

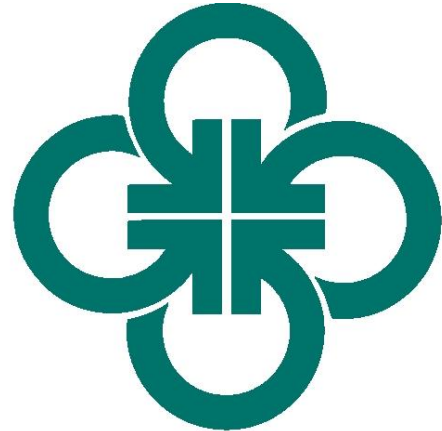
# GAUDENZIA CENTRE AVE MIXED USE DEVELOPMENT PLAN



HILL DISTRICT DEVELOPMENT REVIEW  
FEBRUARY 7, 2017

# PROJECT APPLICANT

Gaudenzia Foundation, Inc. (Gaudenzia) is the non-profit developer, sponsor, 100% general partner, and property manager for the proposed renovation plan for Centre Avenue in the Hill District of Pittsburgh. We are pleased to present the following design for your review and feedback.



**GAUDENZIA**

- PRIOR PROJECT PERFORMANCE & EXPERIENCE
- URBAN DESIGN
- PROJECT MARKET VIABILITY
- ECONOMIC/DEVELOPMENT GOALS
- HOUSING GOALS
- FINANCIAL CAPACITY/PROJECT FUNDING
- MWDBE CONSIDERATIONS
- TIMELINE

# GAUDENZIA, INC

- Experienced provider of affordable housing and treatment programs operating throughout Pennsylvania, Maryland, and Delaware.
- Develops, owns, and operates at all of its projects, including 106 transitional housing units and 98 multi-family apartment units.
- Combined, Gaudenzia has more than 1,156 full-time employees and an annual budget of more than \$63,000,000.
- Committed to providing opportunities to MWDBE and/or Section 3 companies.



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# PROJECT TEAM

- Gaudenzia intends to work with local and regional land use expert, Ray Baum from Blumling & Gusky LLP to ensure that the entitlement process goes smoothly.
- Over the past 15 years, Sherick has provided a comprehensive range of services to Gaudenzia, managing all aspects of their real estate development from concept to completion.
- Sherick has assisted Gaudenzia in developing projects in Pennsylvania, Maryland, and Delaware with a total of over 1000 units and a value of \$64,500,000.



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# COMPLETED PROJECTS

**PROJECT:** Harry and Jeanette Weinberg Family Center

**DEVELOPER:** Gaudenzia, Inc.

**LOCATION:** 4613 Park Heights Ave, Baltimore, Maryland

**DESCRIPTION:** Three story ground-up development with 18 units of Housing, 20 units of Transitional Housing, and program space.

**FUNDING SOURCES:** HOME Funds, Federal Home Loan Bank (FHLB) Atlanta, New York, & Pittsburgh, Maryland Dept. of Housing and Community Development, Private Foundations.



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# COMPLETED PROJECTS

**PROJECT: DELTA Community Apartments**

**DEVELOPER:** Gaudenzia, Inc.

**LOCATION:** 2041 North 2<sup>nd</sup> St, Harrisburg, PA

**DESCRIPTION:** Three story gut rehabilitation to create 6 units of Housing.

**FUNDING SOURCES:** Federal Home Loan Bank (FHLB) Pittsburgh & New York, Supportive Housing Program, Private Foundations.



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# COMPLETED PROJECTS

## PROJECT: TIOGA ARMS

**DEVELOPER:** Gaudenzia, Inc.

**LOCATION:** 1828 West Tioga Street, Philadelphia, PA

**DESCRIPTION:** Four story gut rehabilitation to create 22 units of Housing.

**FUNDING SOURCES:** Low Income Housing Tax Credits (LIHTC), City of Philadelphia, HOME Funds, Federal Home Loan Bank (FHLB).



