

4800 Block RFP Community Meeting



November 20, 2019

Urban Redevelopment Authority
of Pittsburgh





Agenda

1. URA Presentation
 - A. Welcome/Introductions
 - B. Purpose
 - C. Planning to Date
 - D. Overview of the Site
 - E. Next Steps
2. Developer Presentations
3. Q&A
4. Open House

Mission

The Urban Redevelopment Authority of Pittsburgh (URA) is the City of Pittsburgh's economic development agency, committed to creating jobs, expanding the City's tax base and improving the vitality of businesses and neighborhoods.





The Real Estate Department supports the URA mission by building market strength through buying and selling underutilized property for redevelopment.

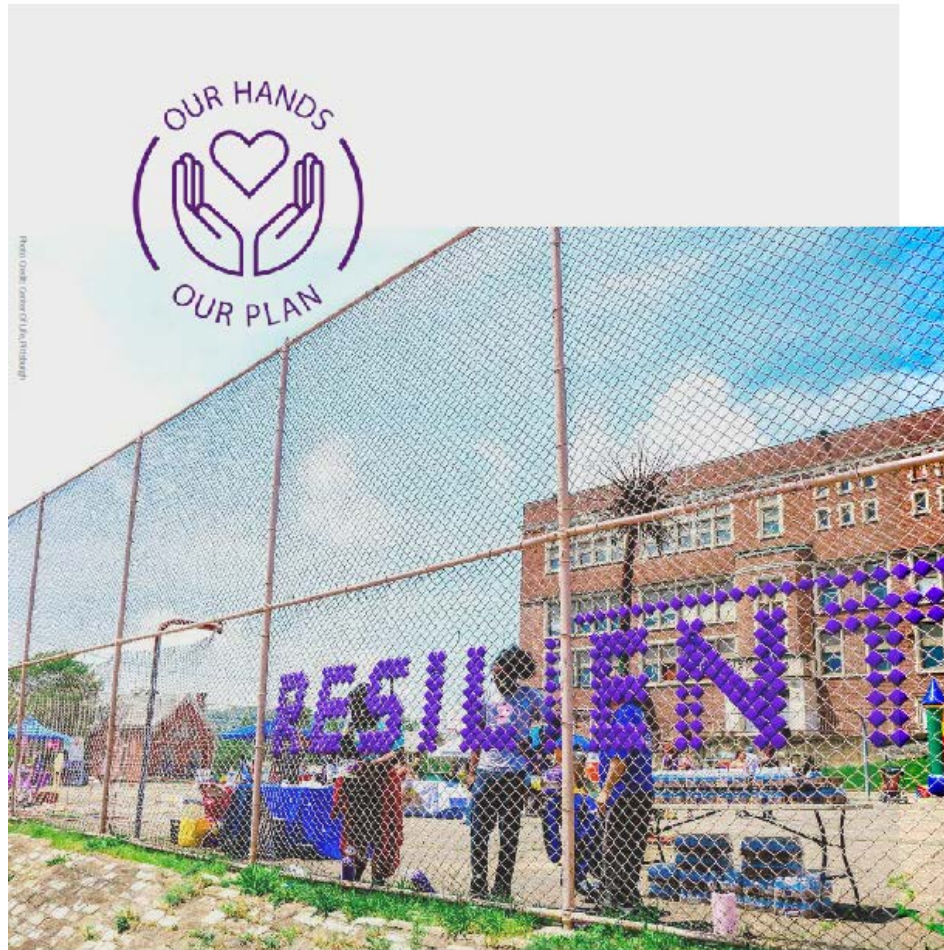
We work with communities and local stakeholders to determine the highest and best use of properties and return distressed properties to the tax rolls.

We stabilize and steward properties in our ownership and allow/enable interim uses.

We collect and analyze data to inform internal and external decision making.



ura | Why are we here?



GREATER
HAZELWOOD
NEIGHBORHOOD PLAN

The **Department of City Planning** along with the **Greater Hazelwood Community Collaborative** recently completed the **Greater Hazelwood Neighborhood Plan**.

The plan focuses on ways to **strengthen** and **improve** the community while proactively **preparing for future growth and change**.



ura | Why are we here?

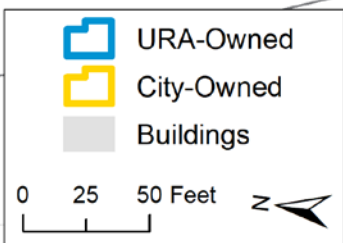
- The URA issued a Request for Proposals (RFP) for publicly-owned property along Second Avenue in Hazelwood.
- **Goal = implement the Greater Hazelwood Neighborhood Plan**
- Proposals were due in October 2019. The URA received 6 proposals.
- A Review Committee was formed to help evaluate the proposals.

ura | Why are we here?

- The Review Committee shortlisted the top 3 proposals:
 - Telesis Corporation
 - The Community Builders
 - Trek Development
- Shortlisted developers are here tonight to present their proposals.
- **Public input will be collected and utilized to help the Review Committee make a recommendation for consideration by the URA's Board of Directors for Board Action #1: Exclusive Negotiations.**

Overview of the Site





ura | About the site

- Located along Second Avenue in Hazelwood
- Combination of City and URA-owned property
 - 2 structures, 28 vacant parcels
 - URA will acquire City-owned property and convey to a developer
- Hazelwood Initiative owns the property located at 56-F-82.
- Zoning: Local Neighborhood Commercial (LNC)
- Preferred reuse: Mixed-Use
- Sales price: Please propose a price that allows for a project that is economically viable and meets the “highest and best use” standard, which is the objective for this project.

ura | Selection Criteria

A Redeveloper will be selected based on, but not limited to, the criteria listed below:

1. Appropriateness of the proposed plan as it relates to the Greater Hazelwood Neighborhood Plan
2. Redeveloper's experience in completing similar projects and/or Redeveloper's training, skills, and experiences that provide evidence of Redeveloper's ability to complete the proposed development
3. Ability to assemble a team with the appropriate specialties
4. Demonstration of the ability to attract and secure financing
5. Commitment to p4 Performance Measures
6. Commitment to Minority and Women-Owned Business Enterprise (MWBE) participation

ura | Selection Criteria

Continued:

7. Experience with community engagement in previous projects and demonstration of commitment to follow the URA's Community Input Process, (Exhibit "I"), for community participation and interaction for the project
8. Commitment to giving community residents first consideration for employment opportunities
9. Willingness to market available space to current community business owners
10. Ability to provide varying affordability levels for housing and commercial units



A few words on Affordable Housing...

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

[Area Median Income \(AMI\)](#) – the household income for the median (middle) household in a region calculated each year by HUD; determined by household (HH) size in a region.

Income Limits for Allegheny County

AMI%	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5 Person HH	6 Person HH
20%	\$11,200	\$12,800	\$14,400	\$15,980	\$17,260	\$18,540
40%	\$22,400	\$25,600	\$28,800	\$31,960	\$34,520	\$37,080
50%	\$28,000	\$32,000	\$36,000	\$39,950	\$43,150	\$46,350
60%	\$33,600	\$38,400	\$43,200	\$47,940	\$51,780	\$55,620
**The median income in Allegheny County for a household of 4 is \$79,900						

Low Income Housing Tax Credits (LIHTC)

- The Internal Revenue Service (IRS) subsidizes the acquisition, construction, and rehabilitation of affordable rental housing by issuing LIHTC to state and territorial governments.
- In PA, the Pennsylvania Housing Finance Agency (PHFA) receives the allocation and awards LIHTC credits to private developers who applied in either the competitive (9%) and/or non-competitive (4%) processes.
- Investors may then purchase LIHTC from the developers in order to receive a dollar-for-dollar reduction in their federal income taxes, claimed over the course of a 10-year period once the project is completed.
- LIHTC-financed projects must keep units affordable for at least 35 years.

Low Income Housing Tax Credits (LIHTC)

9%

- Subsidizes 70% of low-income costs in a project
- Competitive application process
- Applications due in the fall; awarded in the spring
- If not selected, developer must either reapply the following year or reduce affordability to attract alternative financing
- PHFA requires an “Intent to Submit a Tax Credit Application”

4%

- Subsidizes 30% of low-income costs in a project
- Non-competitive application process
- Applications accepted year-round
- Partnered with a tax-exempt bond issuance (typically the URA or PHFA)
- More predictable but creates larger gap in funding
- On a quicker schedule; closes soon after being awarded

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)

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

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

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)

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

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

1. The URA will post tonight's presentation and all public comment received on its website
2. The URA will collect and catalog all input received and will share with the Review Committee.
3. The Review Committee will review the input received and will work together to make a recommendation to the URA's Board of Directors.
4. The URA Board will consider the recommendation at its December 19th meeting for Board Action #1 – Exclusive Negotiations.
5. The selected developer will present again to the community for input.





