



Catalyzing Investment in the Lower and Greater Hill District

Urban Redevelopment Authority
of Pittsburgh



Recognition of a Storied History

- The demolishing of the Lower Hill **displaced residents and businesses** and the perilous impacts of that decision are **still relevant today**.
- The redevelopment of the Lower Hill has been a **contentious and arduous process**.
- Today's board **inherited a set of obligations** that set this development on a certain path.

Commitment to a Brighter Future

Recognition of a Storied History

- We believe today's series of votes will begin to **catalyze investments** in the Lower and Greater Hill District to have a **meaningful impact** on residents and future generations.
- The URA's current Board is committed to ensuring **equitable development in the Lower Hill** and beyond.
- **We are committed to empowering mutually beneficial outcomes through the power of our votes.**

Commitment to a Brighter Future

What Brings Us Here Today

The Hill District community reached a benchmark Community Collaboration and Implementation Plan (CCIP) agreement with the Pittsburgh Penguins, which has development rights to the Lower 28-acre site. The URA's Board wanted to see even more in the agreement directed to ensuring the work would be a development beneficial to all, and with less burden on the public. After numerous community conversations, community briefings and outreach events related to the Lower Hill, we heard the priorities as communicated by the Hill District to be inclusive of the following:

- Affordable housing on the site
- Investment in the Greater Hill development and connectivity to Lower Hill
- Preservation of Hill District legacy through arts and culture
- Access to well-paying jobs
- Investments in Hill District youth and families
- Wealth-creating business opportunities and MBE participation

Commitment to a Brighter Future

Where we are today

\$50M projected cost for URA/SEA to develop a parking structure or pay \$3M.

20% of units affordable for 7 years:

- 15% @ 80% AMI
- 2.5% @ 70% AMI
- 2.5% @ 60% AMI

Tax abatement (LERTA) if approved by taxing bodies

- **50% toward Greater Hill Reinvestment Fund**; Funds rely on taxes generated – **none until ribbon cuttings**
- 50% toward Lower Hill Development Fund to assist with public infrastructure costs
- 75% parking tax diversion if approved by City Council

- **Union and workforce development** commitments

- No additional community items

Where today's votes would bring us

\$3M public investment for a parking structure that:

- Maximizes **on-site employment** opportunities
- Expands Catapult program (**minority business incubator**) for 29 years
- Creates a **dense, walkable** site

20% of housing units made affordable for 20 years

- **All at 50-60% AMI**

Tax abatement (LERTA) if approved by taxing bodies

- **50% toward Greater Hill Reinvestment Fund - available for projects as soon as construction begins**
- Remaining 50% retained by developer, with a pledge not to request additional URA or City funds for infrastructure
- 75% parking tax diversion if approved by City Council

- All existing commitments, **plus First Source center** on site (Partner4Work), **intro to the trades** programs

- Computer lab for **STEM activities** at rec center (Rec2Tech)
- Finish the Curtain Call project, **preserving the cultural legacy of the Hill District** and ensuring those stories are honored and remembered

We now have a term sheet prioritizing reciprocal Greater Hill District investments.

Equitable Impact Highlights in Term Sheet

- **Hill District-born MBE development team – Interger**
- **Early capitalization of the Greater Hill District Reinvestment Fund**
- **Achieving more Affordable housing with HACP financing**
- **Affordable retail space for Hill businesses – Catapult Program**
- **Sustainable wage workforce development opportunities – Partner4Work**
- **More centrally located first responders – Rescue 2**
- **Critical improvements to the Ammon Recreation Center for Hill District families**
- **Preserving the Hill's cultural legacy – completion of Curtain Call project**

Commitment to a Brighter Future

Intergen is a High-Capacity MBE Development Team
Committed to the Hill District Community



Keith B. Key

Raised in the Hill



Bob Agbede

Local MBE Business Owner



Bomani Howze

3rd Generation
Hill District Resident

Capitalization of the Greater Hill District Reinvestment Fund via LERTA

GREATER HILL DISTRICT Master Plan



Projected Amount from Phase 1*:
\$ 29,009,884

The Hill District Community will determine how this contribution is invested.