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# COMPLETED PROJECTS

## **PROJECT: TIOGA FAMILY CENTER**

**DEVELOPER:** Gaudenzia, Inc.

**LOCATION:** 18222 West Tioga Street, Philadelphia, PA

**DESCRIPTION:** Four story ground up development to create 24 units of Housing.

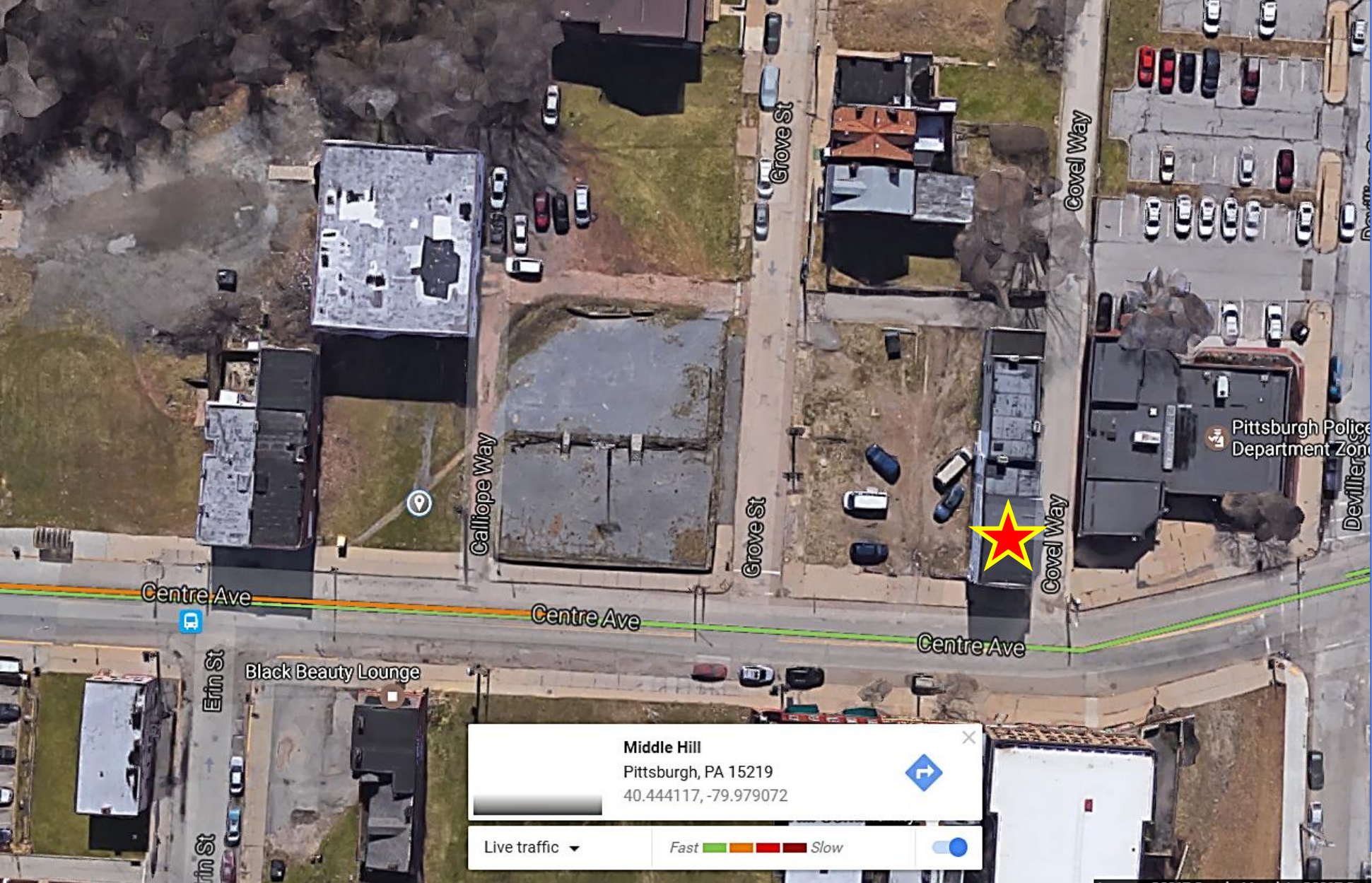
**FUNDING SOURCE:** Low Income Housing Tax Credits (LIHTC), Federal Home Loan Bank (FHLB) Pittsburgh, New York and Boston, Project Based Vouchers.