Questions?



Developer Presentations



The Community Builders





Hazelwood Community Presentation

4800 Block of 2nd Avenue RFP

November 20, 2019

Developers

THE **COMMUNITY**
BUILDERS



Architect

Rothschild
Doyno COLLABORATIVE

General Contractor



4800 Block of 2nd Avenue - RFP Response

Presentation Overview

- 1) Introduction of Team Members
- 2) Vision Overview: 3 Components
- 3) Who We Are – Development Team Experience & MWBE/MWI Commitment
- 4) Urban Design & Community Engagement
- 5) Financing Plans
- 6) Closing Remarks
- 7) Questions and Answers

The test of our progress is not whether we add more to the abundance of those who have much, it is whether we provide enough for those who have too little.

A vision to implement “Our Hands, Our Plan”



10-17-19 © Rothschild Doyne Collaborative

The Community Builders' Mission Statement:
To build and sustain strong communities where all
people can thrive.

A vision to implement “Our Hands, Our Plan”

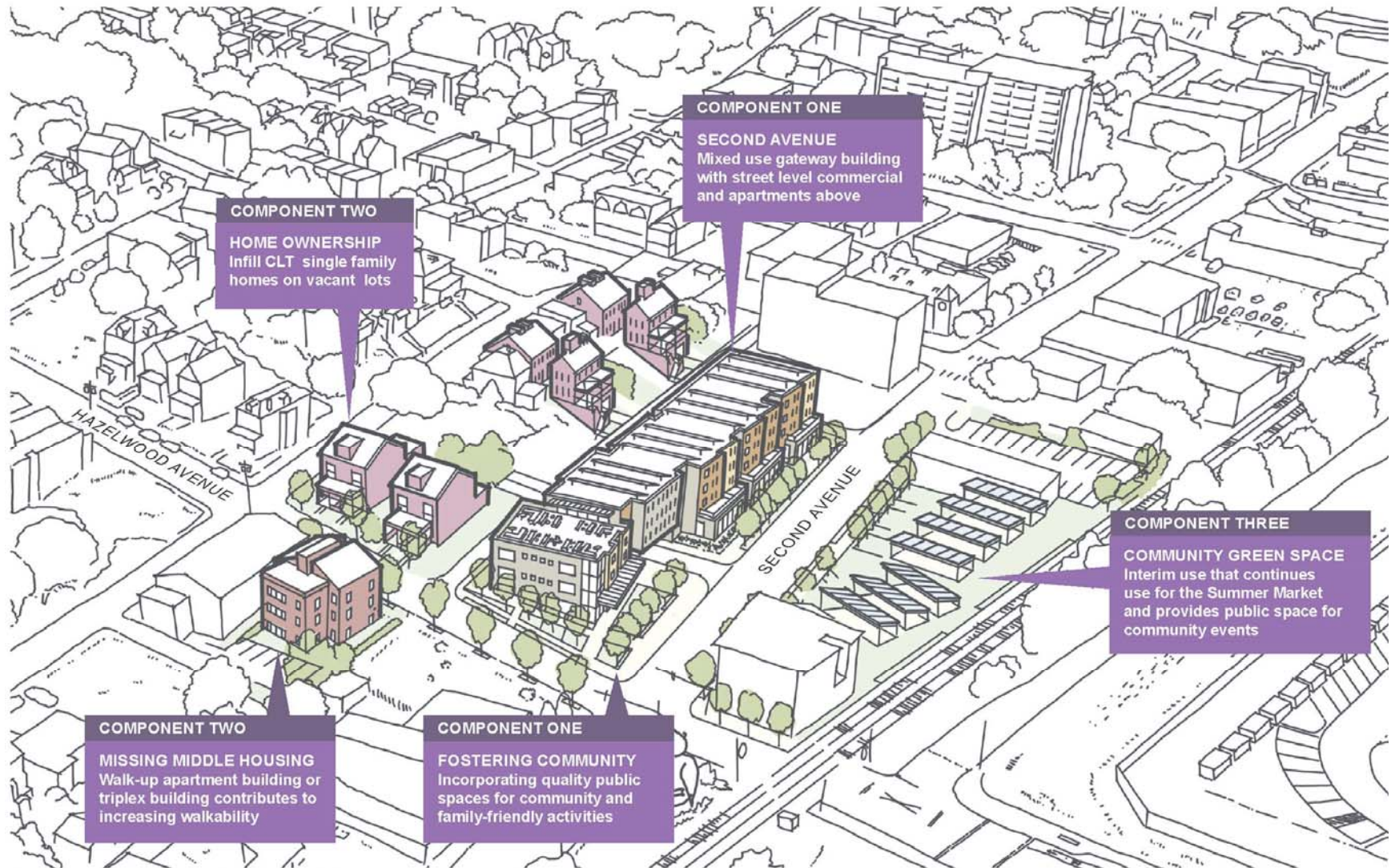
We offer this vision to the community as a starting point; to take the concepts as presented and, if fitting, to refine them further to reflect and respond to your community.

It is our intent to assist in whatever capacity to inspire redevelopment in a manner consistent with the Neighborhood Plan.

We understand that the continued provision of affordable housing within the neighborhood is the critical component in rebuilding a Hazelwood and a Pittsburgh for All.

The development plan reflects a 100% affordable housing program.

A vision to implement “Our Hands, Our Plan”



Aerial view of Vision Plan looking south towards the Second Avenue commercial corridor

A vision to implement “Our Hands, Our Plan”

Component 2:

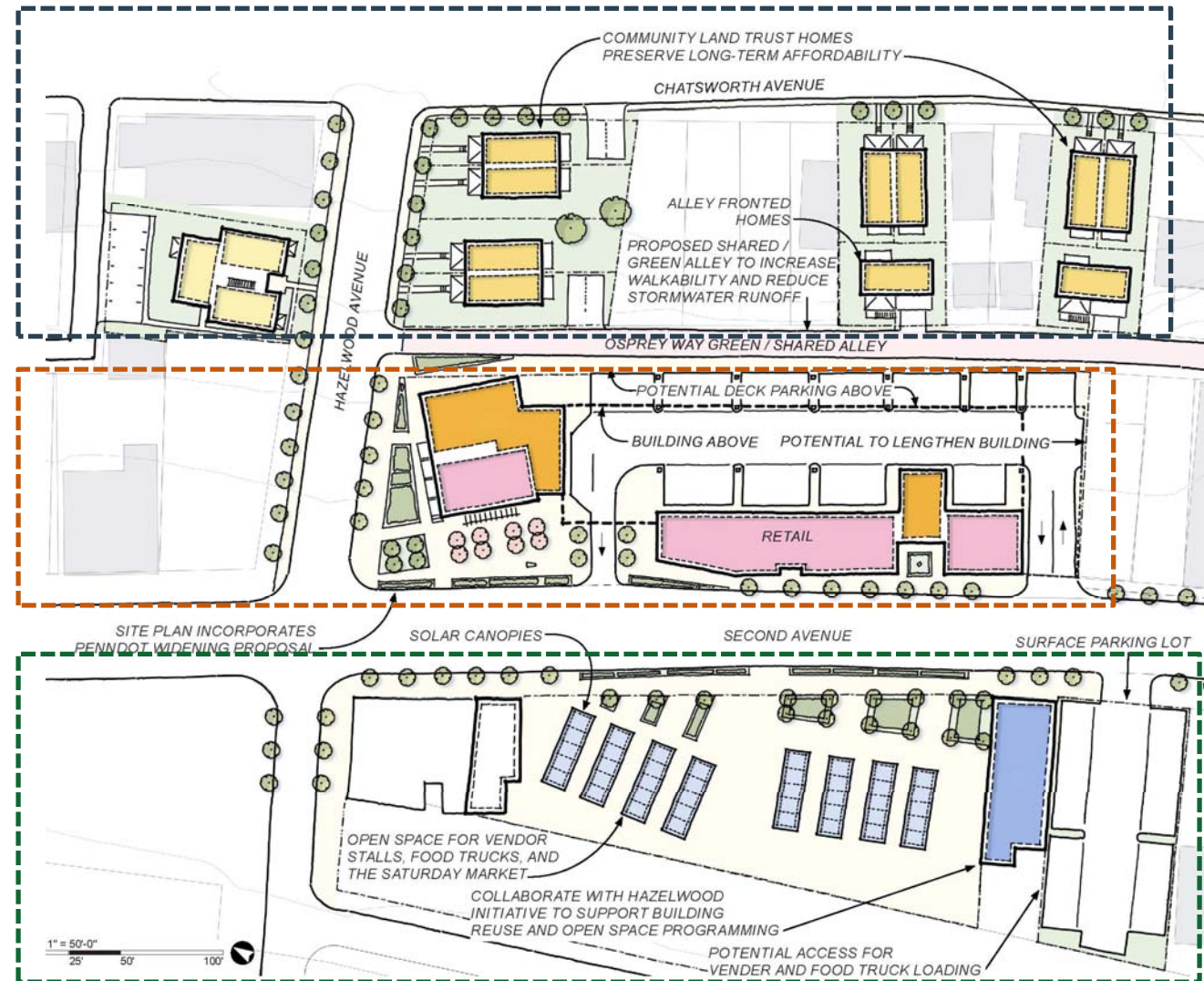
Affordable
Homeownership

Component 1:

Affordable Apartment
Building with ground
floor commercial/retail

Component 3:

Community
Greenspace



Development without Displacement – Component 1



Component 1:

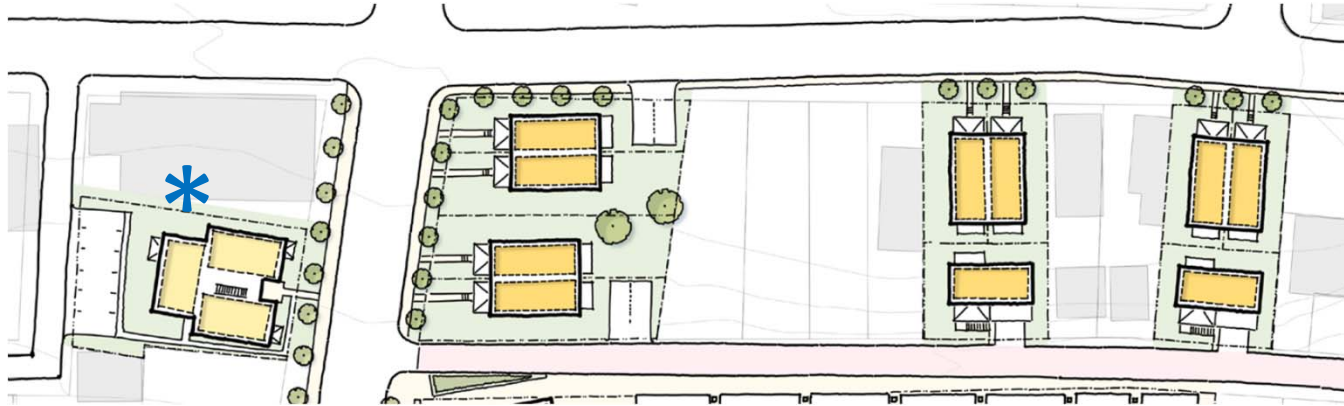
Mixed-Use, Affordable Apartment Building with Public Spaces

- Gateway Building with public exterior spaces
- **50 apartments** - Low Income Housing Tax Credit (LIHTC) *80% AMI or below*.
- **5,800 sf** of neighborhood-serving commercial/retail
- **30 parking spaces** – potential for 45

	Units	20% AMI	30% AMI	50% AMI	80% AMI	Unrestricted
1 Bedroom	44	4	10	10	20	n/a
2 Bedroom	6	1	1	1	3	n/a
Total Units	50	5	11	11	23	n/a
Percentage of Units		10%	22%	22%	46%	

Aerial view of mixed-use gateway building

Development without Displacement – Component 2



Component 2:

Community Land Trust Affordable Homeownership

- 10+ homes – new construction, for-sale
- 80% AMI or below
- Deed Restricted into the future

* Potential for a “Missing Middle” 9-unit apartment building.

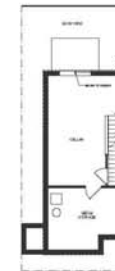
Development without Displacement – Component 2

INFILL HOME PRECEDENTS

Reinforcing the fabric of Pittsburgh neighborhood's



Precedent examples of adaptive reuse (above left) and new construction (above right) walk-up apartment buildings



Home entries illustrating collaboration with local makers that include mailboxes and patterned siding panels



Above Precedent sketches, built elevations, and floor plans of CLT infill homes

Left Design Guidelines established for future CLT homes planned for Upper Lawrenceville. The guidelines considered neighborhood context, location and alignment with the principles of p4

Component 2:
Community Land Trust
Affordable
Homeownership

THE **COMMUNITY**
BUILDERS

 **City of Bridges**
COMMUNITY LAND TRUST

Rothschild
Doyno
COLLABORATIVE
ARCHITECTURE AND URBAN DESIGN

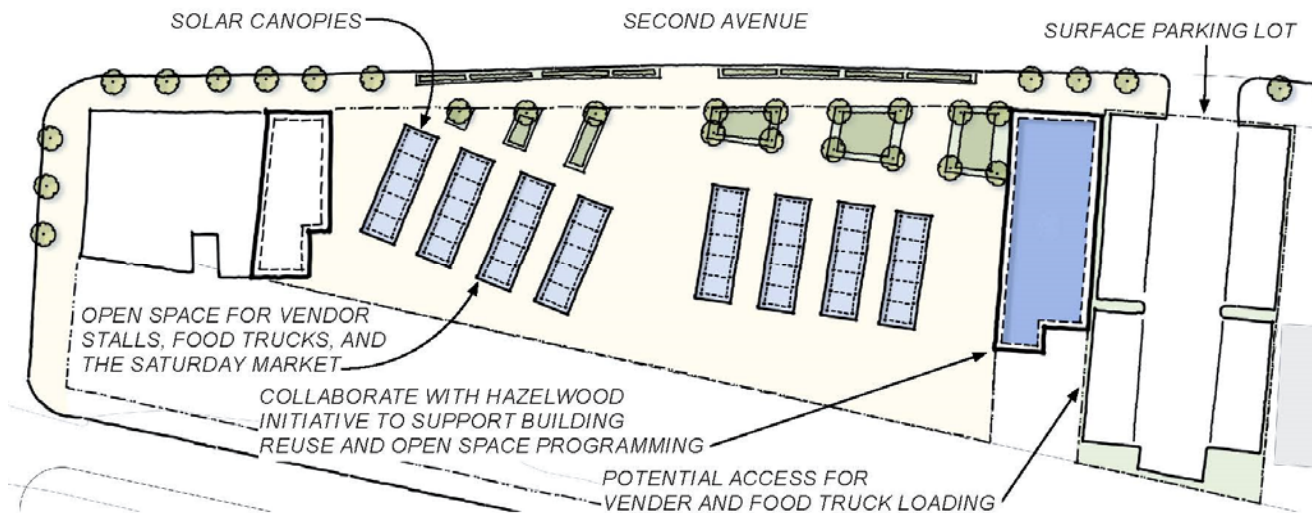
SOTA
CONSTRUCTION SERVICES, INC.

Foster Community in Greater Hazelwood – Component 3

Component 3:

Community Greenspace

- Continuation of the “Hazelwood Marketplace” on the western side of 2nd Avenue.
- Inclusion of Solar Structures that offset electric consumption of **Component 1**.
- 24 parking spaces.



Foster Community in Greater Hazelwood – Component 3



Who we are: THE COMMUNITY BUILDERS

- TCB was founded in Boston in 1964 and is one of America's leading **nonprofit real estate developers & owners.**
- TCB is mission-centered **committed to the long-term affordability of its properties.**
- **TCB's mission is to build and sustain strong communities where people of all incomes can achieve their full potential.**
- TCB develops, finances and operates high-quality housing and implements neighborhood-based models that drive economic opportunity for our residents.
- TCB has owns 135 properties consisting of 11,000+ apartments in 14 states.
- TCB is headquartered in Boston with regional hubs in Chicago, New York and Washington, D.C.

Who we are: THE COMMUNITY BUILDERS

TCB has been building communities in Pennsylvania for over 20 years, having constructed/preserved over **900 quality housing units throughout PA.**

(Pittsburgh, Moon Township, McKees Rock, Coatesville and Philadelphia)

TCB, through its subsidiary TCB CDE, has allocated **New Market Tax Credits** to targeted investments in Philadelphia and Pittsburgh.



