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.
Why are we here?

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.
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.
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
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.
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
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

<table>
<thead>
<tr>
<th>AMI%</th>
<th>1 Person HH</th>
<th>2 Person HH</th>
<th>3 Person HH</th>
<th>4 Person HH</th>
<th>5 Person HH</th>
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<tbody>
<tr>
<td>20%</td>
<td>$11,200</td>
<td>$12,800</td>
<td>$14,400</td>
<td>$15,980</td>
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<td>$28,800</td>
<td>$31,960</td>
<td>$34,520</td>
<td>$37,080</td>
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<tr>
<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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<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>
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</table>

**The median income in Allegheny County for a household of 4 is $79,900**

Sources: HUD and PHFA 2019 LIHTC Income and Rent Limits (effective 4/24/19)
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)**

<table>
<thead>
<tr>
<th>9%</th>
<th>4%</th>
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<tr>
<td>• Subsidizes 70% of low-income costs in a project</td>
<td>• Subsidizes 30% of low-income costs in a project</td>
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<tr>
<td>• Competitive application process</td>
<td>• Non-competitive application process</td>
</tr>
<tr>
<td>• Applications due in the fall; awarded in the spring</td>
<td>• Applications accepted year-round</td>
</tr>
<tr>
<td>• If not selected, developer must either reapply the following year or reduce affordability to attract alternative financing</td>
<td>• Partnered with a tax-exempt bond issuance (typically the URA or PHFA)</td>
</tr>
<tr>
<td>• PHFA requires an “Intent to Submit a Tax Credit Application”</td>
<td>• More predictable but creates larger gap in funding</td>
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<td></td>
<td>• On a quicker schedule; closes soon after being awarded</td>
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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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<tr>
<th>AMI%</th>
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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>
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<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>$750</td>
<td>$900</td>
<td>$1,038</td>
</tr>
<tr>
<td>60%</td>
<td>$840</td>
<td>$900</td>
<td>$1,080</td>
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Source: PHFA 2019 LIHTC Income and Rent Limits (effective 4/24/19)
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Source: PHFA 2019 LIHTC Income and Rent Limits (effective 4/24/19)
Next Steps

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
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”

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”

Component 2:
Affordable Homeownership

Component 1:
Affordable Apartment Building with ground floor commercial/retail

Component 3:
Community Greenspace
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

<table>
<thead>
<tr>
<th>Units</th>
<th>20% AMI</th>
<th>30% AMI</th>
<th>50% AMI</th>
<th>80% AMI</th>
<th>Unrestricted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>44</td>
<td>4</td>
<td>10</td>
<td>10</td>
<td>20</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>6</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Total Units</td>
<td>50</td>
<td>5</td>
<td>11</td>
<td>11</td>
<td>23</td>
</tr>
<tr>
<td>Percentage of Units</td>
<td>10%</td>
<td>22%</td>
<td>22%</td>
<td>46%</td>
<td></td>
</tr>
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</table>
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.
Component 2: Community Land Trust

Affordable Homeownership

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 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
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:

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 it’s 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:

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.
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.
Who we are: 

**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
Who we are:
Who we are:

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.
We focus on clear communication and a transparent process to build trust and consensus around decisions.

Who we are:

Who

We focus on clear communication and a transparent process to build trust and consensus around decisions.

Who

How

Advisory Communities

- Proximity
- Interest
- Leadership
- Service

Engagement Toolkit

Sharing
- Social Media
- Website
- Community Meetings

Input
- Surveys
- Real-Time Polling
- DOT Exercide

Bringing Together
- Open Houses
- Community Walks
- Story Telling 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

<table>
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<tr>
<th>Sources</th>
<th>Component 1</th>
<th>Component 2</th>
<th>Component 3</th>
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<tbody>
<tr>
<td>Developer Equity / Debt</td>
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<td>$ 1,120,000</td>
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<tr>
<td>Public Subsidy (URA)</td>
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<td>$ 281,500</td>
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<td>Public Subsidy (PHFA – PHARE)</td>
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<tr>
<td>Equity Other (NMTC)</td>
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<td>$ 480,000</td>
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<tr>
<td>Equity Other (Solar)</td>
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<td></td>
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<tr>
<td>Equity LIHTC</td>
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<tr>
<td>Grants Local/State/Fed/other</td>
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<td>$ 840,843</td>
<td>$ 262,344</td>
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<tr>
<td><strong>Total Sources</strong></td>
<td>$ 14,386,422</td>
<td>$ 2,722,343</td>
<td>$ 456,250</td>
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<table>
<thead>
<tr>
<th>Uses</th>
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<td>Acquisition</td>
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<td>Developer Fee</td>
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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.
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
“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.”
Telesis
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
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

INNOVATION DESIGN AIR
LAND ECONOMY COMMUNITY
OPPORTUNITY CONNECT ENERGY PUBLIC HOUSING

MOBILITY
- Improve Neighborhood Walkability & Bikeability

P4 PERFORMANCE MEASURES
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
SUSTAINABILITY

- New green development
- Solar
- Green roofs
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

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<td>Under 30% Area Median Income</td>
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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

Not 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
Option A
Option B
Fusion with Greater Hazelwood Neighborhood Plan
Fusion with Greater Hazelwood Neighborhood Plan

- Affordable housing for sale
- Affordable apartments for lease
- Corner green space
- 2nd Ave gateway and public art wall
- Mixed-Use development w/ commercial and residential
- Rear structured parking
- Develop without displacement
- Provide affordable housing solutions
- Enhance the Second Ave commercial corridor
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
MBE Participation: 21%
WBE Participation: 9%
TOTAL MWBE Participation: 30%

Phase II
MBE Participation: 38%
WBE Participation: 8%
TOTAL MWBE Participation: 46%

Phase III
MBE Participation: 30%
WBE Participation: 9%
TOTAL MWBE Participation: 39%

Phase IV
MBE Participation: 18%
WBE Participation: 10%
TOTAL MWBE Participation: 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

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<th>Utility Allowance (2)</th>
<th>Total Tenant Expense</th>
<th>Rental Assistance Payment &amp; Source (3)</th>
<th>Total Housing Expense (4)</th>
<th>Targeted Income Level (5)</th>
<th>Targeted Rent Level (6)</th>
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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

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<th>DRAFT DEVELOPMENT BUDGET</th>
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<td><strong>DEVELOPMENT RESERVES</strong></td>
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<td><strong>DEVELOPER’S FEE &amp; OVERHEAD</strong></td>
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<td><strong>SYNDICATION FEES &amp; EXPENSES</strong></td>
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<td><strong>TOTAL DEVELOPMENT COST</strong></td>
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**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: $200,000
- **TOTAL**: $15,395,082
## Sources: Commercial Space

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THANK YOU
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.
Stay up to date with our latest news - ura.org

news & announcements

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

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

May 19
More Than 50 Affordable Housing Units Coming to East Liberty, Larimer and Garfield

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
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.