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# HOUSE OF CROSSROADS



PRIOR PROJECT PERFORMANCE & EXPERIENCE

URBAN DESIGN

PROJECT MARKET VIABILITY

ECONOMIC/DEVELOPMENT GOALS

HOUSING GOALS

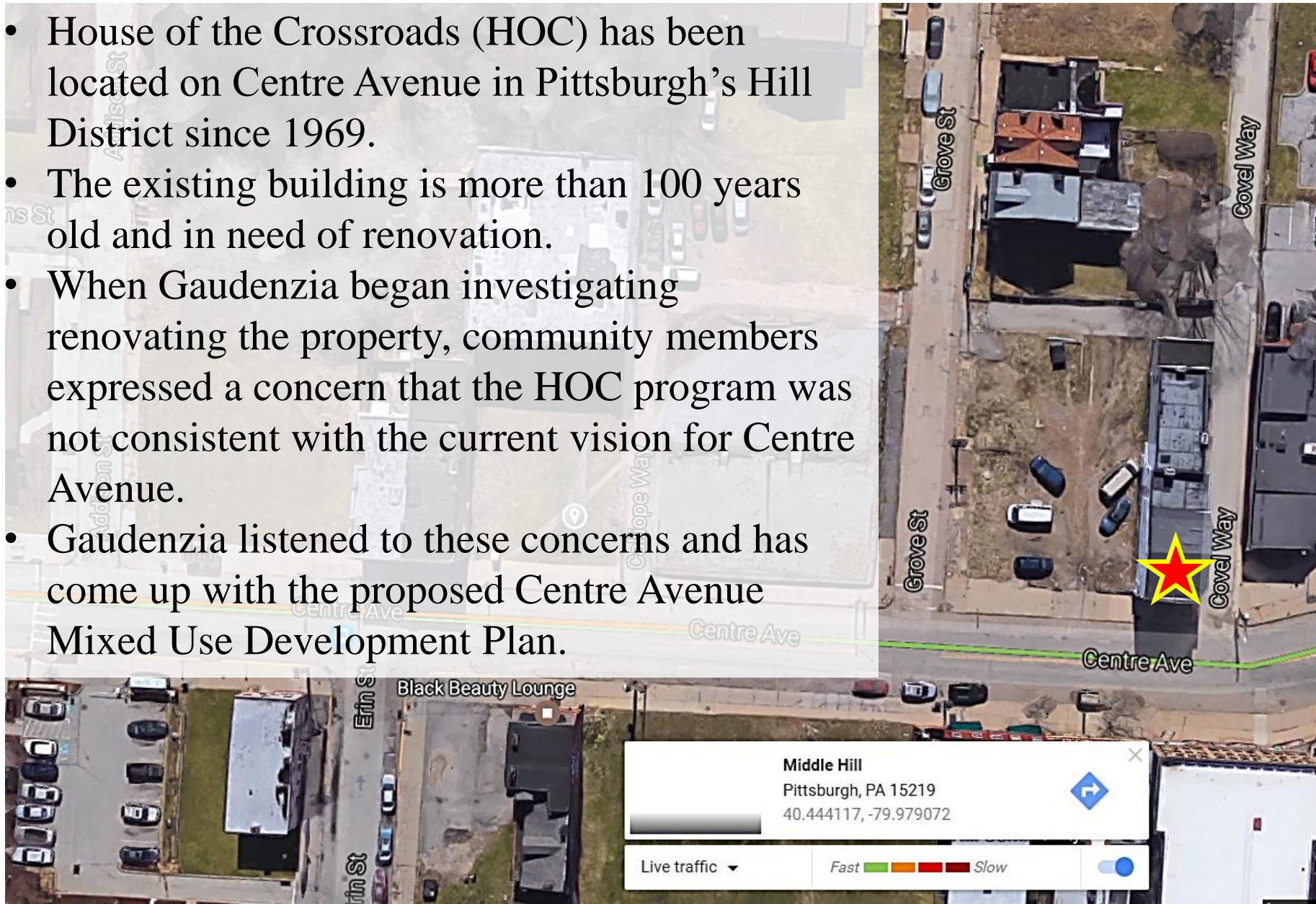
FINANCIAL CAPACITY/PROJECT FUNDING

MWD BE CONSIDERATIONS

TIMELINE

# HOUSE OF CROSSROADS

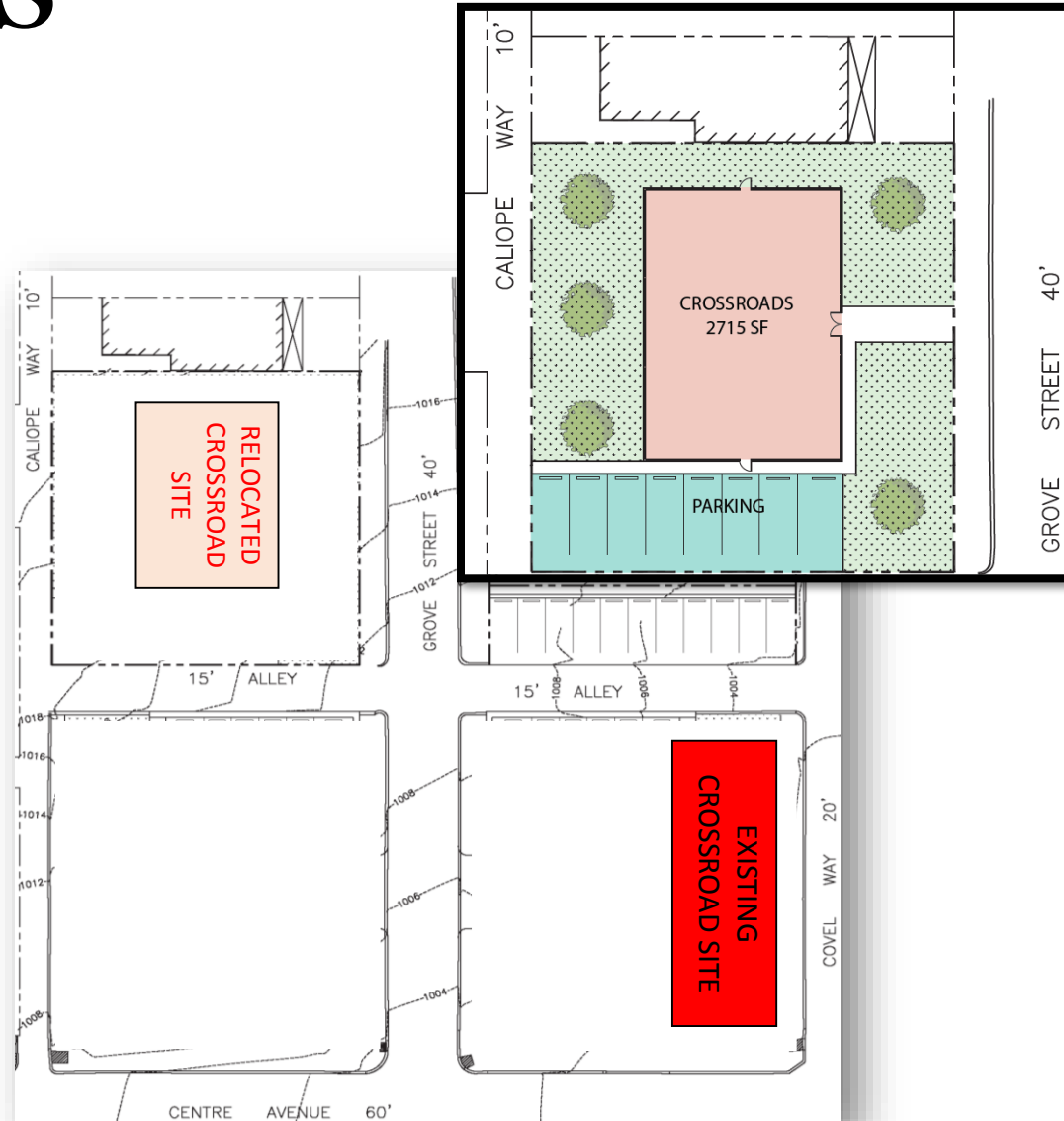
- House of the Crossroads (HOC) has been located on Centre Avenue in Pittsburgh's Hill District since 1969.
- The existing building is more than 100 years old and in need of renovation.
- When Gaudenzia began investigating renovating the property, community members expressed a concern that the HOC program was not consistent with the current vision for Centre Avenue.
- Gaudenzia listened to these concerns and has come up with the proposed Centre Avenue Mixed Use Development Plan.



