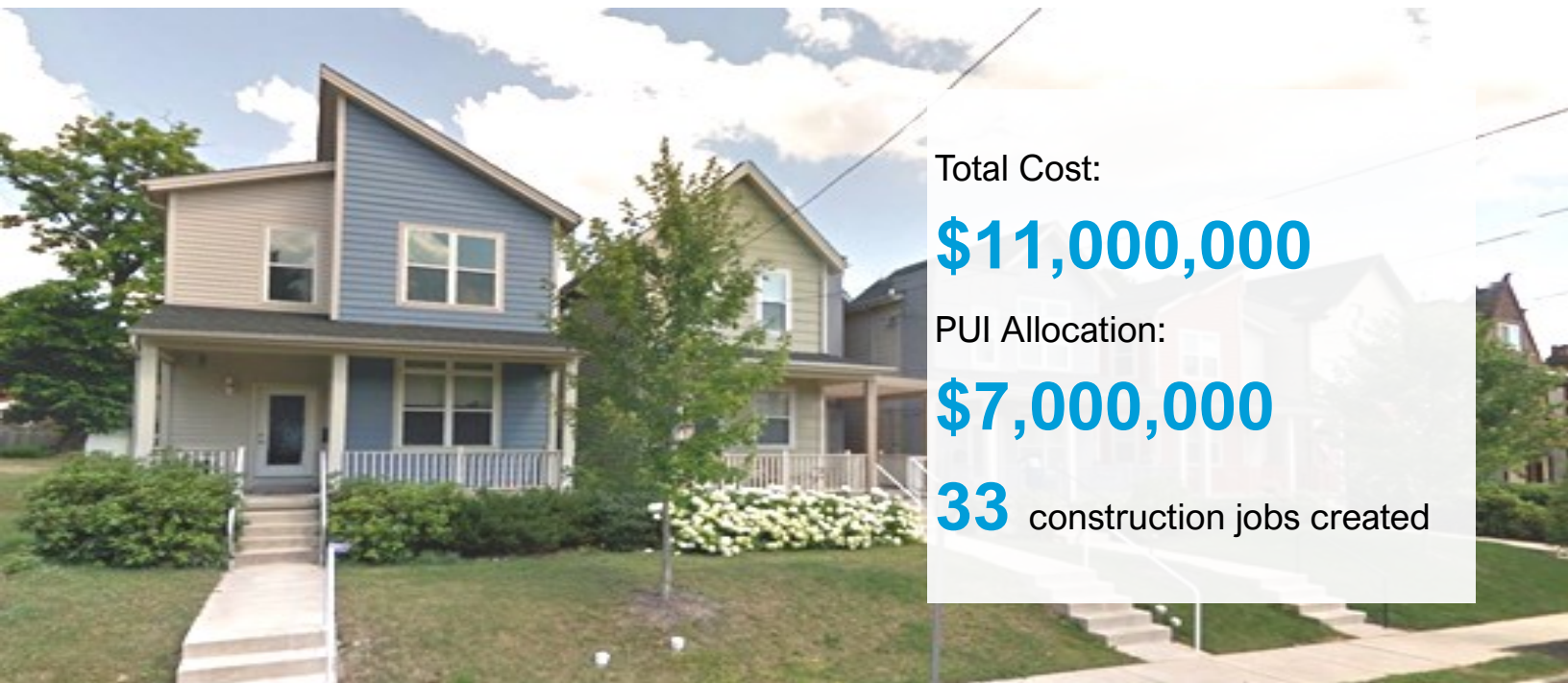
**Location:** 3706 Butler Street, Lawrenceville

**Year:** 2017

**Description:** This project is the complete renovation of a 3-story, 30,000 sq. ft. brick structure formerly used as an automotive transmission repair facility into an office coworking facility and retail space. The project added a fourth story to create an additional 7,500 sq. ft. The coworking space is managed by Field Day to provide affordable and accessible office space to small businesses and entrepreneurs from the surrounding low-income community. The first floor consists of 4,000 sq. ft. of neighborhood retail, indoor parking for 12 cars, and a 500 sq. ft. lobby curated by Field Day to promote public and private interaction around coworking.