\$35m New Market Tax Credit Allocation

East Liberty Transit Center
Pittsburgh, PA

Who we are: THE COMMUNITY BUILDERS

East Liberty Place

Mixed-Income Residential
& Mixed-Use

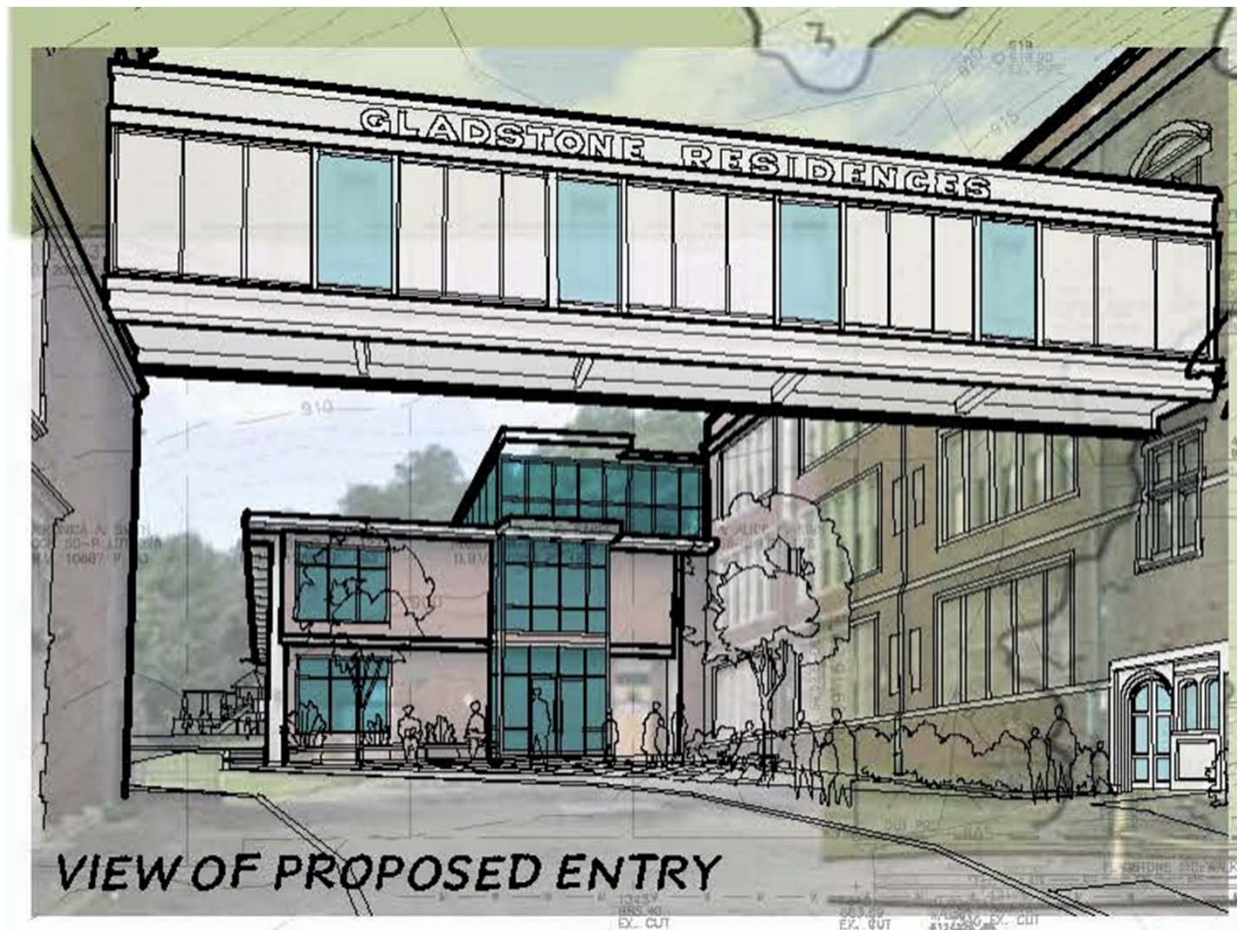


East Liberty Phased Redevelopment
Pittsburgh, PA



TCB partnered with the Office of Public Art on East Liberty Place South's wall installation.

Who we are: THE COMMUNITY BUILDERS



- TCB was selected by the Hazelwood Initiative to be its co-developer for the adaptive reuse of the original Gladstone School Building.
- The team submitted a 9% LIHTC application to the state last week and anticipates receiving a tax credit allocation in spring 2020.
- 53 one and two-bedroom general occupancy apartments; 13 units with Project-based Section 8; 9 market rate units.

Community Life – TCB's Resident & Neighborhood Success Model

Place-based makes a difference: residents get what they need where they are

We design age-friendly communities, supporting active, connected adults through onsite programs and partnership agreements with local providers

Support Services provide our seniors with varied programs to **Age in Place** while being socially active, and engaged

- Eviction Prevention Support
- Community Building and Partnership Development
- Case management
- Resident engagement & leadership
- Interwoven Property Management & Resident Services organizational model
- Sustainable supportive services
- Data-driven evaluation – ETO™

Opportunity Contracting and Hiring

- TCB maintains a Corporate level Opportunity Contracting and Hiring Program.

As a corporation, we strive to achieve meaningful participation, **MBE:30%** and **WBE:10%**, on every development project we undertake.

- TCB and its General Contractor engage local community organizations to assist with outreach and recruitment.
- Work with local MWBE business community to identify businesses
- Hold job fairs, minority business seminars, and trade fairs to generate interest.
- Promote business opportunities for professional firms as well as subcontractors and suppliers.
- TCB's last Pittsburgh development project, Hillcrest Senior Residences achieved MBE of 31%; WBE of 12% and Section 3 of 30%

TCB Vision Statement:

We envision a world with vibrant, safe and inclusive neighborhoods in which all people live in healthy homes with equitable access to resources and opportunities to pursue their dreams

Who we are:



City of Bridges
COMMUNITY LAND TRUST

WE ARE

a new, **independent nonprofit** that works closely with community organizations and individuals.

We develop permanently affordable assets to strengthen community and improve the quality of our buildings and housing.

We connect people to resources and & empower more and better prepared homeowners.

We provide ongoing stewardship for long-term neighborhood stability and individual opportunity.

OUR VISION

City of Bridges CLT envisions diverse communities where people **thrive, build wealth, establish roots, and foster community ties without risk of displacement.**

OUR MISSION

City of Bridges CLT **builds community ownership** that preserves **permanent affordability, empowers individuals,** and ensures **responsible growth and stewardship.**

OUR VALUES

We demand dignity and respect for people and community, and advocate against discrimination and displacement

We empower people and lead the way - together

We are courageous, credible, and worthy of trust

We inspire thoughtful and honest community participation, and activate community plans and values

We advance fairness, justice, and equity

OUR WORK

Our goal is to create 100 units of permanently affordable housing over the next 5 years.

We pilot innovative programs and find new ways to bring permanent affordability to our communities, including:

Down payment assistance

Community-controlled commercial space

Homeownership incubation

Educating the region about the community land trust model

Advocating for permanently affordable housing in Pittsburgh and beyond

Get in touch with us: (412) 621-1811 or www.cityofbridgesclt.org



@citybridgesclt

THE **COMMUNITY**
BUILDERS



City of Bridges
COMMUNITY LAND TRUST

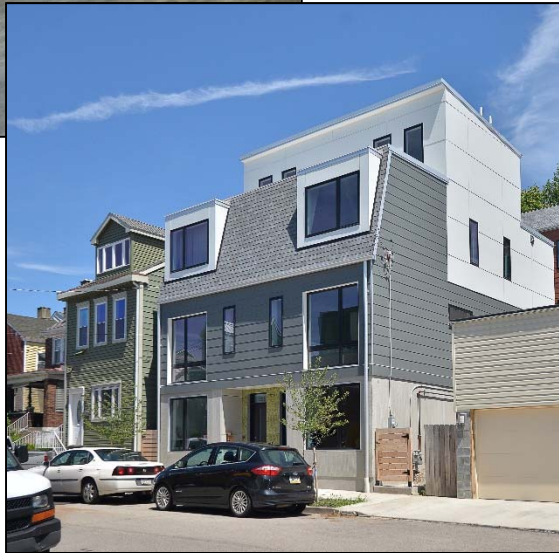
Rothschild
Doyno
COLLABORATIVE
ARCHITECTURE AND URBAN DESIGN



Who we are:



City of Bridges
COMMUNITY LAND TRUST



THE **COMMUNITY**
BUILDERS



City of Bridges
COMMUNITY LAND TRUST

Rothschild
Doyno
COLLABORATIVE
ARCHITECTURE AND URBAN DESIGN

SOTA
CONSTRUCTION SERVICES, INC.