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# RELOCATION OF HOUSE OF CROSSROADS

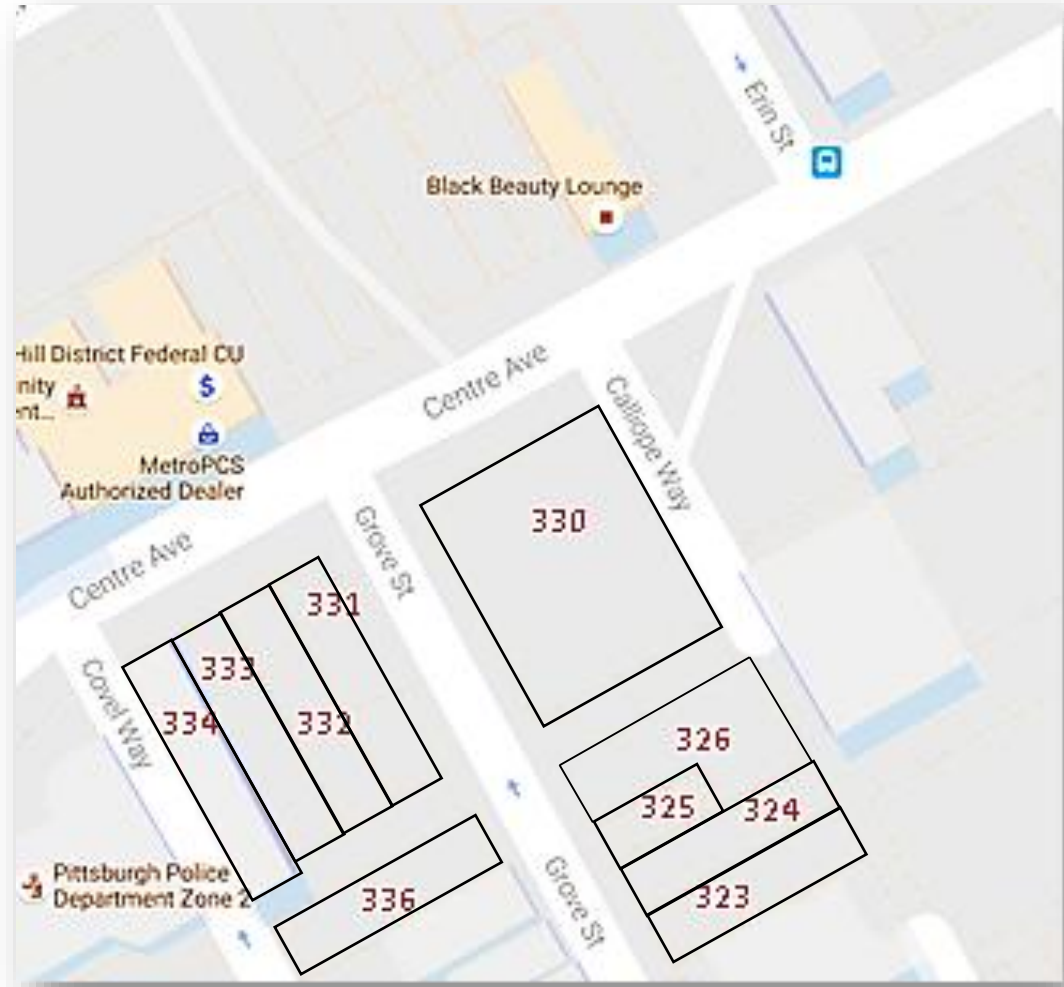
- HOC to move off Centre Avenue to Grove Street.
- 5,500 SF Gross Buildable Area
- Parcel Owned by Gaudenzia
- 30-Bed Transitional Center configuration to replace existing HOC site.
- 8 Off-street parking spaces
- New proposed two story building with supportive services with administrative offices.