**Community Impact:** Field Day's coworking operation relieves high demand for office space in the Lawrenceville area while allowing the local community to capture more small business demand by offering flexible, accessible, and affordable occupancy arrangements. The tenants in the coworking space employ more than 400 workers.

# East End Home Ownership



**Location:** 41 scattered sites in East Liberty, Larimer, and Garfield neighborhoods in the East End

**Year:** 2017

**Description:** The East End Home Ownership project was the construction and renovation of 26 homes in highly distressed census tracts in the East Liberty, Larimer, and Garfield communities of Pittsburgh. The project goal was to revitalize these neighborhoods by creating mixed-income homeownership opportunities. 16 of these homes are affordable to families with incomes at or below 80% AMI. This project advanced critical goals of the East Liberty/Larimer HUD Choice Neighborhoods Implementation grant which is a comprehensive revitalization approach anchored by a \$30MM HUD grant.

**Community Impact:** The project created 16 units of affordable homeownership units in three distressed neighborhoods. The sponsor is partnered with a local non-profit, Open Hand Ministries, to provide homeownership counseling and education programs, as well as training on other skills on financial literacy.

# Society for Contemporary Craft



**Location:** 5645 Butler Street, Lawrenceville

**Year:** 2019

**Description:** The project entailed the renovation of a vacant single-story commercial/warehouse building located at 5645 Butler Street in Upper Lawrenceville for use by the Society for Contemporary Craft (SCC). The grand opening took place in April, 2020.

**Community Impact:** SCC has presented over 250 exhibitions featuring more than 2,400 culturally diverse artists. SCC has free admission and provides access to a diverse audience. The studio at the project is used for workshops, youth education, outreach programs, and a retail store.

Total Cost:

**\$5,500,000**

PUI Loan Fund Loan:

**\$1,000,000**

**28** construction jobs created

**3** full-time jobs created



# Light of Life Rescue Mission - Voegtly



**Location:** Madison Ave and E. Lacock Street

**Year:** 2019

**Description:** This project included the acquisition of land and new construction of a 24,000 sq. ft. building for emergency shelter and meal ministry functions operated by the Light of Life Rescue Mission.

**Community Impact:** The project serves as Light of Life's primary emergency shelter as well as the Location for its Samaritan Ministries programs, including the Meal Ministry. Samaritan Ministries is projected to serve 1,000 unique individuals in a 12-month period. The Mission provides breakfast and dinner seven days a week for 100,000 meals annually. It will provides 34,000 nights of safe shelter annually along with emergency shelter for 22 homeless men, which includes bathing facilities, clean clothing, chapel services, and the opportunity to receive case management. In addition, two floors are designated as a space for children and women.

Total Cost:

**\$6,500,000**

PUI Allocation:

**\$6,000,000**

**15** full-time equivalent jobs

# Light of Life Rescue Mission - Ridge Place



**Location:** 665 Ridge Avenue, Allegheny West

**Year:** 2021

**Description:** The project entails the renovation of a Pittsburgh Public vocational school building plus a 3rd floor addition. Once complete, the facility will contain 40 men’s shelter beds and supportive services, plus day services for women and children. The project will allow the sponsor to relocate and expand from two existing facilities - a men’s shelter located at 10 E. North Avenue and admin office/shelter space located at 913 Western Ave.

**Community Impact:** These existing locations are in the heart of the business district and are incompatible with surrounding residences, businesses, and schools. The facility will provide numerous services as a shelter for men and day services such as childcare for women.

