



TRYKO PARTNERS

FAIRYWOOD PROPOSAL

# OVERVIEW

Tryko proposes to develop the former site of the Fairywood school into affordable town-homes for seniors aged 62 and up. Tryko is a local experienced affordable housing company with management and ownership of more than 6,000 apartment units, including several large communities located in the Pittsburgh region such as Emerald Gardens, the apartment community located next door to the Fairywood site. The project will feature 46 spacious one-bedroom apartments with porches surrounded by a series of walkable, park-like green spaces. The apartments will feature one-story living, with fully accessible units available. Ample parking will be provided as well as a community building. The project will incorporate energy efficient and sustainable site design, including rain gardens throughout the green spaces.



© COPYRIGHT PERFIDO WEISKOPF WAGSTAFF + GOETTEL 2020

PERFIDO  
WEISKOPF  
WAGSTAFF +  
GOETTEL

## URA - Fairywood RFP Concept Plan



TRYKO PARTNERS



Site Plan

# ABOUT TRYKO PARTNERS

Tryko Partners has considerable experience with both affordable housing and market rate units in the Pittsburgh area. Tryko Partners has one of the largest portfolios of affordable housing units nationwide. Tryko Partners has approximately 1,000 affordable housing units in the Pittsburgh regional market, as well as more than 1,000 market rate units in Pittsburgh itself, for a total of more than 2,000 units.

Tryko Partners acquired the Emerald Gardens property next door 10 years ago when it was vacant and in bankruptcy. Tryko Partners invested millions of dollars to improve the property and make it one of the most desirable properties in the area. Tryko Partners is committed to revitalizing the neighborhood.



Emerald Gardens

# TRYKO PARTNERS HAS ASSEMBLED A TEAM WITH DECADES OF EXPERIENCE BUILDING TENS OF THOUSANDS OF AFFORDABLE HOUSING UNITS IN PITTSBURGH.



Consultant

<https://diamondandassociates.com>

Diamond and Associates has a local presence in Pittsburgh, has been providing consulting services to affordable housing real estate developers since 1990, and has completed over 10,500 affordable apartments in Pennsylvania



Construction  
Company

<https://mistickconstruction.com>

Mistick has built 4002 units in Pittsburgh at a total value of more than 540 million dollars.

PERFIDO  
WEISKOPF  
WAGSTAFF +  
GOETTEL

Architect

<https://pwwgarch.com>

PWWG has extensive experience in the affordable housing market, having designed over 400 PHFA units in the Pittsburgh regional market.

Farhringer, McCarty,  
Grey Inc. Engineer

<http://fmginc.us>

Fahringer, McCarty, Grey Inc. has extensive experience in community redevelopment.