Who we are:



City of Bridges
COMMUNITY LAND TRUST

Governance

- A nonprofit, membership organization
- Tripartite board
 - Guarantee that CLT residents have a direct voice in organizational governance
- Local control and decision making is “baked in” to our process

Who we are:



We are an **architecture** and **urban design** firm committed to a **collaborative** process with our clients that increases the **value** of the built environment through **meaningful** design solutions



THE **COMMUNITY**
BUILDERS



Rothschild
Doyno
COLLABORATIVE
ARCHITECTURE AND URBAN DESIGN



Rothschild
Doyno

and consensus around decisions

How



INPUT

- SOCIAL MEDIA
- WEBSITE
- COMMUNITY MEETINGS

- SURVEYS
- REAL-TIME POLLING
- DOT EXERCISE

- OPEN HOUSES
- COMMUNITY WALKS
- STORYTELLING WORKSHOPS



Who we are:



SOTA Construction - Regional Leader in Green Construction



Chatham University – Eden Hall Campus

Who we are:



SOTA Construction - Regional Leader in Green Construction



Riverside Mews Townhomes – Pittsburgh, PA

Financing Plan for the Vision

Sources		Component 1	Component 2	Component 3
	Developer Equity / Debt		\$ 1,120,000	
	Public Subsidy (URA)	\$ 1,200,000	\$ 281,500	
	Public Subsidy (PHFA – PHARE)	\$ 1,437,497		
	Equity Other (NMTC)		\$ 480,000	
	Equity Other (Solar)			\$ 193,906
	Equity LIHTC	\$ 11,748,925		
	Grants Local/State/Fed/other		\$ 840,843	\$ 262,344
	Total Sources	\$ 14,386,422	\$ 2,722,343	\$ 456,250
Uses				
	Acquisition	\$ 300,000	\$ 60,000	
	Construction	\$ 8,734,059	\$ 2,243,000	\$ 456,250
	Soft Costs	\$ 2,054,523	\$ 380,843	
	Financing Costs	\$ 1,305,590	\$ 38,500	
	Reserves	\$ 492,250		
	Developer Fee	\$ 1,500,000		
	Total Uses	\$ 14,386,422	\$ 2,722,343	\$ 456,250

Financing Plan for the Vision

Alternative Financing Opportunities to Explore

Federal Home Loan Bank – Affordable Housing Program
(Pittsburgh, Atlanta, San Francisco)

Nationally-sponsored green initiative grants *(solar grants)*

Pennsylvania Housing Finance Agency – Mixed-Use Financing
(Community Revitalization Fund Tax Credit Program)

Deferred Developer's Fee

Closing Remarks – Development Team Capacity

- All team members evidence a successful track record in Pittsburgh in their respective roles.
- All team members evidence a history and ability to productively engage with the Community
- TCB is an experienced developer of complicated projects with various financing mechanisms, including New Market Tax Credits, and evidences the willingness to extend beyond housing to ensure neighborhood success.
- TCB is a national, mission-centered non-profit that has the ability to share best practices in-house and to access funding opportunities nationally to the benefit of its projects and communities.

Closing Remarks - Alignment with the Greater Hazelwood Neighborhood Plan

The Vision was guided by our intention to further the below community priorities:

- Increase residents' housing security.
- Secure long-term affordable housing within the neighborhood.
- Provide housing for missing middle
- Design opportunities to foster community in Greater Hazelwood.
- Promote local community business activity, social connection, and physical activity in Greater Hazelwood.
- Address crime / perception of crime in the neighborhood

North Star Vision Statement - Greater Hazelwood Neighborhood Plan

“Greater Hazelwood is a diverse and welcoming community for people of all incomes and backgrounds. Our future is driven by the leadership of community residents resulting in a community with thriving families and households; affordable, high-quality residential options; family-sustaining career opportunities; successful businesses and business owners and a fully integrated Hazelwood Green.”



10-17-19 © Rothschild Doyne Collaborative

Telesis



Here is the [ura](#)



HAZELWOOD



TELESIS
CORPORATION

TEAM INTRODUCTION

Developer:

Telesis Corporation

Development Partner:

Fulani Development Group

Architect:

LGA Partners, LP

Landscape Architect:

Floura Teeter

General Contractor:

Mistick Construction

Community Engagement:

Mon-Win Consulting

Commercial Leasing Broker:

REMAX



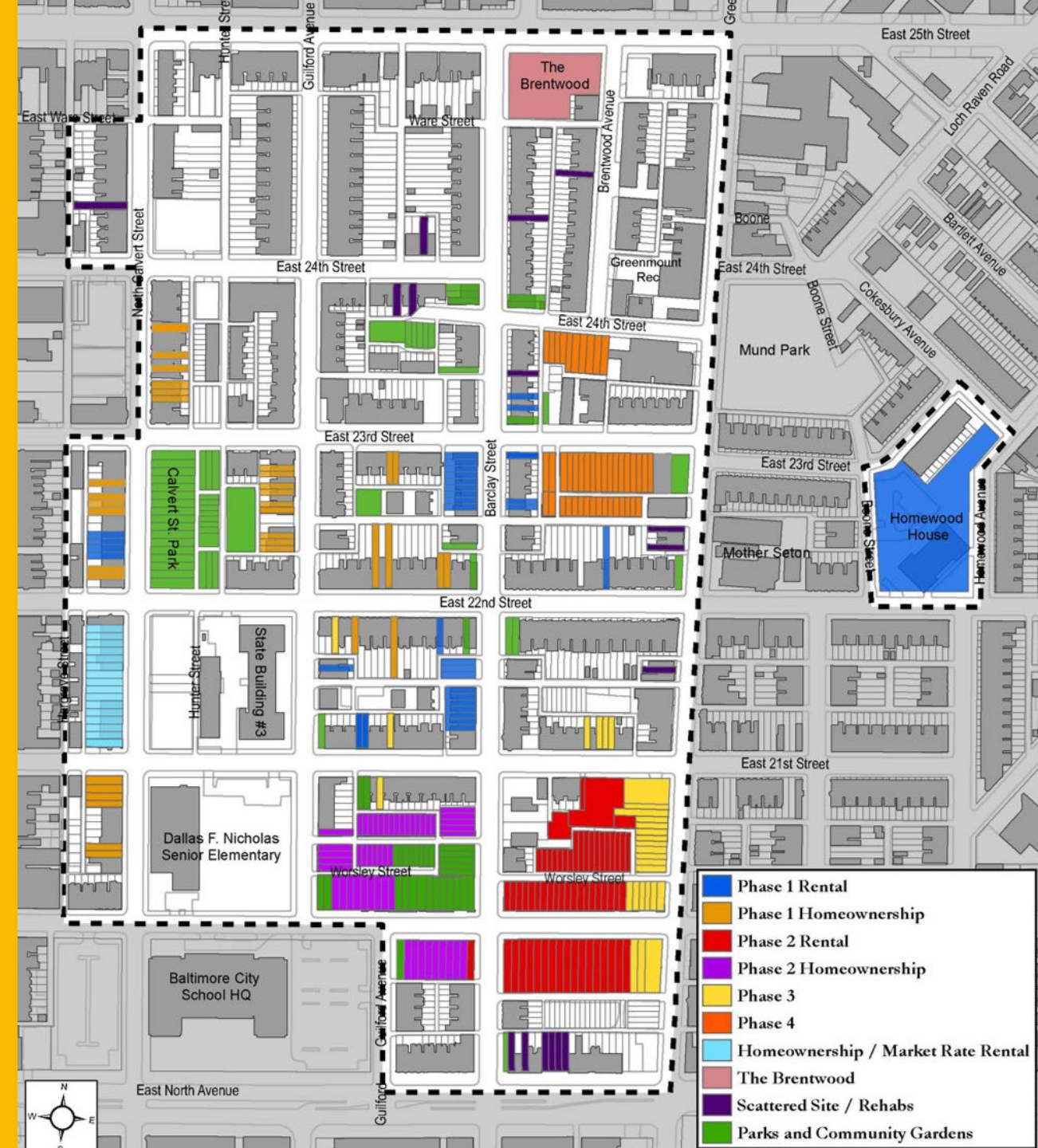


TELESIS

- 33 years of experience
- 27 neighborhoods
- 17,000+ mixed-income units planned, financed, or developed
- \$2.8B Public and private financing planned or structured
- 350,000sf of commercial, retail, and community space

