

PRESENTATION TO HILL COMMUNITY BY CATHERINE TERRACE, LLC

DEVELOPERS – ERNEST DARBY AND EMMA LUCAS-DARBY, PHD, LSW

MAY 23, 2019

PROPERTIES IDENTIFIED FOR CATHERINE TERRACE, LLC DEVELOPMENT ON ELMORE AND PERRY STREETS



Why Catherine Terrace?

Long-standing
Hill District
residents

Desire to
make a
positive impact
in HD

Committed to
address
affordable
housing
shortage

WHO IS CATHERINE?



- ✓ Mr. Darby's mother, Catherine Graham
 - ✓ Lived on Perry Street
 - ✓ Encouraged a "neighborly and loving" environment
 - ✓ Could be seen cleaning the streets of debris often

A Legacy continues: Catherine Terrace includes -

- ✓ 8 residential units - affordable
 - ✓ 4 units – 1 BR, 1 BA, handicap accessible
 - ✓ 4 units – 3 BR, 2.5 BA

FACTS

- Allegheny County has a housing shortage of 18,000 affordable units
- Local rental rates are accelerating
- Historically, Hill District experienced mass displacement in the 1950s
- Displacement has been a continuing concern
- Rents in some areas of the city are increasing faster than in others, and this is true of the Hill District, with a contributing factor being its location to CBD.

TARGET POPULATION

- Individuals and families who desire residency in the Hill District
- 80% AMI – very affordable rents
- Individuals and families who recognize the rich cultural heritage of the Hill District
- Individuals who believe the Hill District is a prime area for work, play, and living

FIT WITH MASTER PLAN



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- The Darbys were actively involved in the community process during the development of the Master Plan and made valued contributions to the document
 - Development is a continuation of the Darby's commitment to enhance the stability and appearance of the Middle Hill (Elmore and Perry Streets)
 - Design fits with existing structural designs
 - Larger units will be provided – consideration given for families with children

MINORITY PARTICIPATION –

- Architect - Milton Ogot
 - 30+ years of experience
 - Extensive experience working on Hill District and Greater Pittsburgh area projects
- General Contractor - Shawn Taylor
 - 40 years of experience in the construction industry
 - Extensive experience working with and hiring MBE/WBE companies and Section 8 participation

The developers, the Darbys, are committed to MBE/WBE involvement. As with previous projects, Renovations in God's Hill Today (RIGHT Development, LLC), the Darbys will promote the hiring of qualified Hill District residents.