AERIAL SITE VIEW



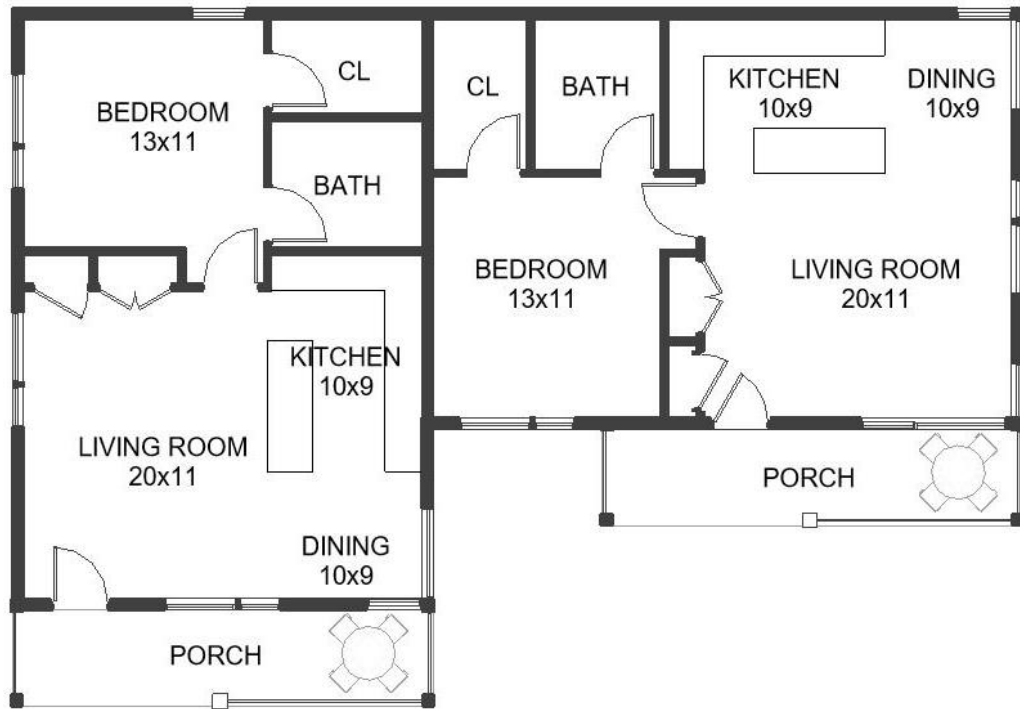
PARKING COURT AND  
RAINGARDEN



COURTYARD VIEW

Tryko proposes 46 total units, 39 affordable to residents with incomes up to 60% of the area median income and 7 market rate, non-income restricted units.

## LAYOUT



### 20% of area median income

- \$11,620 for a one-person household.
- \$13,280 for a two-person household.
- 5 Units

### 50% of area median income

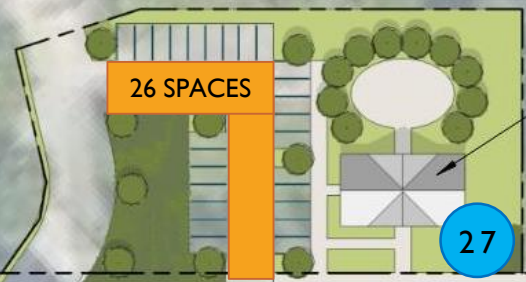
- \$29,050 for a one-person household.
- \$33,200 for a two-person household.
- 19 Units

### 60% of area median income

- \$34,860 for a one-person household.
- \$39,840 for a two-person household.
- 15 Units

### Market Rate

- Any Income Level
- 7 Units



# TRANSIT/PARKING OVERVIEW

- BUS STOPS
- PARKING

27

~25 MINUTES TO  
DOWNTOWN BY BUS

27

VILLAGE ROAD



BROADHEAD FORDING ROAD

FUTURE POTENTIAL  
DEVELOPMENT SITE

POTENTIAL ESCOLATA  
STREET CONTINUATION



DEVELOPMENT  
AMENITIES

---

Off-Street Parking

---

Covered Porches

---

On-Site Management Team

---

In-Suite Washer/Dryer

---

Single Story Living

---

Pedestrian Friendly

---

25 Minute Bus Ride to Downtown

## SERVICE PLAN HIGHLIGHTS

Case Management

Financial  
Literacy/Credit  
Counseling/Budgeting

Health Care Services:  
Diabetes Screening,  
Vaccinations, Blood  
Pressure

Exercise Club/Walking  
Club/Silver Sneakers

Nutritional Classes and  
Referrals/Healthy  
Cooking  
Demos/Diabetes  
Education

Social Activities: Bingo  
Night, Group Trips, Pot  
Lucks, Parties

Promote Volunteerism

Linkages with Public  
Assistance/Area  
Agency on Aging and  
Social Security

Other Services Designed to Enable the Senior Population to Age in Place



Mistick, the proposed construction company, has a great deal of experience meeting and often exceeding MWBE and Section 3 goals.

