• Preservation Of Existing Community Assets – Adaptive Re-Use Of Vacant Historic School Structure And Re-Use Of 6 Vacant Parcels

• Economic Opportunities – MWBE Contracting Opportunities And Local Resident Hiring

• Provides Ample Green Space with Creation of Tot Lot to Serve Resident Children

• Sustainable Development; Possible Rooftop Solar Installation; and Healthy Housing

• Offer Support Services To Residents to Maintain Tenancy
1 CONVERT VACANT HISTORIC FORMER ELEMENTARY SCHOOL INTO MIXED INCOME APARTMENTS

- Create 42 New Mixed Income Units (82% Affordable)
- General Occupancy With Supportive Services including employment awareness, financial literacy, child development, maintaining resident tenancy and independence, and fostering a sense of community through events that encourage socialization;
- Mix of Unit Sizes:
  - 24 One-BR;
  - 4 Two-Story One-BR Lofts;
  - 11 Two-BR;
  - 3 Three-BR.
  - 5 Units fully accessible; 5 for 811 Program Participants

2. NEWLY CONSTRUCT TOWNHOMES OVERLOOKING THE ALLEGHENY RIVER VALLEY

- 4 Three-BR Units
Former Letsche Elementary School
Will be renovated to Historic Standards. Constructed in 1905 (original bldg. at Cliff) and 1941 (addition at Bedford).
Zoning Variances will be required

- Minimum Lot Size for the School Site
- Side and Front Yard Setbacks for Townhomes
- 36 Parking Spaces Provided (meets zoning)
Floor Plans - Basement

<table>
<thead>
<tr>
<th>Flats</th>
<th>Multi-Floor Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>SRO</td>
<td>90 to 200</td>
</tr>
<tr>
<td>EFF</td>
<td>400 to 600</td>
</tr>
<tr>
<td>1 BR</td>
<td>550 to 850</td>
</tr>
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<tr>
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<tr>
<td></td>
<td>1,400 to 2,000</td>
</tr>
</tbody>
</table>

Basement

- Full height windows
- Laundry?
- Management office?
- (2) 1 BR
- (1) 3 BR
- (3) Units
- 582 sf
- 598 sf
- 1,197 sf
Floor Plans – Ground Floor

- **Flats**
  - SRO: 90 to 200
  - EFF: 400 to 600
  - 1 BR: 550 to 850
  - 2 BR: 700 to 1,100
  - 3 BR: 950 to 1,350
  - 4 BR: 1,100 to 1,550
  - 5 BR: 1,300 to 1,750

- **Multi-Floor Units**
  - 650 to 950
  - 850 to 1,300
  - 1,200 to 1,750
  - 1,400 to 2,000

- Old mechanical room, possible additional unit
- High windows
- Full height windows

Ground Floor

- (4) 2 BR
- (6) 1 BR
- (1) 3 BR
- (11) units
Floor Plans – 1st Floor

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First Floor

(1) 3 BR
(3) 2 BR
(4) 1 BR lofts
(8) 1 BR
(16) units
Let'sche School and Townhomes Development
PROPOSED Green and Healthy Components

Access to Public Transportation
Advanced Water Saving Fixtures
Energy Conservation Project will be designed to meet ENERGY STAR 3
Construction Waste Recycling
Recycling Storage Area for Tenants
Use of Recycled Content & Materials
Regional Material Selection
Engineered Wood Products
Native & Adaptive Species Landscaping
Healthy Indoor Living Environment
ENERGY STAR Lighting and Appliances
Conservation Training & Tips for Residents
MWBE Goals
30% MBE and 15% WBE

Majority Firms
Joint Ventures
Woman-Owned Businesses
Minority-Owned Businesses
Hill District-Owned MWBE Businesses

Local Resident Hiring
Hill District Residents
City of Pittsburgh
Others
Majority Firms
PROPOSED SCHEDULE

- **DRP, Hill Community Meeting, Application to PHFA, URA approval on Excl. Negotiation**
- **Design Development, Lender/Investor Due Diligence**
- **Construction Complete On All Units**
- **PHFA Approval Date**
- **Closing/Start Construction**
- **100% Occupancy of New Units**