The development team will work to capitalize a portion of the fund in advance of tax abatement allocations.

SASAKI



Final Report
September 2011

* This is a conservative estimate.

Achieving Longer Term of Affordability Beyond Original CCIP Agreement

| | Where we are today | Housing developer would now pursue HACP support for: |
|-----------------------|--------------------|------------------------------------------------------|
| Share of units | 20% | 20% |
| Term of affordability | 7 years | 20 years |
| Units at 80% AMI | 15% | - |
| Units at 70% AMI | 2.5% | - |
| Units at 60% AMI | 2.5% | 20% (50-60% AMI) |

Positioning Hill Businesses to Build Generational Wealth through Catapult

- Prime retail location in what will become a thriving economic center
- Retail rent abatement for startups and growing businesses in the Hill
- Technical support and business coaching available to business owners
- Future options for ownership to begin building generational wealth



Dynamic Workforce Opportunities

- **Reactivation of a First Source Center for the Hill District**
- **High Impact trainings for the trades and other growing industries**
- **Hiring commitments to ensure neighborhood sourced hiring and retention**
- **Meet the workforce development goals as described in the CCIP**



Relocation of Rescue 2: More Centrally Located First Responders



Photo: Pittsburgh EMS Rescue 2 Facebook

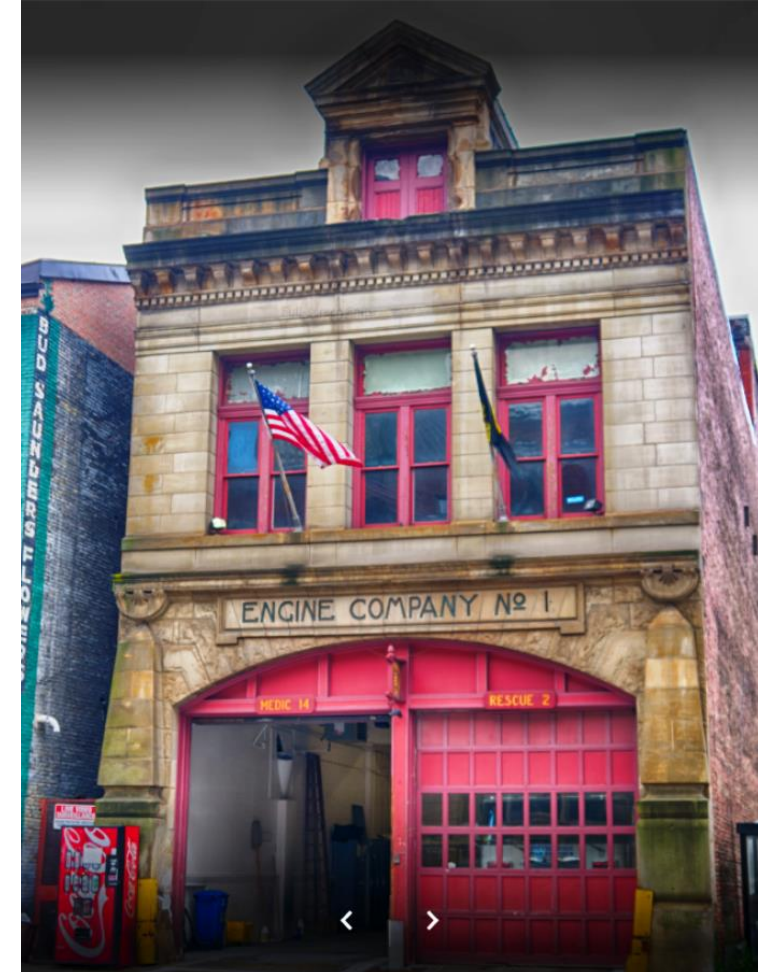


Photo: Blaine Christian, Google maps

Critical Investments in Improving Ammon Recreation Center for Hill District Families

- Rehabilitation of the Ammon Community Recreation Center
- Multi-purpose space for community celebrations
- Refurbishment of playground, basketball court, and recreation space
- Rec2Tech computer programming



Complete the Curtain Call Project to Preserve the Hill's Cultural Legacy



As visitors walk along the curtain, they will be reminded of the surrounding culture and history of **life in the Hill**.