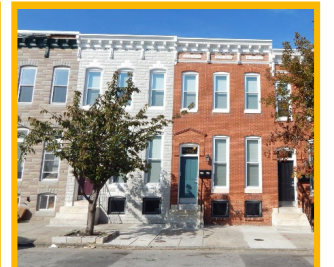
BARCLAY REDEVELOPMENT PLAN

- Transformation of 268 parcels (35% vacant) into 322 mixed-income, mixed-tenure units.
- +10,000sf of commercial space
- +4,000sf of community space
- A new neighborhood park
- Rehabilitated existing park





BARCLAY REDEVELOPMENT PLAN



GREATER HAZELWOOD NEIGHBORHOOD PLAN

COMMUNITY

- Address Barriers to Further Education/ Training, & Employment
- Employment Opportunities
- ↑ Housing Security
- Promote physical activity
- Address Crime/Perception of Crime in neighborhood

INFRASTRUCTURE

- Strengthen Quality of Green Spaces
- Improve Food Infrastructure
- Decrease Sewer Overflow
- New Green Development

DEVELOPMENT

- Achieve Affordability
- Address Vacant Properties
- Community-led & -driven development
- Hazelwood Specific Design Principles, Guidelines, Standards
- Prevent Displacement
- Integrate Public Art
- Enhance the Second Avenue Corridor
- Hub for Entrepreneurs and Small Businesses

MOBILITY

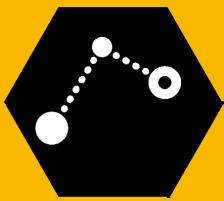
- Improve Neighborhood Walkability & Bikeability

P4 PERFORMANCE MEASURES

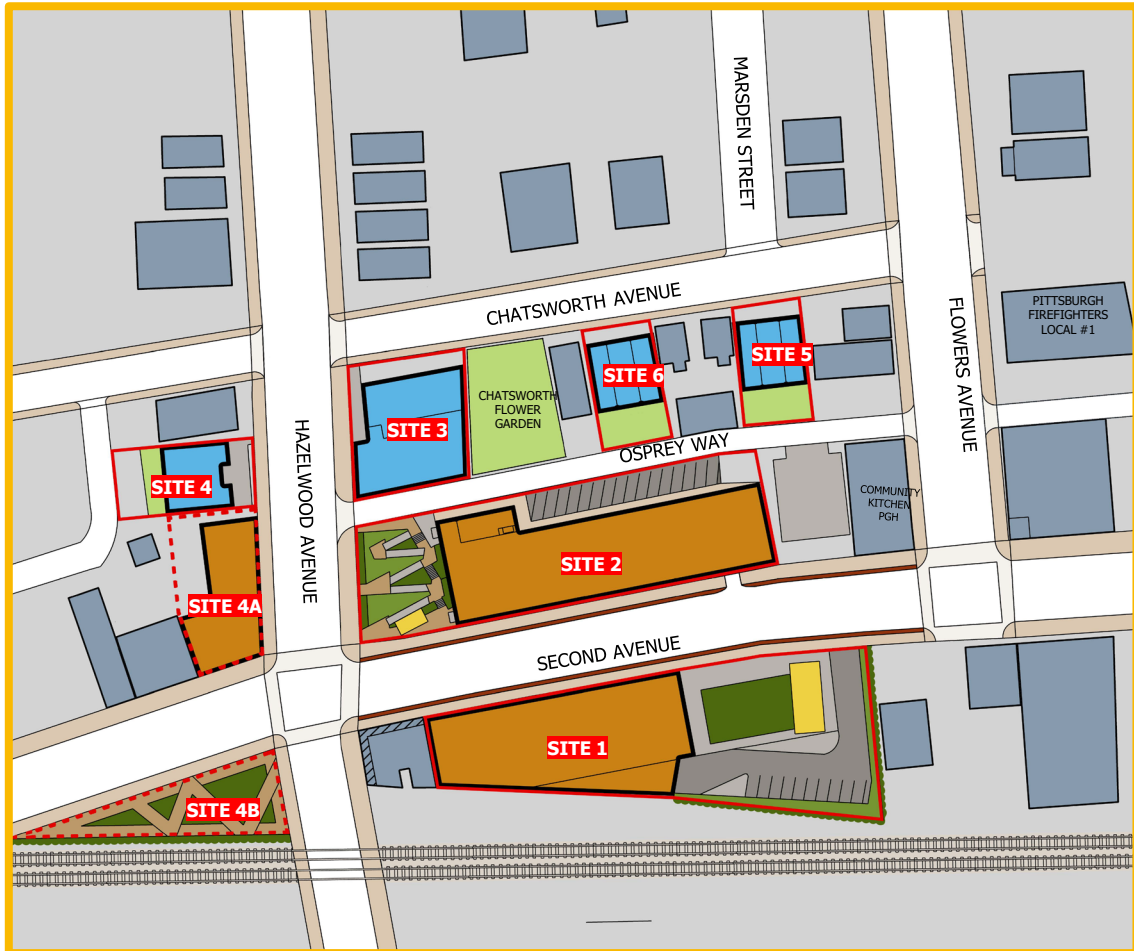




HAZELWOOD GATEWAY



OVERVIEW



COMMUNITY

- Increase residents' housing security
- Design opportunities to foster community
- Promote physical activity
- Address crime/perception of crime in neighborhood

INFRASTRUCTURE

- Strengthen + create quality green spaces
- Improve food infrastructure
- New green development

DEVELOPMENT

- Provide affordable housing options
- Redevelop vacant properties
- Community-led design process
- Integrate Hazelwood specific design principles
- Prevent displacement
- Integrate public art
- Enhance the Second Avenue Corridor
- Hazelwood as a hub for entrepreneurs and small businesses

MOBILITY

- New streetscape to improve walkability and bikeability

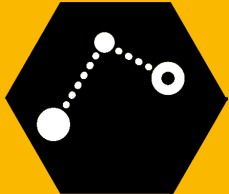
DESIGN OVERVIEW

COMMUNITY

- New housing options
- Architectural features that enhance the character of the neighborhood

DEVELOPMENT

- Community-led design
- New mixed-use development along the Second Avenue corridor



LANDSCAPE OVERVIEW

COMMUNITY

- Promote physical activity
- Well lit streetscape for visibility

DEVELOPMENT

- Integrate public art
- Activating spaces along Second Avenue

MOBILITY

- Improve neighborhood accessibility

INFRASTRUCTURE

- Three new public parks
- Common Green for outdoor market and vendor space



GATEWAY PARKLET



TRANSIT PARK



COMMON GREEN



SUSTAINABILITY

- New green development
- Solar
- Green roofs





	1 BR	2 BR	3 BR	Total Units	Comm sf	Parking Spaces
Site 1	16	6	4	26	10,500	16
Site 2	20	10	4	34	6,800	47
Site 3	8	4	2	14		12
Site 4		6		6		5
Site 5			3	3		On-Street
Site 6			3	3		On-Street
Total	44	26	16	86	17,300	80

	Total Units
Market Rate	8
Under 60% Area Median Income	48
Under 50% Area Median Income	15
Under 30% Area Median Income	15

OVERVIEW

COMMUNITY

- Provide new, long-term housing
- Over 17,000sf of commercial and community space

DEVELOPMENT

- 90% of units are affordable
- 1-3 BR units



SOURCES & USES

LIHTC Equity	\$18,842,000
Other Equity-NMTC/OZ	\$565,000
Loans	\$10,290,000
Other Sources/Subsidy	\$11,042,647
TOTAL SOURCES OF FUNDS	\$40,739,647

Acquisition	\$516,369
Hard Costs and FF&E	\$29,265,466
Soft Costs & Reserves	\$7,795,340
Financing Costs	\$3,162,472
TOTAL USES OF FUNDS	\$40,739,647



COMMERCIAL CORRIDOR

COMMUNITY

- Employment opportunities through new businesses
- Active streetscape to foster community

DEVELOPMENT

- Enhance the Second Avenue Corridor
- Encourage entrepreneurs and small businesses

MOBILITY

- Improve neighborhood walkability and bikeability

INFRASTRUCTURE

- Flexible market space



COMMUNITY ENGAGEMENT

- Access to services and capacity building
- Health & wellness
- Recreational & social
- Educational programming



OUR VALUES

1. You can't build for people if you don't listen to people
2. Outreach is not Engagement
3. Improved engagement ensures more Equitable Outcomes
4. We can build trust in the planning process
5. You can achieve transparency in the process with the right tools



EQUITABLE ENGAGEMENT

Equity in engagement means...