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# GAUDENZIA PROPERTIES

CHART A			
Gaudenzia Owned Properties			
Ward	Block	Lot	Address
5 <sup>th</sup>	10N	331	2018 Centre Avenue
5 <sup>th</sup>	10N	332	2016 Centre Avenue
5 <sup>th</sup>	10N	333	2014 Centre Avenue
5 <sup>th</sup>	10N	334	2012 Centre Avenue
CHART B			
Gaudenzia Owned Properties			
Ward	Block	Lot	Address
5 <sup>th</sup>	10N	323	414 Grove Street
5 <sup>th</sup>	10N	324	416-418 Grove Street
5 <sup>th</sup>	10N	325	418 1/2 Grove Street
5 <sup>th</sup>	10N	326	420-422 Grove Street
CHART C			
Requested Properties			
Ward	Block	Lot	Address
5 <sup>th</sup>	10N	330	2030 Centre Avenue
5 <sup>th</sup>	10N	336	423 Grove Street



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# CENTRE AVE MIXED USE DEVELOPMENT

- Gaudenzia proposes a mixed use project targeted as workforce housing affordable to a range of income groups and first floor commercial retail space.
- The proposed development plan addresses the needs of Pittsburgh's Hill District for human capital as well as housing and commercial renewal in its revitalization plans.



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# DESIGN FEATURES

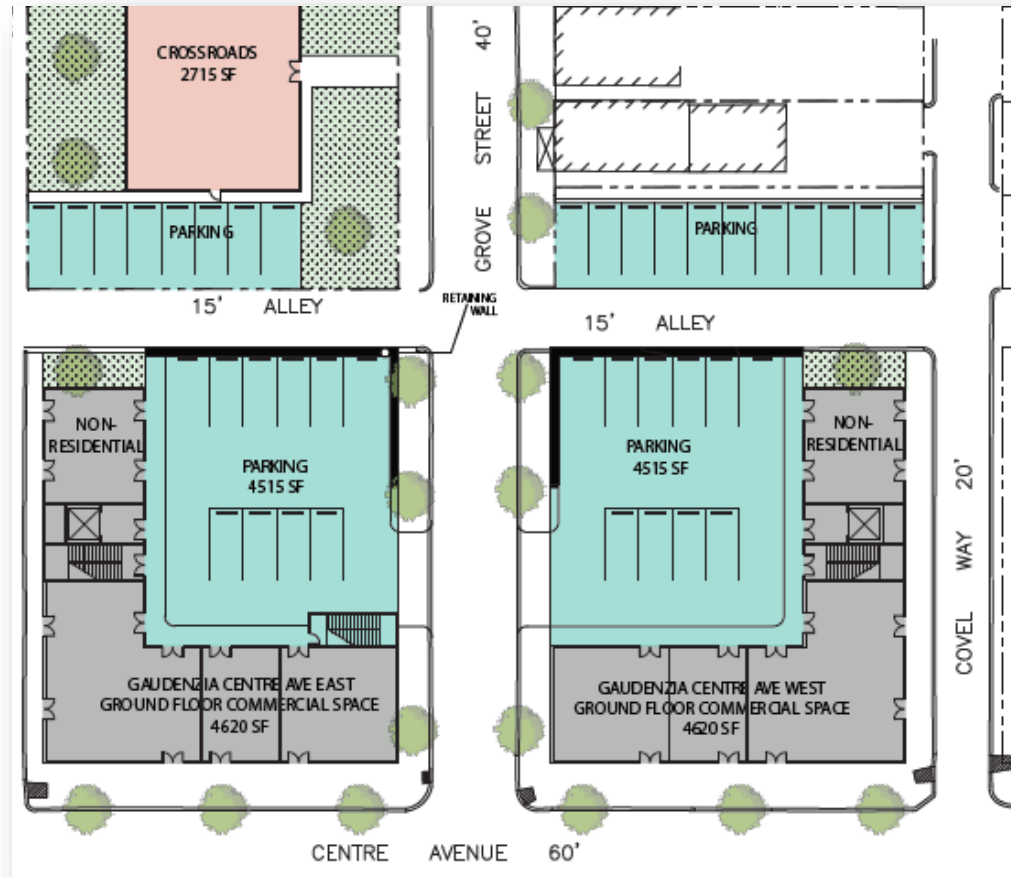
- Streetscape improvements will include street furniture, lighting, signage, shade trees, and other plantings. The site will also incorporate various streetscape improvements will such as street trees, signage, lighting, urban furniture, and sidewalk upgrades.