Elmore Street View

EXTERIOR VIEW

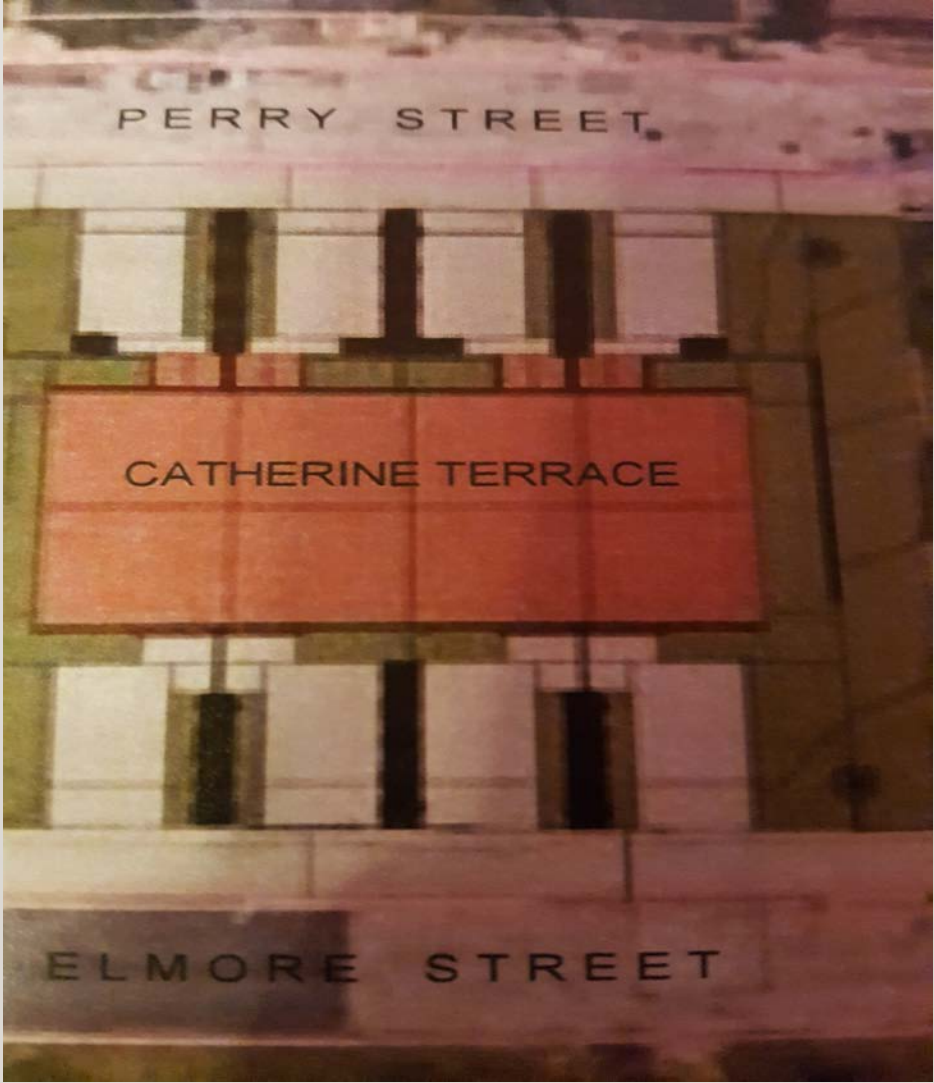


Perry Street View

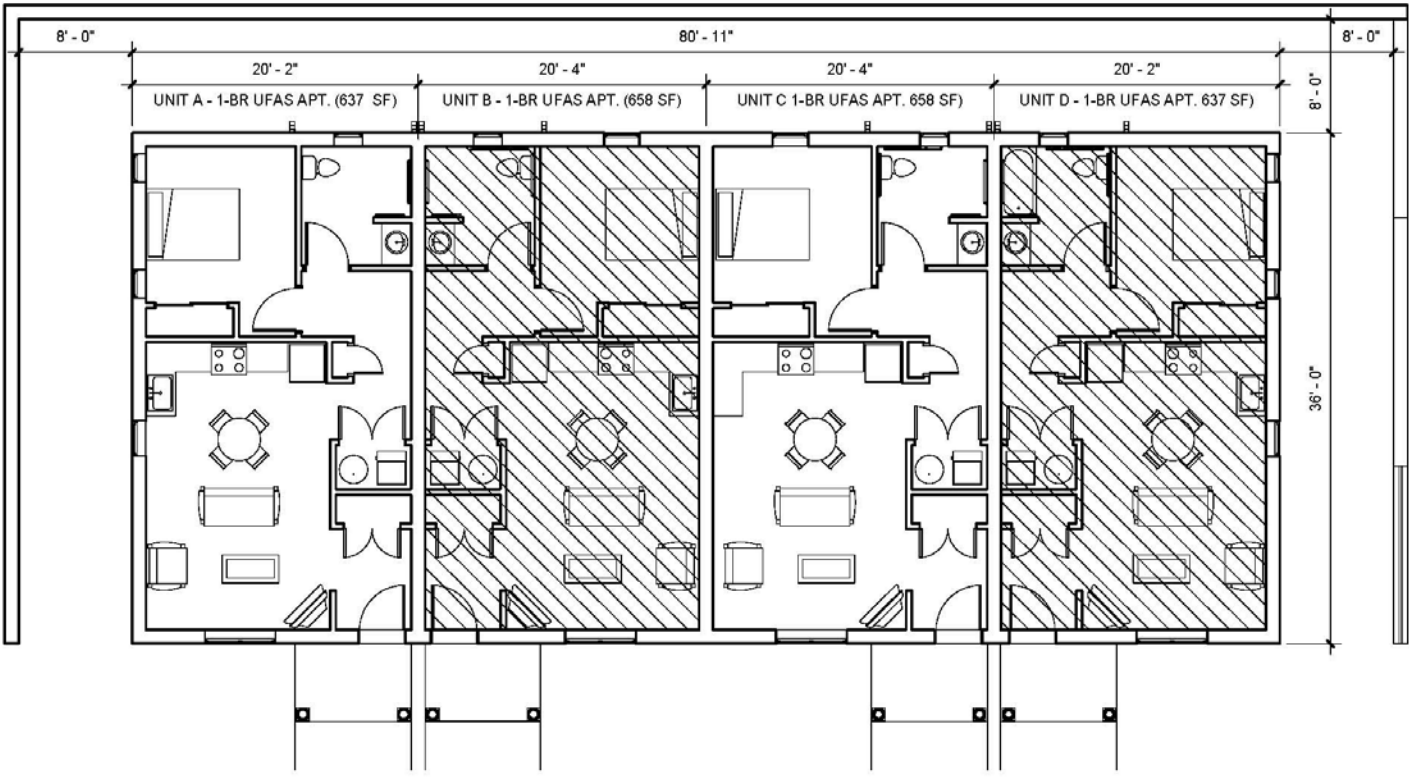




Ariel View



Ground Floor



① GROUND FLOOR PLAN
1/8" = 1'-0"

PROJECT:
CATHERINE TERRACE
