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.
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
The Centre Avenue Redevelopment and Design Plan will showcase the reborn spirit of Centre Avenue as a place of exchange—where residences 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

HERITAGE WALK
The heritage walk is a series of small open spaces and heritage sites that celebrate Hill District history. Each open space has common signage and amenities to create an identity.

NEW GRANADA THEATER & SHOPS & RESIDENCES
Cultural institutions & amenities celebrate Centre Avenue at the heart of the Hill, and represent the rich cultural legacy of Pittsburgh.

HERITAGE SQUARE
Cultural institutions (such as a living museum and café) and amenities that activate a public plaza, a highly visible first stop for visitors who want to know more about the Hill.

CATALYTIC PROJECT

URBANIZED EXISTING BUILDINGS
Low-rise or buildings with significant setbacks can be renovated to include upper levels or additions that meet the street, bringing activity to the street and attracting visitors to first floor uses.

COMMERCIAL PLAZA REDEVELOPMENT
A reconfigured commercial plaza puts businesses on the avenue with destination businesses on the lower level. Future development could include a signature tower as a boutique hotel or office. Historic sculpture can be relocated.

INFILL MIXED USE BUILDINGS & PARKING PLAZAS
Mixed-use buildings with commercial on the Ave and residential or commercial on the upper floors. A public parking passage in the rear connects to upper floor tenants and to Centre Avenue.
Centre of Opportunity

**GREENSPACE WALK**
Small greenspaces along Kirkpatrick that act as a stepping stone from Bedford Ave to the bottom of Kirkpatrick.

**OPPORTUNITY SQUARE**
A new public space, activated by a new mixed-use building and pedestrian passage, framed by two historic structures, Central Baptist Church and their Victory Square Building.

**INFILL MULTI-USE BUILDINGS**
Two to four story buildings with commercial on Centre Avenue and residential or commercial on the upper floors.

**HERITAGE WALK**
The heritage walk is a series of small open spaces and heritage sites that celebrate Hill District history. Each open space has common signage and amenities to create an identity.

**EXISTING BUILDING RENOVATION**
Renovating historic storefronts and existing structures can jump start entrepreneurial investment and give unique character to the neighborhood.

**PUBLIC SAFETY MIXED USE BUILDING**
Relocating the police station could encourage healthier community relations with the police. The new location would require ample rear parking.
Centre of Cultivation

**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.

**Existing Building Renovation**
Renovating historic buildings will allow this area to retain its unique character. Many of the existing buildings are residential.

**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.

**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.
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
How we got here

- **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
How we are integrating community input

- 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:
312 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
*Space is limited
Contact engage@ura.org with questions.
What is a Development RFP/RFQ?

**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.
What is next?

1. Briefing
2. Quarterly updates
3. Responses vet for qualifications / completeness
4. Community input (do you want to see more?)
5. URA Board action
6. Full proposals received
7. Community review & feedback
8. Project acceptance
9. (Round 2 released)
Request for Qualifications (RFQ): Scattered Sites along Centre Avenue
RFQ

Scattered Sites along Centre Avenue RFQ

<table>
<thead>
<tr>
<th>Issue Date</th>
<th>Qualifications Due Date</th>
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<td>Monday, July 22, 2019</td>
<td>Tuesday, October 22, 2019 at Noon ET</td>
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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

RESOURCES & ADDENDUMS

Resources
Downloadable PDF of RFP (with All Exhibits)
Exhibit "A" - 2015 Centre Avenue Corridor Redevelopment and Design Plan
Exhibit RFQ - 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

**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 (GHDM Plan) included as Exhibit “B”. Central to these plans are the following promises: 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).
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
Jeron 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.
Jeron X. Grayson Center (1852 Enoch Street)
Please RSVP attendance to Clare Healey at 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 Clare Healey at 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

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

• 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
## Neighborhood Initiatives Fund

### 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.

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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.