Equitable Investments in the Future of the Hill District

\$30 million for Greater Hill Fund

+ *Cutting Edge MBE Development Team*

+ *Affordable Housing*

+ *Ammon Recreation Rehab*

+ *Catapult Space*

+ *EMS Station*

+ *First Source Hiring*

+ *Curtain Call Completion*

= **Equitable Investment in the Hill's Future**

Outline of Board Votes

- Preliminary approval of Intergen Lower Hill Initial Phase, LLC (or an affiliated entity) as a Developer for the take down of all or portions of Parcels A1, A2, B1, B2, 3, and 4, in the 3rd Ward, designated by the redeveloper as “Parcel B”
- Preliminary approval of a Conceptual Development Plan for the take down of all or portions of Parcels A1 , A2, B1, B2, 3, and 4, in the 3rd Ward, designated by the redeveloper as “Parcel B”
- Preliminary approval of Intergen Lower Hill Initial Phase, LLC (or an affiliated entity) as a redeveloper, and of Lower Hill District Conservancy, a to-be-formed planned community association, for the take down of portions of Parcels A1 and A2, in the 3rd Ward, designated by the redeveloper as “Parcel B1”
- Preliminary approval of a Conceptual Development Plan for the take down of portions of Parcels A1 and A2, in the 3rd Ward, designated by the redeveloper as “Parcel B1”

Board Votes Cont.'d

- **Pittsburgh Development Fund (PDF) Loan Commitment with Intergen Lower Hill Initial Phase LLC or a related entity, in an amount up to \$1,000,000**
- **Authorization to seek amendments to documentation pertaining to the Lower Hill LERTA District and Lower Hill LERTA Cooperation Agreement**
- **Authorization to amend the Lower Hill LERTA Declaration of Restrictive Covenants**
- **Authorization to Execute a Term Sheet with Pittsburgh Arena Redevelopment LP and the Sports & Exhibition Authority of Pittsburgh and Allegheny County.**

Commitment to a Brighter Future

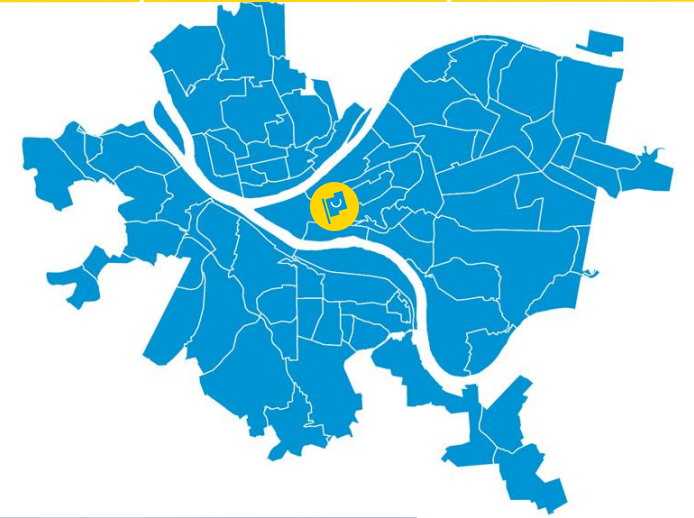
Board Votes Cont.'d

- Preliminary approval of Lower Hill Developer LLC for take down of Block E
- Preliminary approval of a Conceptual Development Plan for take down of Block E
- Presentation of Parking Tax Diversion and execution of a Cooperation Agreement with the City of Pittsburgh for a Parking Tax Diversion Plan
- Authorization to Execute a funding agreement and related Parking Tax Diversion documents with BPG
- Authorization to execute all financing documents, including Trustee documents, for Parking Tax Diversion.