ELMORE AND PERRY STREETS
PITTSBURGH PA 15219

DRAWING:
**GROUND FLOOR PLAN
OPTION 4**

CLIENT:
CATHERINE TERRACE, LLC
566 SOHO STREET,
PITTSBURGH PA 15219

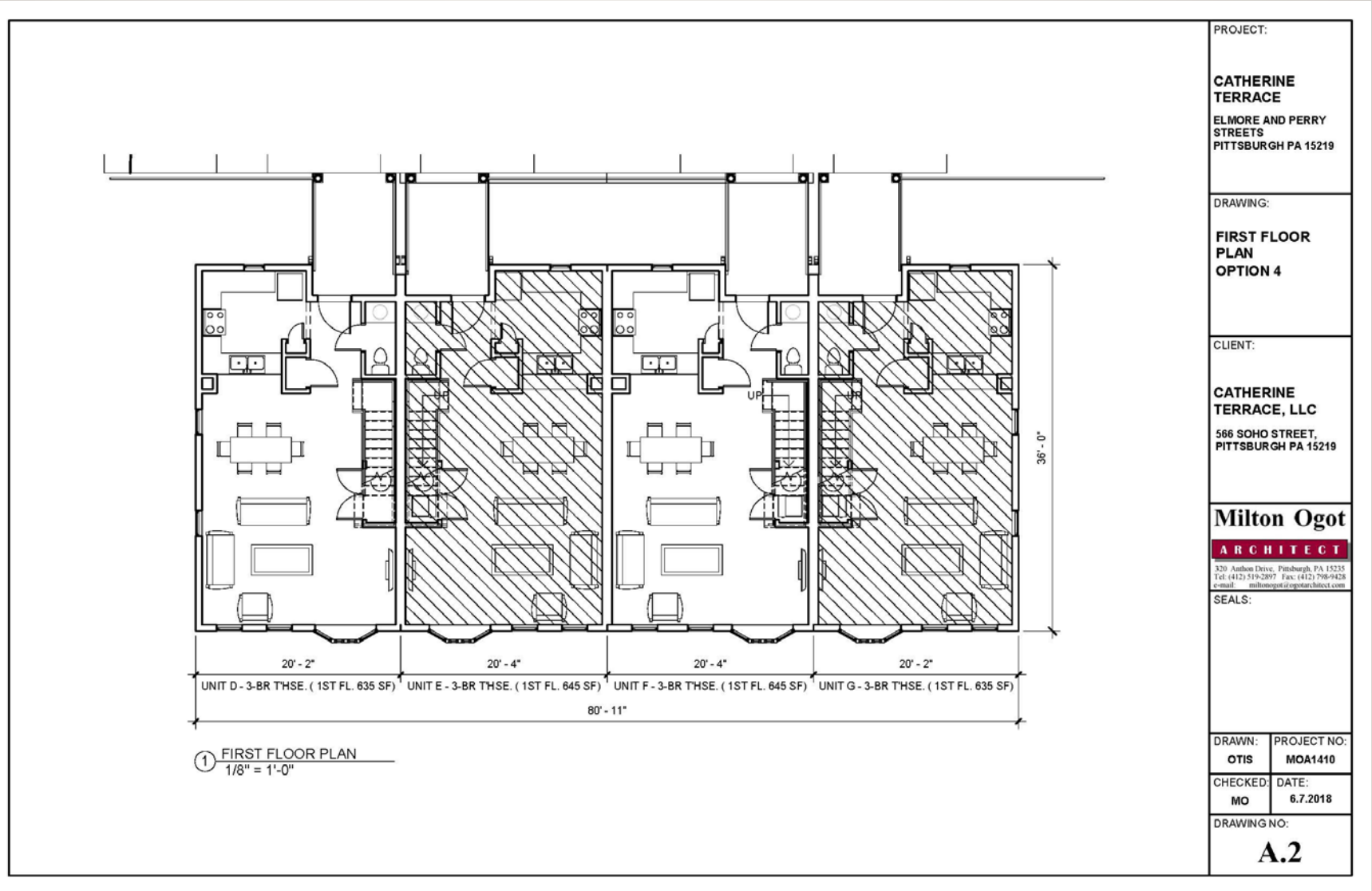
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SEALS:

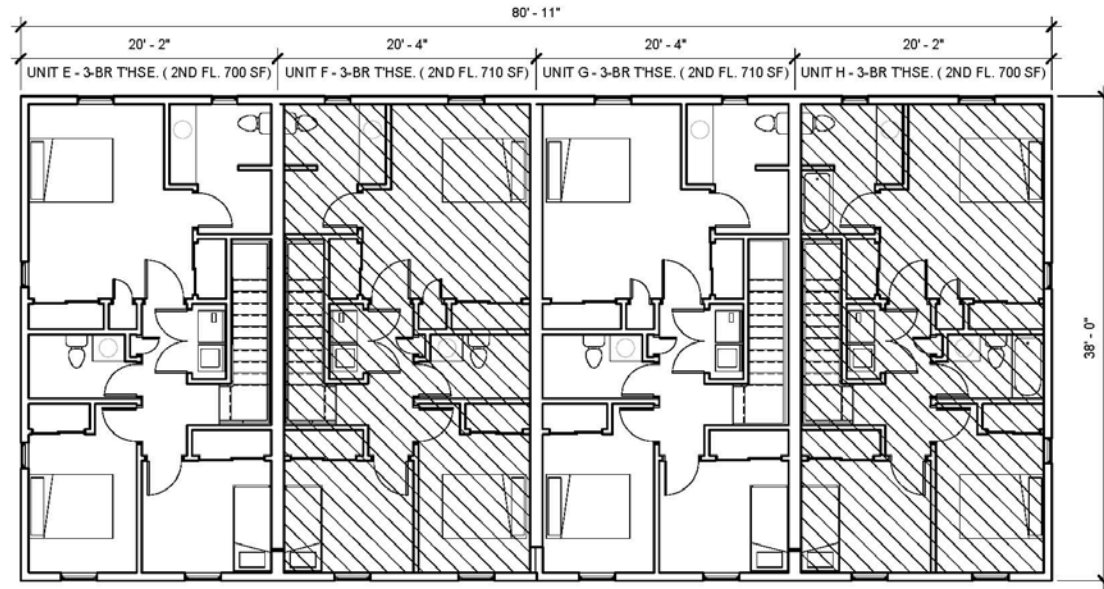
DRAWN: OTIS	PROJECT NO: MOA1410
CHECKED: MO	DATE: 6.7.2018

DRAWING NO:
A.1

First Floor



Second Floor



① SECOND FLOOR PLAN
1/8" = 1'-0"

PROJECT:
CATHERINE TERRACE
ELMORE AND PERRY STREETS
PITTSBURGH PA 15219

DRAWING:
**SECOND FLOOR PLAN
OPTION 4**

CLIENT:
CATHERINE TERRACE, LLC
566 SOHO STREET,
PITTSBURGH PA 15219

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SEALS:

DRAWN:	PROJECT NO:
OTIS	MOA1410
CHECKED:	DATE:
MO	6.7.2018

DRAWING NO:
A.3

THE PROJECT

1. Will converted neglected parcels into affordable units
2. Observes Greater Hill District Master Plan
3. Will provide affordable housing with consideration given to Hill residents and those interested in returning to Hill District
4. Committed to contract with minority general contractor and laborers
5. Has letters of support from State Rep. Wheatley and Councilman Lavelle

CATHERINE TERRACE, LLC

Thank you

for the opportunity to present this project.