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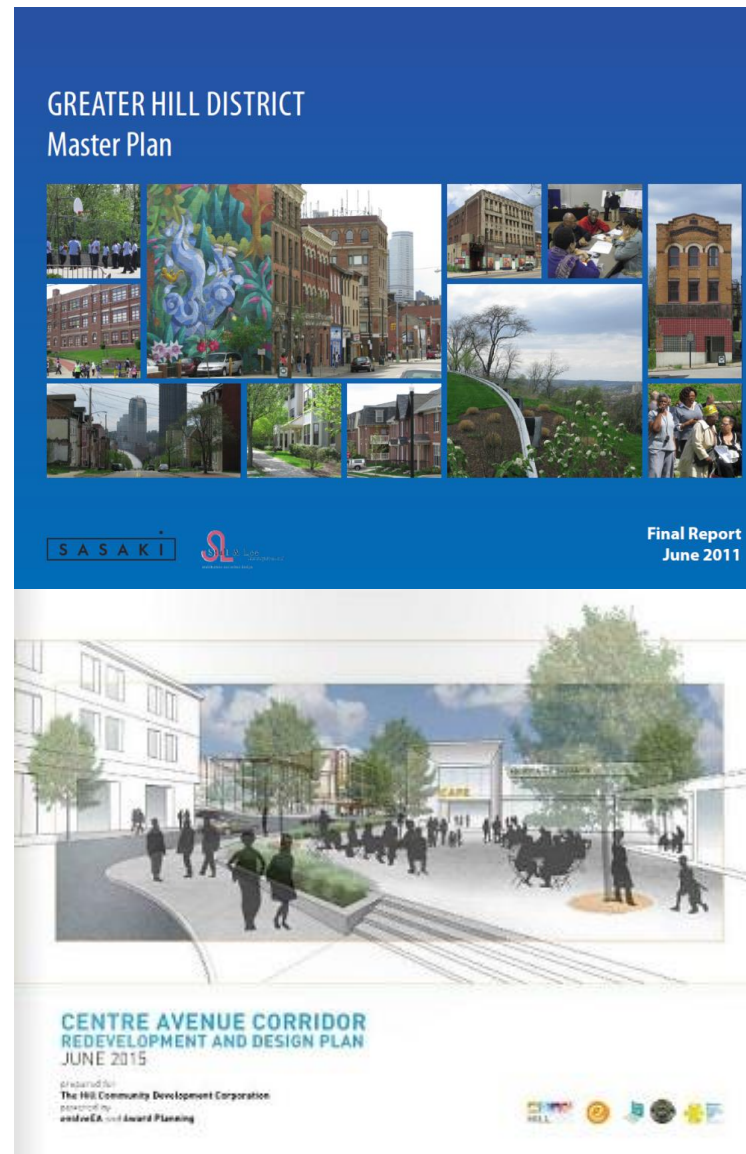
- In summary, the project will **relocate the existing HOC program off of Centre Avenue** to allow for a mixed used development that is in line with the community's vision, improve the streetscape, address vacant lots, enhance public safety, create new commercial uses, **and create more than 20 units of new affordable rental housing for individuals and families.**



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# CENTRE AVE CORRIDOR

- The Gaudenzia Centre Ave Mixed Use Development design is based on the *Centre Avenue Corridor Redevelopment and Design Plan* as well as the *Greater Hill District Master Plan*.
- The Centre Avenue Mixed Use Development Proposal “is intended to reinforce Centre Avenue as the Hill’s primary retail/commercial/cultural node as well as a strong residential neighborhood.”
- The development includes ground floor commercial space along Centre Ave encouraging small business and entrepreneurs and supporting economic development and opportunities along the Centre Ave corridor.



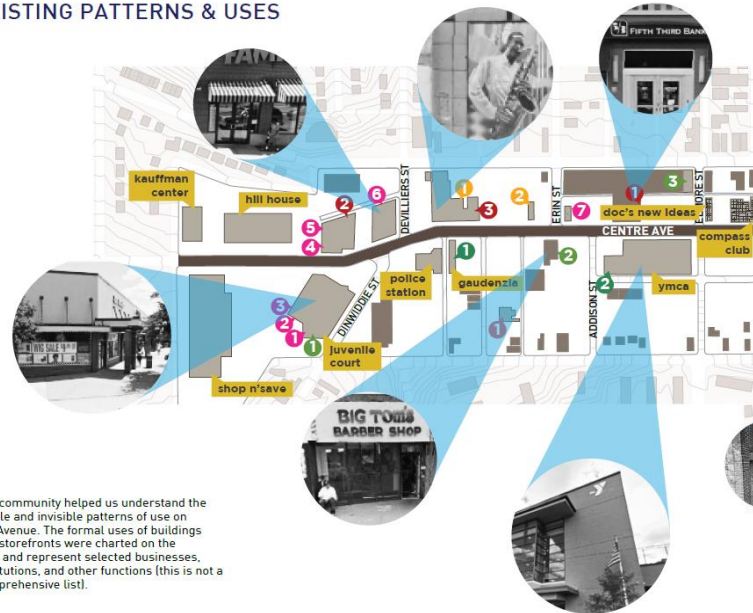
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# PROJECT MARKET VIABILITY

- Close proximity to many local and regional amenities, including – grocery stores, shopping, religious institutions, schools and recreation centers.
- Site is located on a major transportation corridor with direct access to employment centers via public transportation.
- Residents of the Centre Avenue Mixed Use Development will have access to the many resources Gaudenzia can offer including housing counseling, job training and education services.