- Using clear language
- Building partnerships
- Ensuring equal access
- Choosing tools accordingly
- Making difficult decisions
- Trusting others, trusting yourself...trusting the process



ONGOING ENGAGEMENT

- Consistent communication from design through construction (Eblast, newsletters, attending GHCC meetings)
- Opportunities for potential employment or services
- Share opportunities for local hiring and contracting
- A steering committee of residents & stakeholders to keep the design on course
- Workforce development events in tandem with the design process



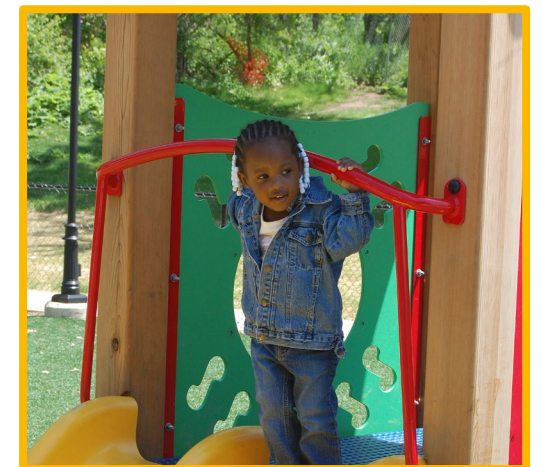


SECTION 3/LOCAL HIRING/MWI PLAN

Mistick will organize outreach meetings to:

- Inform the community of opportunities that will become available
- Procure information from interested residents for follow up by Mistick's Workforce Coordinator
- Schedule interviews between residents and subcontractors
- Monitor the program and provide monthly updates

Each major subcontract agreement will include language to require the subcontractor to participate in the hiring plan.



MWI/MWBE COMMITMENT

- Maximize participation by local subcontractors/vendors, and MBE/FBE/CSB/CBE disadvantaged business entities
- Subcontractor Selection Process implemented to achieve successful outcomes for all stakeholders in the process
- Participation in hiring events and work with community leaders and organizations to source residents available for work

SUBCONTRACTOR SELECTION PROCESS

Notify successful subcontractors / vendors of their selection to the project team.

Submit a list of recommended subcontractors / vendors

Conduct scope review sessions with the selected subcontractors / vendors

Review submitted proposals both quantitatively and qualitatively.

Conduct a budget pricing exercise with subcontractors / vendors

Conduct individual meetings with prequalified subcontractors / vendors

Prequalify each subcontractor / vendor





THANK YOU

Please Contact Us



202-333-8447



info@telesiscorp.com



www.telesiscorp.com



TREK





Hazelwood RFP Response 4800 Block of Second Avenue:

TREK DEVELOPMENT GROUP & AE7

WILLIAM J. GATTI * JOHN GINOCCHI * BETHANY FRIEL * SYDNEY CONNELL

JONATHAN GOLLI

NOVEMBER 20, 2019



Outline of Presentation

1. Introductions
2. Project Overview
3. Fusion with Greater Hazelwood Neighborhood Plan
4. Developer Experience
5. Community Engagement
6. MWBE / MWI
7. Ownership & Rental Housing
8. Affordability
9. Commercial Space
10. Public Infrastructure
11. Sources & Uses



Introduction: TREK Development & AE7

TREK

- Active since 1992
- More tax credit reservations than any Pittsburgh-based developer
- Building *Intentional Communities* (mixed-income) since 2006

AE7

- Active since 2009; 5+ years in Pittsburgh
- \$5.3B under construction
- 120+ projects

Project Overview

Innovative, affordable housing concept

- Mixed use/mixed-income development
- Residential apartment complex with ground floor retail, townhomes & additional commercial space