Lower Hill – Block B

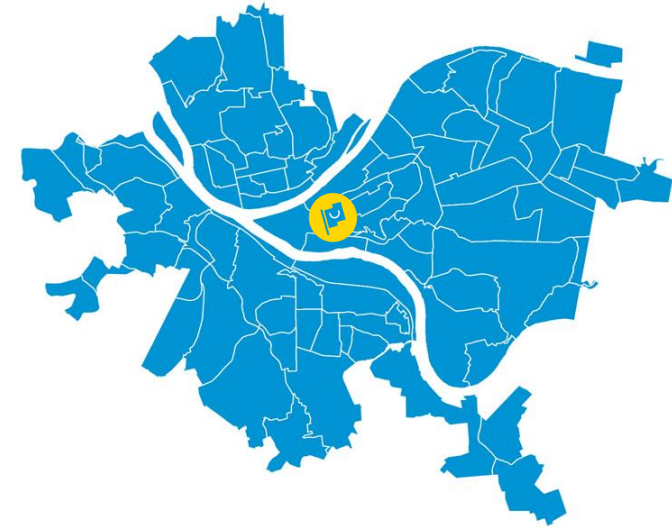
- a. Preliminary approval of Intergen Lower Hill Initial Phase, LLC (or an affiliated entity) as a redeveloper for the take down of all or portions of Parcels A1 (Block 2-C, Lot 403), A2 (Block 2-C, Lot 301), B1 (Block 2-C, Lot 405), B2 (Block 2-C, Lot 303), 3 (Block 2-C, Lot 298), and 4 (Block 2-C, Lot 400), in the 3rd Ward, designated by the redeveloper as “Parcel B” (“Take Down Tract #8”).
- b. Preliminary approval of a Conceptual Development Plan for the take down of all or portions of Parcels A1 (Block 2-C, Lot 403), A2 (Block 2-C, Lot 301), B1 (Block 2-C, Lot 405), B2 (Block 2-C, Lot 303), 3 (Block 2-C, Lot 298), and 4 (Block 2-C, Lot 400), in the 3rd Ward, designated by the redeveloper as “Parcel B” (“Take Down Tract #8”).





Lower Hill – Block B1

- c. Preliminary approval of Interagen Lower Hill Initial Phase, LLC (or an affiliated entity) as a redeveloper, and of Lower Hill District Conservancy, a to-be-formed planned community association, for the take down of portions of Parcels A1 (Block 2-C, Lot 403) and A2 (Block 2-C, Lot 301), in the 3rd Ward, designated by the redeveloper as “Parcel B1” (“Take Down Tract #9”).
- d. Preliminary approval of a Conceptual Development Plan for the take down of portions of Parcels A1 (Block 2-C, Lot 403) and A2 (Block 2-C, Lot 301), in the 3rd Ward, designated by the redeveloper as “Parcel B1” (“Take Down Tract #9”).