## EXISTING PATTERNS & USES



The community helped us understand the visible and invisible patterns of use on the Avenue. The formal uses of buildings and storefronts were charted on the map and represent selected businesses, institutions, and other functions (this is not a comprehensive list).

## SELECTED BUSINESSES, INSTITUTIONS AND OTHER USES

- financial institution**
  1. Fifth Third Bank
  2. PNC Bank
  3. Hill District Federal Credit Union
- auto-related**
  1. Center Ave Hall
  2. Mester Auto Parts
  3. Sunoco
- cultural**
  1. New Granada Theater
  2. Black Beauty Lounge
  3. Kaufmann Center
- health+wellness**
  1. House of Crossroads/Gaudenzia
  2. Thelma Lovette YMCA
  3. Vision Towards Peace Counseling
- religious institutions**
  1. Central Baptist Church
  2. Monumental Mission Ministries Inc.
  3. Monumental Baptist Church
  4. Divine Interventions
  5. The Historic Olivet Baptist Church
  6. FHB Church
  7. First Church of God in Christ
- groceries+retail stores**
  1. Abe's Market
  2. Pharmacy
  3. Mr. D's
  4. Ujamaa Collective
  5. Cricket
  6. Family Dollar
  7. Juel's Joint
  8. Wong's Market
- beauty salon**
  1. Two Cousins
  2. African Queens Beauty Supply
  3. Elegant Beauty Supply
  4. Shear Delight
  5. Big Tom's Barber Shop
- other**
  1. Allegheny County Juvenile Court
  2. Pittsburgh Police Department-Zone 2
  3. Legacy Apartments
  4. Docs New Ideas
  5. The Compass Club
  6. Carnegie Library
  7. Focus Pittsburgh
  8. Pittsburgh Weill K-5
  9. Hill House

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# COMMERCIAL FEATURES

- Community room as well as office space will be provided in non-residential spaces at the rear of Centre Ave on the first floor.
- Creation of 9,000 SF commercial space along Centre Ave to reinforce identity as an urban corridor and cultural node.
- Contemporary façade design will encourage and attract foot traffic and create high visibility along streetscape.
- The façade will incorporate unique and contemporary storefront designs including building on the African American Cultural Legacy in the Hill District that will complement the existing streetscape and identity of Centre Ave.



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# COMMERCIAL FEATURES

- Off street parking behind ground floor commercial units promoting walkability and easing congestion along Centre Avenue. Due to the topography of the site, one level of podium parking will be incorporated at for cars and bicycles. Direct and private entrances to the residential units from the parking will be provided.
- Commercial space along Centre Ave will serve as small business/non-profit incubation space through public funds, allowing the space to be developed and operated at a reduced cost, effectively creating lower rents for the space.
- Gaudenzia will work with qualified Hill District BE's to participate in the development and, operation as well as leasing of available commercial space.



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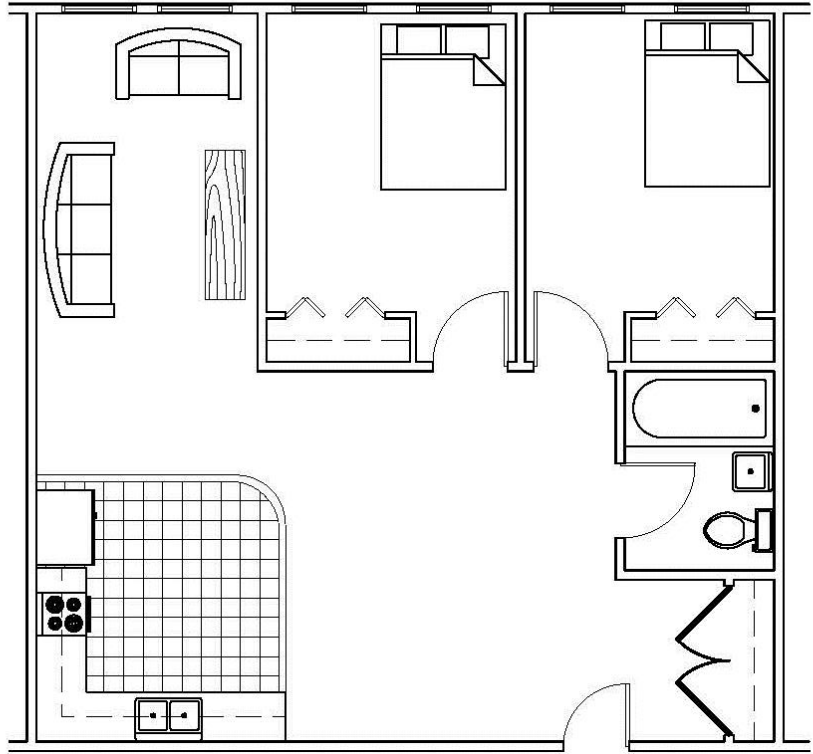
# RESIDENTIAL FEATURES

