

Bedford Dwellings Phase II- Francis Street Project Summary

Allies and Ross Management and Development Corporation (“ARMDC”) (“Development Team”), the development instrumentality of the Housing Authority of the City of Pittsburgh (“HACP”) has selected Trek Development Group, Inc. (“Trek”) as its Co-Developer and Property Manager for their second phase of the US Department of Housing and Urban Development (HUD) Choice Neighborhoods Implementation Grant (CNI) Grant redevelopment of Bedford Dwellings (“Francis Street”). Bedford Dwellings Phase II (“Francis Street”) will be the third housing development of the CNI Grant housing strategy but represents the second joint venture between Trek and ARMDC.

At 82 years old, Bedford Dwellings is Pittsburgh’s oldest public housing complex. The 411-unit property is outdated and in disrepair. Phase II will provide 103 replacement housing for some of the residents of Bedford Dwellings public housing as well as additional affordable and market-rate units. It will allow residents to move from a physically obsolete, isolated and distressed public housing property to a new energy efficient property with modern amenities. The \$50 million CNI Grant was awarded to HACP and the City of Pittsburgh in July 2023. The CNI Grant will fund a portion of the housing strategy, which calls for one-for-one replacement of the 411 Bedford Dwellings units with additional affordable and market rate units for an expected development of more than 823 new units. The total redevelopment consists of seven phases. The development team is utilizing a build first, move once strategy to limit disruption to the current tenants of Bedford Dwellings. The CNI Grant requires that the full scope is completed in seven years, making the full project scope extremely ambitious and requires all partners to be working together to get to a successful completion.

Phase II is situated on Bedford Avenue at Francis Street and was previously home to the Bedford Additions-Francis Street campus. This development will work to convert one of the largest areas of vacant land in the neighborhood to a community integrated into the Hill District neighborhood by reconnecting the street and sidewalk grid and orienting the buildings back to face streets. The development plan includes 180 one-, two-, three-, and four-bedroom units in elevator served apartment buildings and townhome/ stacked townhomes. Of the 180 residential units, approximately 18% (33 units) will be unrestricted market rate units, 24% (44 units) will be affordable/ tax credit units, and 57% (103 units) will be tax credit/project-based subsidized replacement housing units. All tax credit units will be affordable to residents at 20%-80% area median income. The replacement units are for Bedford Dwellings Residents and will be affordable into perpetuity, ensuring the non-displacement of the existing Hill District Residents as required with the CNI award. The site plan includes two (2) elevator served apartment buildings, the first, a senior building, consisting of one- and two-bedroom units located close to Bedford Avenue. The second apartment building will overlook the park along Francis Street, and will be a mix of one- and two- bedroom units and will be targeted to families. One- and two- bedroom stacked townhomes and three- and four-bedroom townhomes will encase the site and will help to cater to larger families.

Residents at Bedford Dwellings have long wanted to see housing redevelopment on this vacant site. Community and resident engagements have begun, with the design charrette held on July 22nd allowing residents of Bedford Dwellings to inform them of all aspects of the design. Key takeaways from the design charrette include a desire for larger units, programmed outdoor spaces that engage several different age groups, onsite community and fitness rooms, and increased safety measures within the community such as adequate street lighting, secure parking, and accessible routes to and from public transportation.

The plan includes a larger common greenspace on the east side of the site and multiple smaller greenspaces on the east and west side of the site. The CNI Grant Neighborhood Strategy also calls for a public park to be constructed to the north of the site, which will be constructed by the City of Pittsburgh at some point in the future. The green space will give residents plenty of outdoor amenities and allow for views of the Strip District and the Allegheny River. The greenspaces will include playgrounds, a walking and biking path to the future park from Bedford Avenue, recreational lawn space, community gardens, a picnic pavilion with tenant grilling stations, and outdoor seating and gathering spaces. These green spaces will be well-lit with an emphasis on safe pathways and inviting landscapes. Community centers will be located in both the senior and the family buildings. This community space could include amenities of a fitness center, computer lab/ homework space, and community gathering spaces.

The design strives to integrate itself within the rich history of the Hill District, by addressing historical wrongs with 1 to 1 unit replacement and strategically pulling axis and alignments from the existing street grid into the new site. Additionally, the design takes into careful consideration the height and density of the surrounding neighborhood, applying a similar methodology of street facing housing and low rising buildings to the new site. In addition to, the design anticipates a distinct palette of materials, pulled from neighborhood context and resident engagement: *brick, fiber cement panel and siding, and "wood look" composite siding panel*. The design is currently working under the assumptions of an equal balance of brick and fiber cement, with accents of wood look composite siding panel.

The development will include modern amenities not available at Bedford Dwellings. The individual units will be much larger than the current Bedford units, allowing for additional storage and living space for each resident. The units will be air conditioned with all energy star certified appliances, including washer, dryers, and dishwashers in each unit. This development will be sustainable and will meet the Energy Star Green Communities program and the US Department of Energy's Zero Energy Ready Home Program. The site will have off-street parking options for tenants. Parking will be located in the middle of the blocks so it will be out of the public view and within close proximity of building entrances. The location is also close to the 83 bus route, which is well used by current Bedford Dwellings Residents. The design team continues to be creative and strives to mitigate the large grade change from the north of the site to Bedford Ave, to allow for an accessible route for all residents to the Bus Stop.

This development will utilize a "twinning" strategy, using one 9% and two 4% Low Income Housing Tax Credits (LIHTC) from Pennsylvania Housing Finance Agency (PHFA). In addition to the LIHTC funding, funding will come through ARMDC and potentially other sources. These combined funding sources require that the construction of the development integrates Davis Bacon Wage rates as well as MBE/WBE requirements and Section 3 requirements. The development is committed to the goal of 30% MBE and 15% WBE participation for all professional and development contracts. Currently, our MWBE team members include Cosmos (Civil Engineering and Environmental Engineering), Geo-Mechanics (Geotech and Inspections), Sheffler & Company (Survey & Landscape), and Santangelo & Lindsey (Site Lighting). The construction contracts and subcontracts will be subject to the HACP's Section 3 Participation requirements, to promote first source hiring.

In addition to the Hill Districts Design Review Panel, the project will require review from City Planning Staff and likely approval from the Zoning Board of Adjustment.