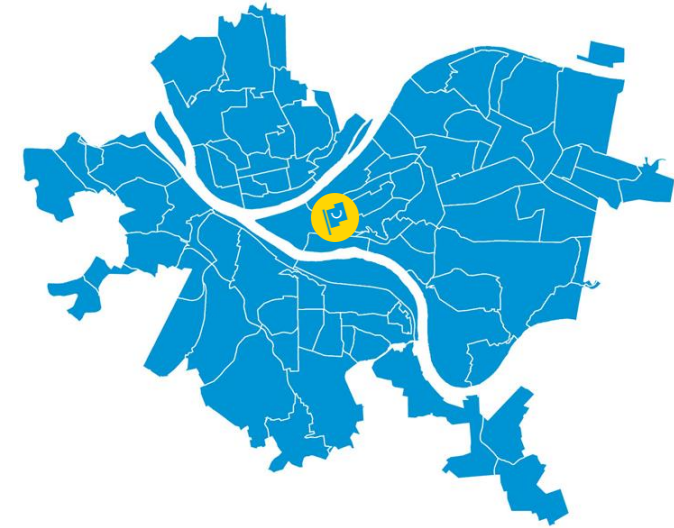
Lower Hill – Block E





Lower Hill – Block E

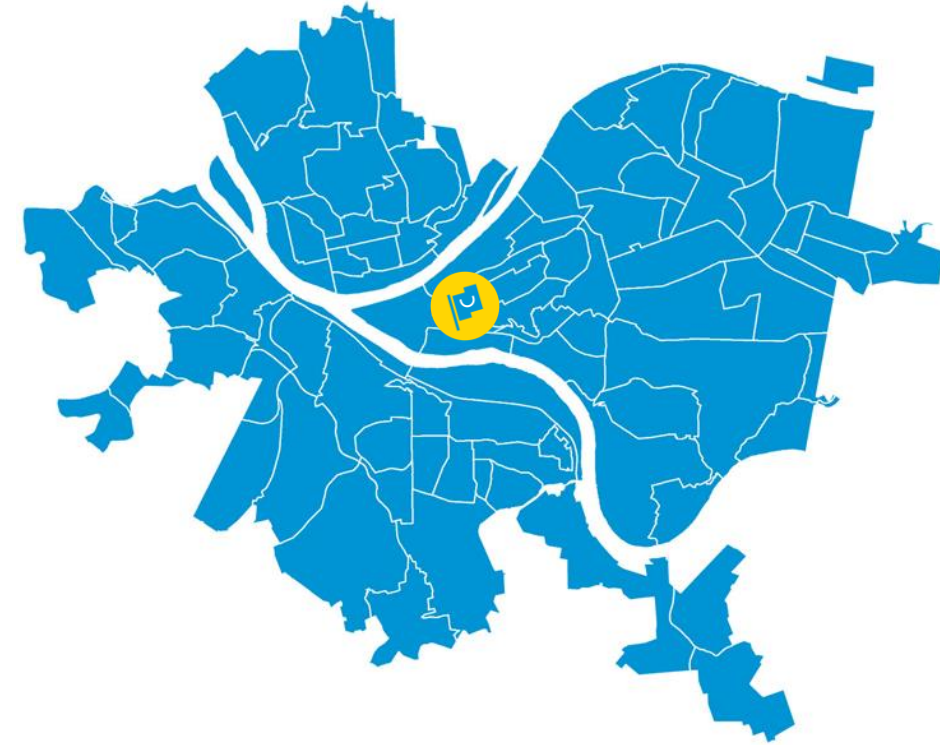
- a. Preliminary approval of Lower Hill Developer LLC (or an affiliated entity) as a redeveloper for the take down of Block E (Block 2-C, Lot 406), in the 3rd Ward (“Take Down Tract #7”).





Lower Hill – Block E

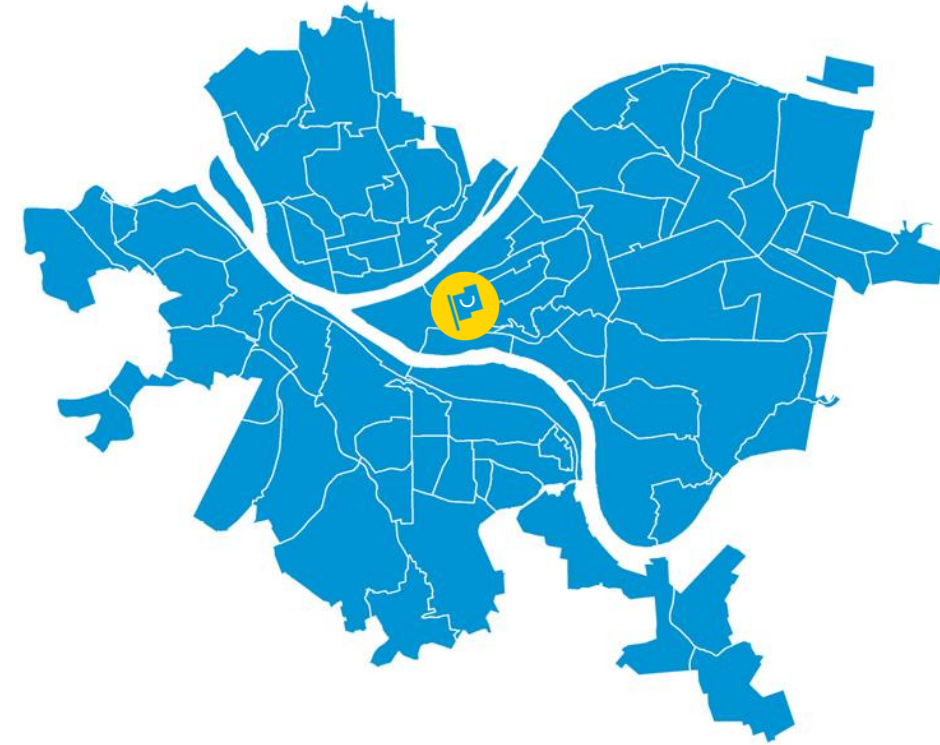
- b. Preliminary approval of a Conceptual Development Plan for the take down of Block E (Block 2-C, Lot 406), in the 3rd Ward (“Take Down Tract #7”)