Option of four or five stories; 54 or 76 units

50 structured parking spaces, 20 additional surface parking lot spaces

Develop without displacement



Site Plan



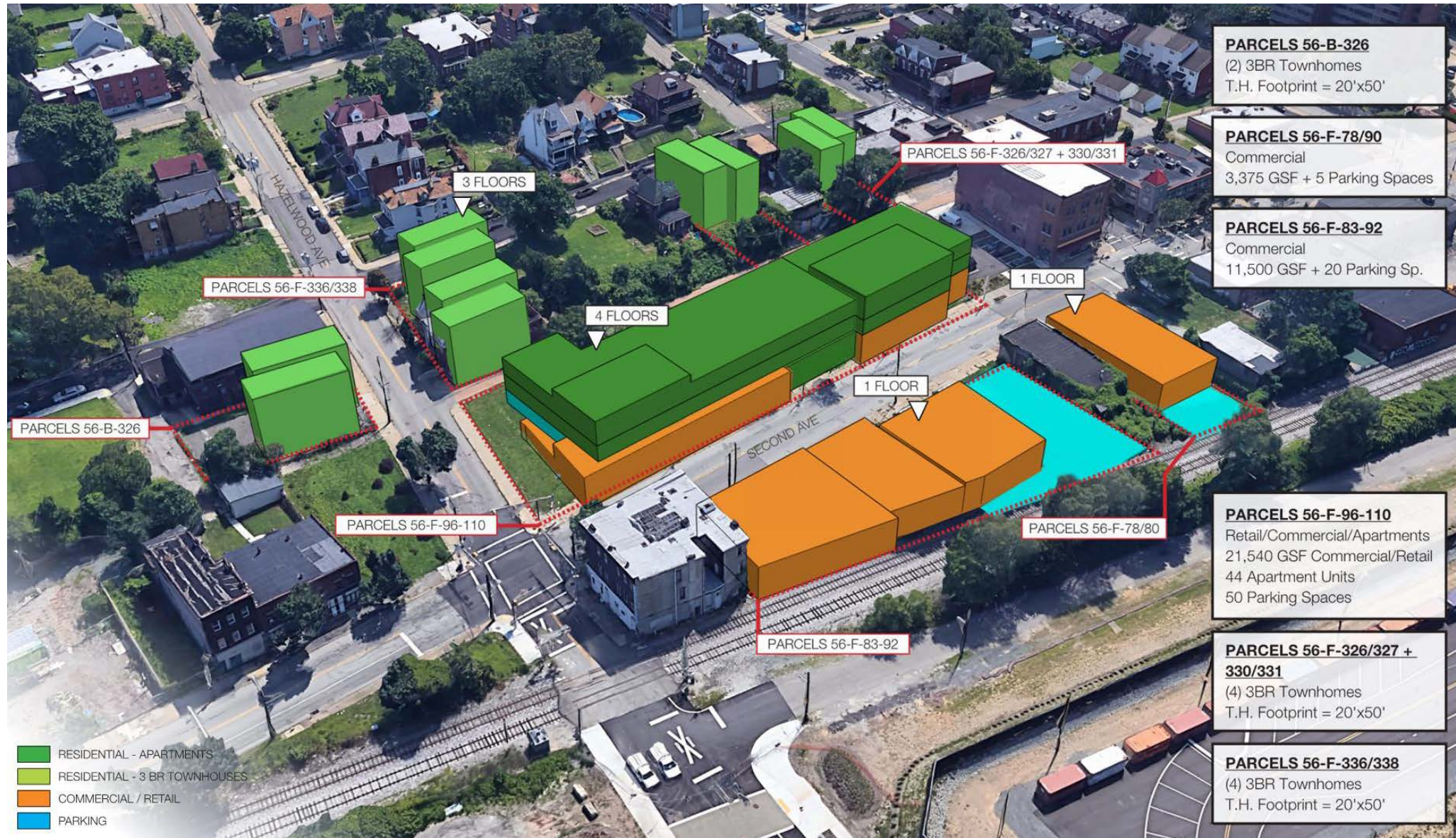
Option A



Option A



Option B



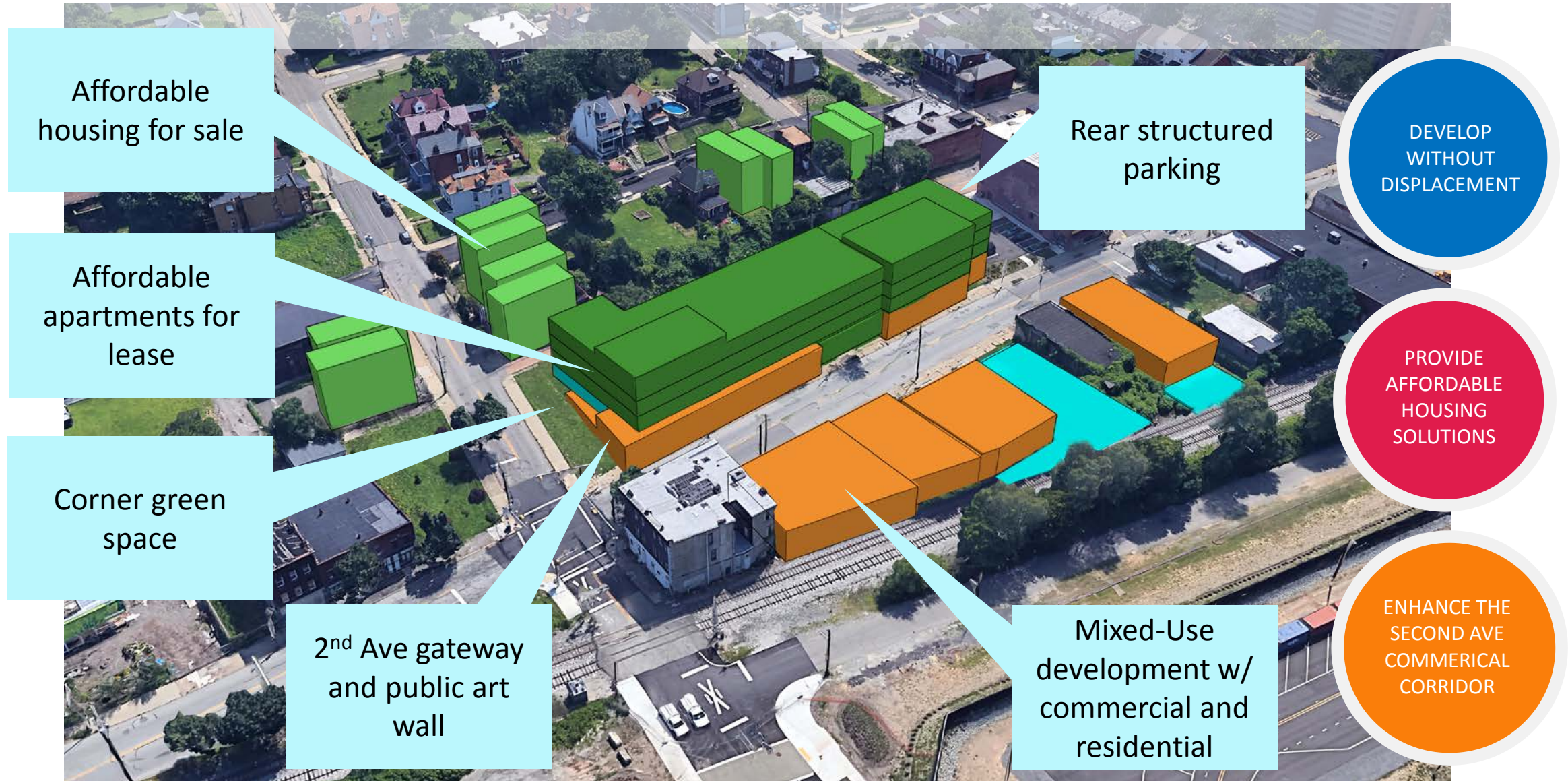
Option B



Fusion with Greater Hazelwood Neighborhood Plan



Fusion with Greater Hazelwood Neighborhood Plan



Relevant Developer Experience



BEDFORD
DWELLINGS



BRADDOCK



BREW HOUSE
LOFTS




CENTURY
BUILDING



DINWIDDIE
STREET HOUSING



SANDSTONE
QUARRY



TREK Core Values
include
**Collaboration
& Inclusion**

Community Engagement

Host Community Gatherings to seek guidance and feedback

- Community Kickoff
- Design Charrette
- Interactive Report Out

Smaller focused groups as desired

- Pop Up events to share information
- Coffee Conversations to seek specific information



MWBE & MWI COMMITMENT



Trek routinely exceeds the City of Pittsburgh's goal of 18 percent minority and 7 percent women business enterprise participation

Mellon's Orchard

Project Location: East Liberty

MBE Participation: 20.03%

WBE Participation: 15.42%

TOTAL MWBE Participation: 35.44%

Allegheny Dwellings

Project Location: Fineview

MBE Participation: 23%

WBE Participation: 17%

TOTAL MWBE Participation: 40%

Dinwiddie Phase I Phase II Phase III Phase IV

Project Location: Hill District

MBE Participation: 21%; 38%; 30%; 18%

WBE Participation: 9%; 8%; 9%; 10%

TOTAL MWBE Participation: 30%; 46%; 39%; 28%

Ownership vs Rental Housing



Townhomes will provide homeownership opportunities

Available for homeownership in 15 years

19% homeownership opportunity



Apartment complex unit will provide rental housing for a minimum of 30 years

81% rental opportunity

Affordability:

78%
Affordable

			A	B	A+B	C	A+B+C		
No. of B/R	No. of Units	Average Square Feet (1)	Tenant Paid Rent	Utility Allowance (2)	Total Tenant Expense	Rental Assistance Payment & Source (3)	Total Housing Expense (4)	Targeted Income Level (5)	Targeted Rent Level (6)
0BR	0								
1BR	2	700	661	89	750	PBS8	750	20%	*
	10	700	661	89	750	PBS8	750	50%	*
	3	700	661	89	750		750	50%	50%
	7	700	811	89	900		900	60%	60%
	12	700	1000	0	1000		1000	MR	MR
2BR	2	850	793	107	900	PBS8	900	20%	*
	2	850	793	107	900	PBS8	900	50%	*
	3	850	793	107	900		900	50%	50%
	3	850	973	107	1080		1080	60%	60%
3BR	2		920	118	1038	PBS8	1038	20%	*
	2		919	119	1038	PBS8	1038	50%	*
	2		918	120	1038		1038	50%	50%
	4		1125	121	1246		1246	60%	60%

Total: 54

* HACP PBS8 Payment Standard

Commercial Space

Totals 36,415 square
feet of
commercial/retail

Community
cooperation desired
for best use/potential
local tenants

Public Infrastructure

Project Aligns with Infrastructure Goals per the Greater Hazelwood Neighborhood Plan

- Improve air quality (contractors use more efficient equipment)
- Mitigate environmental hazardous elements (during construction)
- Sustainable/green development

Work hand in hand with the established Improvements Completed and Underway as listed for Hazelwood Green

- Remediation
- Streets
- Grading
- Utilities
- Stormwater
- Buildings
- Parking
- Public Plaza



Sources & Uses: Residential

DRAFT DEVELOPMENT BUDGET		
	LIHTC	78%
1. CONSTRUCTION COSTS		
Per Unit	\$ 198,880	\$ 10,739,556
2. FEES		\$ 1,051,347
3. MISC. DEVELOPMENT CHARGES		\$ 508,529
4. CONSTRUCTION & FINANCING CHARGES		\$ 433,440
5. PERMANENT FINANCING		\$ 65,000
6. LAND & BUILDING PURCHASE		\$ 525,000
7. REPLACEMENT COST		\$ 13,322,872
8. DEVELOPMENT RESERVES		\$ 445,011
9. DEVELOPER'S FEE & OVERHEAD		\$ 1,500,000
10. SYNDICATION FEES & EXPENSES		\$ 84,000
11. OTHER		\$ 43,200
12. TOTAL DEVELOPMENT COST		\$ 15,395,082

SOURCES

Conventional Debt	\$900,000
PHFA Soft Financing	\$750,000
URA RHDIP + HOF	\$1,461,381
GP Contribution	\$200
LIHTC Equity	\$12,083,501
Reinvested Fee	<u>\$200,000</u>
TOTAL	\$15,395,082



Sources: Commercial Space

USES		SOURCES	
Construction	\$7,508,811	Conventional Debt	\$2 - 3,000,000
Fees	\$635,520	RACP	\$3 - 4,000,000
Misc Development Charges	\$144,885	URA	\$1,118,138
Developer Fee	<u>\$828,922</u>	CRFP	<u>\$1,000,000</u>
TOTAL	\$9,118,138	TOTAL	\$9,118,138

THANK YOU

ura | Ways to Give Input

- Tonight in person
- Tonight on a comment card
- Fill out the Google doc on our website no later than Monday, December 2, 2019 at 5:00 p.m.



Here is the ura



ura

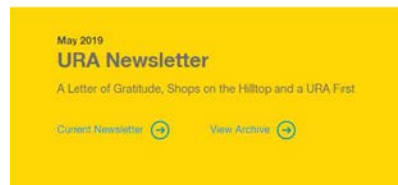
Stay up to date with our latest news -

ura.org



news & announcements

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



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



Contact:

James Reid
Project Development Specialist
jreid@ura.org
412.255.6564





Questions and Discussion



Urban
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 to schedule an appointment.

For more information, visit: 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.