## MWBE COMMITMENT

### JUST SOME OF MISTICK'S AWARDS

2016 – Agency Award of Excellence in Program Innovation – Resident and Client Services to the Allegheny County Housing Authority by the National Association of Housing and Redevelopment Officials.

2015 – Certificate of Appreciation from the Allegheny County Housing Authority to Roxanne Thomas; “In honor of your exceptional dedication and determination for the Section 3 Employment Program.”

2014 – “Community Builders Award” by the Community Empowerment Association in recognition of “...significant contributions to the people and communities that we serve...”

2012 – Award of Appreciation given by the City of Pittsburgh, Equal Opportunity Review Commission “For Outstanding Effort for Meeting the City of Pittsburgh’s Minority and Women Business Enterprise Goals.”

2010 – “Section 3 Training Company of the Year” awarded by the Housing Authority City of Pittsburgh.

2010 – “In recognition of your Continued Support in Advancing MWDBE Business” awarded by the MWDBE Governmental Committee.

2005 – The Pennsylvania Association of Housing & Redevelopment Agencies awarded the “Bellamy Award for Housing” for the Ohioview (renamed Please Ridge) Construction Training Program. This award reads in part “PAHRA bestows its highest award for the innovative model that can be used by other public and private agencies to provide career opportunities to those facing barriers.”

2003 – The National Association of Minority Contractors and Black Contractors Association, Inc. awarded Mistick the “2003 Major Corporate Member of the Year, In Appreciation of Your Commitment to Minority and Women Contractors.”

*The table below includes actual projects completed over the last five years.*

PROJECT	% MBE	% FBE	TOTAL
Larimer East Liberty Phase I	19	24	43
Larimer Infill Housing	22	11	33
Addison Terrace Phase I	17	24	41
Orchard Park	15	11	26
Emerald VIII	18	13	31
CMHA – Heritage IV	19	9	28
Cedar Extension Phase I	18	13	31
Cedar Extension Phase II	18	29	47
Saint Luke’s Manor Phase II	15	9	24
Saint Luke’s Manor Phase I	19	8	27
Garfield Apartments Phase I	33	12	45
Garfield Apartments Phase II	28	10	38
Garfield Apartments Phase III	38	11	49
Garfield Apartments Phase IV	31	13	44
Bedford Hills Apartments Phase II	22	4	26
Bedford Hills Apartments Phase III	23	5	28
Dinwiddie Phase I	21	9	30
Dinwiddie Phase II	36	8	44
Dinwiddie Phase III	30	9	39

# COMMUNITY ENGAGEMENT TIMELINE

August 2020: URA Selection of Tryko Team.

September 2020: First Community Meeting – Virtual. Tryko Team to receive input from community stakeholders on design and proposed development plan.

November 2020: Second Community Meeting – Virtual if necessary. Tryko Team to receive input from community stakeholders on revised design and development plan based on feedback from first community meeting.

January 2021: PHFA Application Deadline

September 2021: PHFA Award Notice

October 2021 - June 2022: Quarterly meetings with the community until construction begins and through construction and lease up – Tryko commits to making the community room available to the local community for ongoing community meetings on a monthly basis.

# SOURCES AND USES

## Tryko Fairywood Senior Townhomes Sources and Uses Budget

### Sources

Developer Equity	\$	366
LIHTC Equity	\$	11,065,893
URA Loan	\$	972,000
PHFA Loan	\$	859,010
FHLB Loan	\$	225,150
Energy Rebate	\$	10,000

<b>Total Sources</b>	<b>\$</b>	<b>13,132,419</b>
----------------------	-----------	-------------------

### Uses

Construction Costs	\$	9,276,181
Land Acquisition	\$	100,000
Acquisition Fees	\$	21,936
Professional Fees	\$	2,775,735
Financing Fees	\$	602,155
Reserves	\$	356,412

<b>Total Uses</b>	<b>\$</b>	<b>13,132,419</b>
-------------------	-----------	-------------------