Lower Hill – Block E

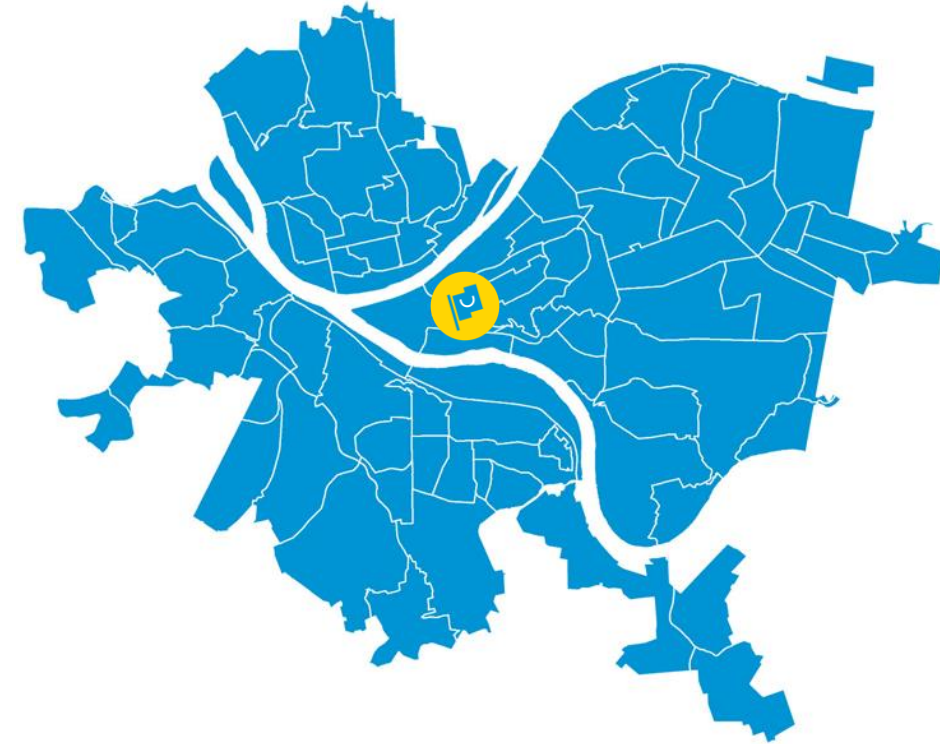
- c. Presentation of a Parking Tax Diversion (PTD) Plan with the City of Pittsburgh and execution of a Cooperation Agreement with the City of Pittsburgh for a PTD Plan if approved by the City.





Lower Hill – Block E

- d. Funding agreement and related PTD documents with Buccini/Pollin Group, Inc. or an affiliate.





Lower Hill – Block E

- e. Authorization to execute all financing documents, including Trustee documents, required in connection with the Lower Hill Parking Tax Diversion (PTD).