Total Cost:

**\$14,294,896**

PUI Allocation:

**\$8,500,000**

**72** construction jobs created

**4** full-time jobs created

# Chalfant Hall Renovation



**Location:** 4-story, 17,584 sq ft. building located at 915 Ridge Avenue in Allegheny West.

**Year:** 2022

**Description:** The Chalfant Hall renovation project was the renovation of the CCAC public community college's campus building in the Northside of Pittsburgh. It is now home to CCAC's Faculty Innovation Center that contains instructional classroom space, offices for the Endowed Professor for Teaching and Learning, the Endowed Professor for Technical Curriculum, and the dean of the Virtual Campus as well as a Digital Learning Lab and a Testing Lab, among others.

**Community Impact:** The project primarily serves to strengthen the development of students and faculty of CCAC. In 2020-2021, CCAC enrolled approximately 25,000 students, 40% of which from low-income households.

Total Cost:

**\$9,915,174**

PUI Allocation:

**\$7,500,000**

**4** Permanent jobs created

**85** Construction jobs created

# Triangle Building



Total Cost:

**\$9,865,000**

PUI Allocation:

**\$4,000,000**

**14** Permanent jobs created

**70** Construction jobs created

**Location:** 926 Liberty Avenue, Pittsburgh, PA 15222

**Year:** 2022

**Description:** The project involved the restoration and revitalization of a unique 6-story, 23,000 sq. ft. red brick commercial building in downtown Pittsburgh. The project included about 2,900 sq. ft. of commercial space and about 20,000 for residential units and common space. The first floor houses a restaurant and small fresh-food market, James Café, and Specialty Marketplace. The upper floors were converted to 15 2- and 3-bedroom residential units for families, with 20% set aside for renters at 80% or below median income.

**Community Impact:** The project sponsor tenants include James Café and Specialty Marketplace which plan on engaging the following workforce development organizations to train and source employees: EARN, Partner4Work, the Community Kitchen Pittsburgh, and Urban Innovation 21. The sponsor estimates that these tenants will have 300 customers daily and encompass the local residential population of 4,500. The Specialty Marketplace also provides a fresh grocery type option to this downtown corridor and accepts WIC and EBT payments.

# Steel City Squash



Total Cost:

**\$6,000,000**

PUI Allocation:

**\$6,000,000**

**10** Permanent jobs created

**57** Construction jobs created

**Location:** Larimer Avenue btw. Shetland & Joseph Streets Pittsburgh, PA 15206

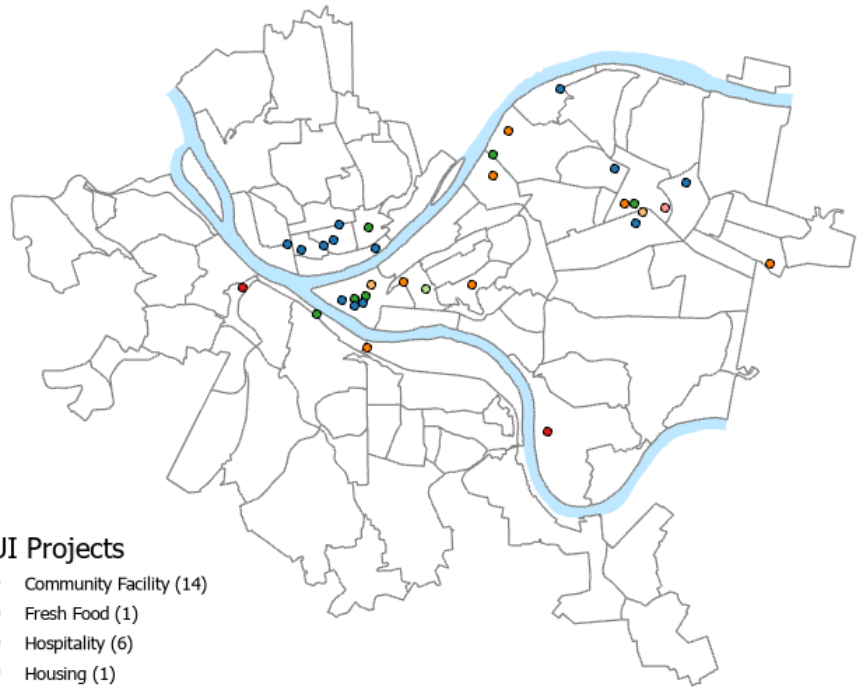
**Year:** 2023

**Description:** The project is the new construction of an 18,000 sq. ft. academic and athletic facility for after-school programming for disadvantaged 4-12 graders in the City of Pittsburgh. The facility will include two state-of-the-art classrooms, men’s and women’s locker rooms, a fitness center, 7 singles squash courts, 1 doubles squash court, a viewing concourse, staff offices, and mechanical/storage space.