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For more information, please contact:

Matt Reitzell  
Program Assistant  
Phone: 412-255-6560  
Email: 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 or call 412-471-3727 ext. 211 to find out how to seek assistance.
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.
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*
Components of a Proposal Package [PP]

- 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
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
Questions and Discussion
General questions, please visit:
http://www.ura.org/pages/centre-avenue
412.255.6600

Contacts:

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Project Development Specialist
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412.255.6576

Bethany Davidson*
Director, Pittsburgh Land Bank
bdavidson@ura.org
412.255.6570

Lisa Moses
Senior MWBE Compliance Specialist
lmoses@ura.org
412.255.6566

Claren Healey
Development Officer
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. Speech on the Hilltop and a URA First

6.7.19
More Than 50 Affordable Housing Units Coming to East Liberty, Larimer and Garfield

@urapgh
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

<table>
<thead>
<tr>
<th>AMI%</th>
<th>1 Person HH</th>
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<td>$22,400</td>
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<td>50%</td>
<td>$28,000</td>
<td>$32,000</td>
<td>$36,000</td>
<td>$39,950</td>
<td>$43,150</td>
<td>$46,350</td>
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<td>60%</td>
<td>$33,600</td>
<td>$38,400</td>
<td>$43,200</td>
<td>$47,940</td>
<td>$51,780</td>
<td>$55,620</td>
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**Sources:** HUD and PHFA 2019 LIHTC Income and Rent Limits (effective 4/24/19)
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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<th>AMI%</th>
<th>1 Person HH</th>
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### Rent Limits for Allegheny County (monthly)

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<th>AMI%</th>
<th>Efficiency</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
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<tr>
<td>20%</td>
<td>$280</td>
<td>$300</td>
<td>$360</td>
<td>$415</td>
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<tr>
<td>40%</td>
<td>$560</td>
<td>$600</td>
<td>$720</td>
<td>$831</td>
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<tr>
<td>50%</td>
<td>$700</td>
<td>$750</td>
<td>$900</td>
<td>$1,038</td>
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<tr>
<td>60%</td>
<td>$840</td>
<td>$900</td>
<td>$1,080</td>
<td>$1,246</td>
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Source: PHFA 2019 LIHTC Income and Rent Limits (effective 4/24/19)
What is the rent limit for a 3-person household (mother, father, child) who makes $34,000 per year?

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<th>6 Person HH</th>
</tr>
</thead>
<tbody>
<tr>
<td>20%</td>
<td>$11,200</td>
<td>$12,800</td>
<td>$14,400</td>
<td>$15,980</td>
<td>$17,260</td>
<td>$18,540</td>
</tr>
<tr>
<td>40%</td>
<td>$22,400</td>
<td>$25,600</td>
<td>$28,800</td>
<td>$31,960</td>
<td>$34,520</td>
<td>$37,080</td>
</tr>
<tr>
<td>50%</td>
<td>$28,000</td>
<td>$32,000</td>
<td><strong>$36,000</strong></td>
<td>$39,950</td>
<td>$43,150</td>
<td>$46,350</td>
</tr>
<tr>
<td>60%</td>
<td>$33,600</td>
<td>$38,400</td>
<td>$43,200</td>
<td>$47,940</td>
<td>$51,780</td>
<td>$55,620</td>
</tr>
</tbody>
</table>

### Rent Limits for Allegheny County (monthly)

<table>
<thead>
<tr>
<th>AMI%</th>
<th>Efficiency</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>20%</td>
<td>$280</td>
<td>$300</td>
<td>$360</td>
<td>$415</td>
</tr>
<tr>
<td>40%</td>
<td>$560</td>
<td>$600</td>
<td>$720</td>
<td>$831</td>
</tr>
<tr>
<td>50%</td>
<td>$700</td>
<td><strong>$900</strong></td>
<td><strong>$900</strong></td>
<td>$1,038</td>
</tr>
<tr>
<td>60%</td>
<td>$840</td>
<td>$900</td>
<td>$1,080</td>
<td>$1,246</td>
</tr>
</tbody>
</table>

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