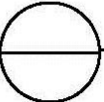
- (Two) Three-story buildings.
  - Twenty-six (26) units total.
  - 20,000 SF Gross Buildable Area
- Single loaded corridor around an open courtyard.
- Dedicated entrance at the rear of both site to accommodate the natural slope.
- Each site will hold 14 residential units
- Unit Mix:
  - 8 – One Bedrooms 600SF
  - 6 – Two Bedrooms 900SF
  - 8 – Three Bedrooms 1100SF
  - 4 – Four Bedrooms 1300SF
- On-Site Laundry
- 15 Bicycle Stalls

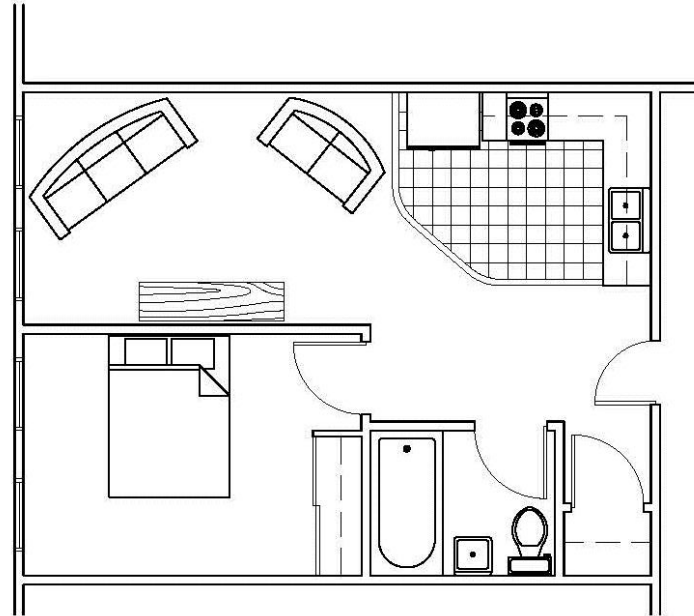


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# RESIDENTIAL FEATURES



 TYPICAL TWO BEDROOM UNIT



 TYPICAL ONE BEDROOM UNIT

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# HOUSING GOALS

- Units will target a mix of income levels and household sizes. Rents will range from \$650 for 1 bedroom units to \$1,200 for 4 bedroom units. Bedroom sizes will range from 1 bedroom to 4 bedroom. Four (4) units will be designed for persons with mobility impairments.
- A property manager and service coordinator will be located on site to meet with residents and assist with any questions or concerns as well as connect the residents to resources.
- No permanent displacement of any resident as the proposed sites are currently vacant.
- Project intends meet the 30% inclusionary goals.

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# FINANCIAL CAPACITY

- Through the entire scope of project, Gaudenzia will be investing nearly \$12 million in the Hill District.
- Specifically, a combination of sources will finance the Centre Avenue Mixed Use Development.
- As an experienced provider of multi-family housing, Gaudenzia will be seeking a combination of private and public resources. The targeted sources will include:

## Sources

FHLBank Pittsburgh	650,000
City of Pittsburgh	750,000
Grants and Donations	1,200,000
<u>LIHTC equity</u>	<u>7,237,243</u>

**Total Sources 9,837,243**

## Uses

Construction	7,512,073
Soft Costs and Reserves	1,912,305
<u>Syndication Fees</u>	<u>412,865</u>

**Total Uses 9,837,243**

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# MWBE & Fair Housing

## High Priority Participation of Minorities and local Low-Income Residents.

- Gaudenzia will adopt the minimum participation goals (MPGs) set by the Office of Equal Opportunity.
- Gaudenzia will seek to ensure Section 3 participation of 50%.
- A GC selected through competitive bidding with a focus on competent Section 3 and MWBE contractors.

## Specific Affirmative Action Steps to ensure Fair Housing Goals are met.

- Utilize a diversity of sources for referral
- Ensure information is posted in the management office and in local publications with the EHO logo and a copy of the Fair Housing Poster is displayed prominently in the property management office.
- Advertise vacancies a minimum of 90 days prior to the initial and renewed occupancy and utilize local publications and network with local agencies that target minority populations.
- Maintain a waiting list for the units.
- Inform project staff on non-discrimination and fair housing policies as required by the federal laws.
- Conduct periodic assessments of the staff's understanding of Fair Housing Laws.
- Require Staff to attend annual training on diversity and equal opportunity.

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# TIMELINE

- LIHTC Award Notice – January 2018
- Close on Financing – June 2018
- Construction Begins – July 2018
- Construction Complete – July 2019
- 100% Lease up – December 2019

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# THANK YOU FOR YOUR TIME

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