**Community Impact:** Steel City Squash currently serves 63 Pittsburgh school students in grades 4-12, providing after-school educational and athletic enrichment, community service and travel opportunities. This new facility enables Steel City Squash to expand to serve 100-120 Pittsburgh school students from low-income communities. Steel City Squash will also provide community access to the facility and offer athletic memberships at income-sensitive membership fee levels. Additionally, they will offer strategic programming to local seniors like “silver sneaker” exercise programs and similar offerings.

## Facts and Figures:

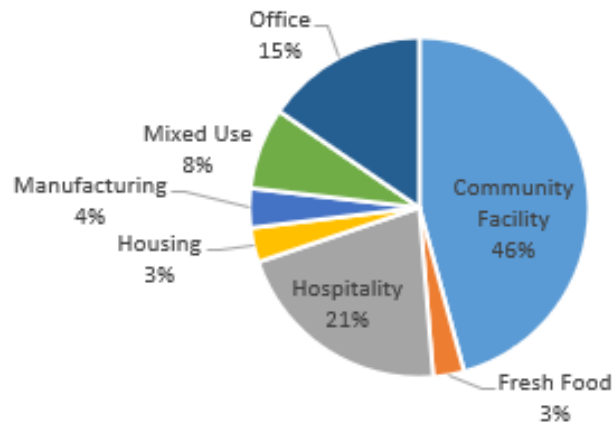
What types of projects does PUI invest in? →



- PUI Projects**
- Community Facility (14)
  - Fresh Food (1)
  - Hospitality (6)
  - Housing (1)
  - Manufacturing (2)
  - Mixed Use (2)
  - Office (7)

A breakdown of PUI's allocation by project type →

PUI Investment by type



## PUI President

Rebecca Davidson-Wagner  
Director Community Development Investments  
Urban Redevelopment Authority of Pittsburgh

## Brooke Shetler

Community Development Investment Assistant  
Urban Redevelopment Authority of Pittsburgh

## **PUI Governing Board Members**

Thomas Link - Chairman  
Director of the Center for Innovation  
and Entrepreneurship at  
The Urban Redevelopment Authority of Pittsburgh

## Damara Carter - Treasurer

Director of Finance  
The Urban Redevelopment Authority of Pittsburgh

## Ty Gourley

Executive Vice President  
Hillman Foundation

## Malik Bankston

Resident LIC

## Kyle Chintalapalli

CEDO  
Mayor's Office

## **PUI Advisory Board Members**

Dave Brewton  
Director of Real Estate at the Hazelwood Initiative

## Becky Yago

Dollar Bank  
Vice President Real Estate  
Lending & Services

## Maelene Myers

Executive Director East Liberty Development Incorporated

## Mark Bibro

Birmingham Foundation

## Thomas Hardy

Palo Alto Consulting

## Shad Henderson

Director of Equity and Community Partnerships  
Local Initiatives Support Corporation  
Neighborhood Allies

## Thomas Bartnik

Director  
Penn State Center- Energy Innovation Center

## Jessica Ruffin

Hilltop Alliance

## Robert Cherry

Executive Director  
Partners 4 Work

## **PUI Consultants**

David Scheltz  
Affirmative Investments  
*NMTC consultant*

## Serena Lu

Novogradac  
*Tax and Audit*

## Jennifer Kirkley

Cohn Reznick  
*Compliance*

## **A Special Thank You to the Investors in Pittsburgh neighborhoods through PUI:**

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