



Black History Month Celebrating Manchester



Manchester is a Community of Color

- >70% Minority Population



Manchester has a legacy of Black Homeownership

- Black Households (58% Rent / 42% Own)
- White Households (58% Rent / 42% Own)

Manchester Housing Strategy

- Continuing a 1 : 1 Ratio:
 - Affordable to Market Rate Units
 - For Both For-Sale and For-Rent !!!

We value this unique Pittsburgh diversity and equity. Our objective is always to preserve this crucial diversity and affordability, while decreasing disparities across the community

PROJECT PARTNERS REMARKS

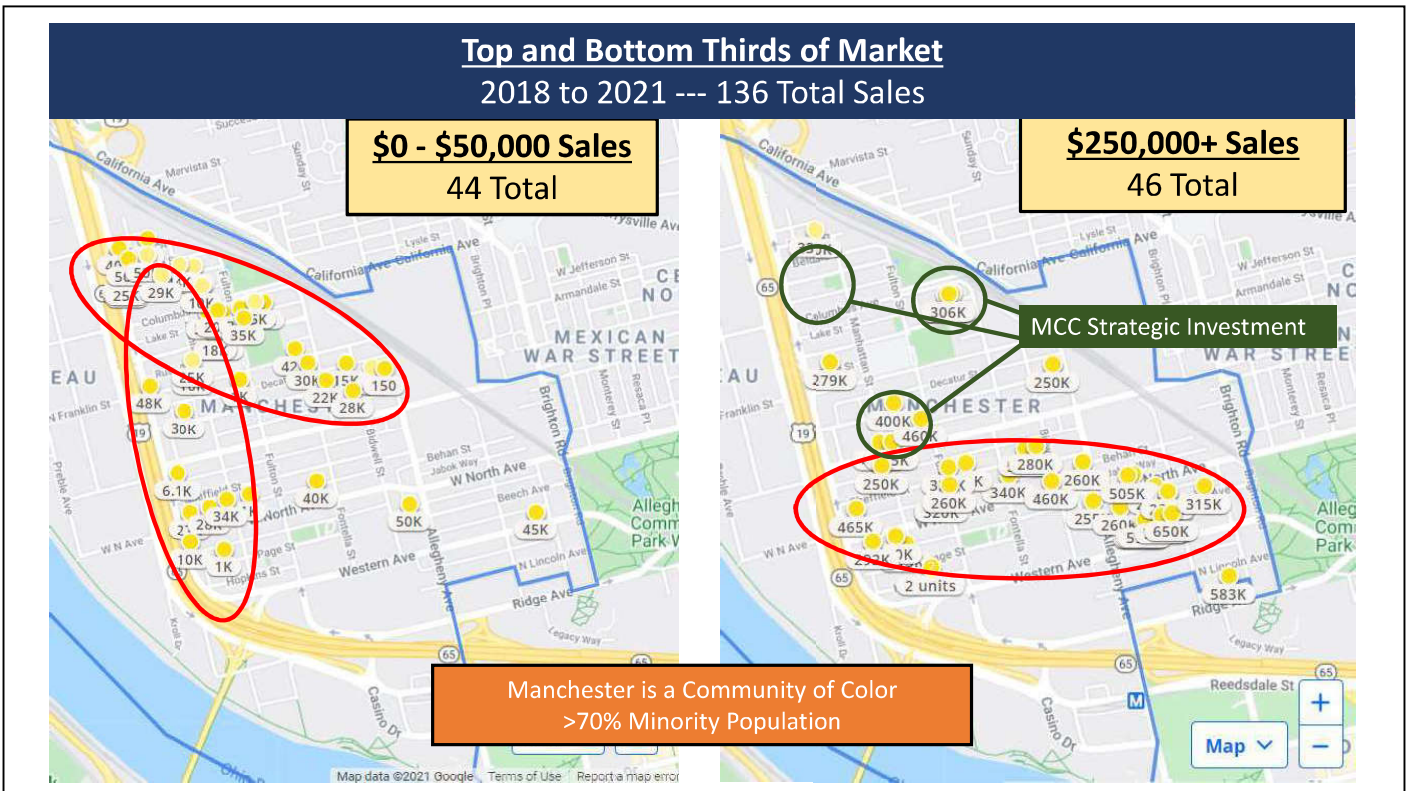
Mayor William Peduto

Rep. Jake Wheatley

Councilman Daniel Lavelle

Google Earth

OUR HOUSING MARKET
TWO MANCHESTERS





Manchester Row House Renaissance

Project Summary

- (9) affordable for sale units located at Rush, Lake and Warlo
- Located in the transitional areas of the community from a market strength perspective
- Six of the units will sell for \$180,000
- Three of the units will sell for \$115,000
- Buyer is eligible for:
 - Soft 2nd mortgage from the URA up to \$35,000
 - \$7,500 HOF/Housing Opportunity Funds
 - HACP through DeAnna Vaugh has up to \$15,000 for non-HACP tenants
 - ACT 42 abatement on City of Pittsburgh taxes.

Potential Cost Minimum to Buyer:

- Six Units - \$92,500 + Act 42
- Three Units - \$27,500 + Act 42

Real Affordability for Home
Ownership !!!!!

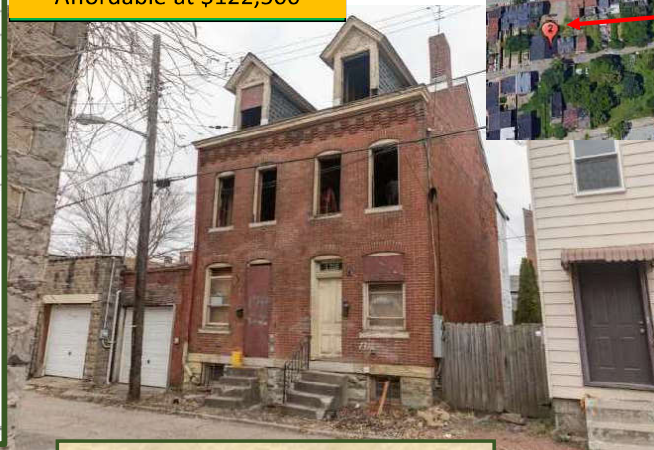
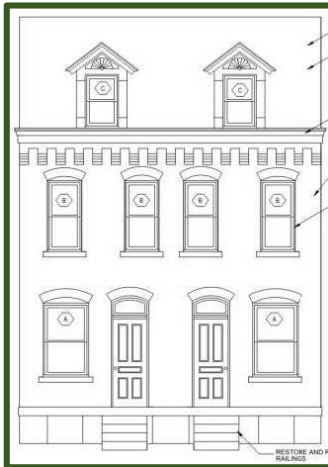


Manchester Row House Renaissance

1316 – 1318 Lake Street

2 Units – For Sale
\$180,000

Affordable at \$122,500



Reclaiming historic
properties and linking
to market strengths

EXPECTED COMPLETION – March 2021

Manchester Row House Renaissance

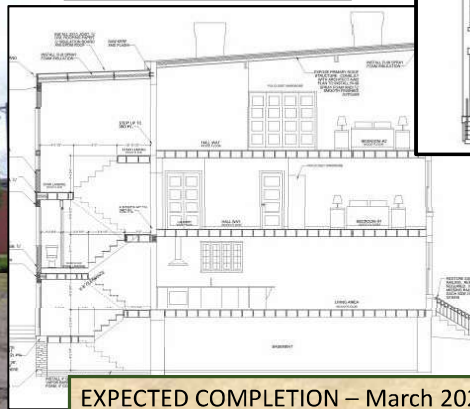
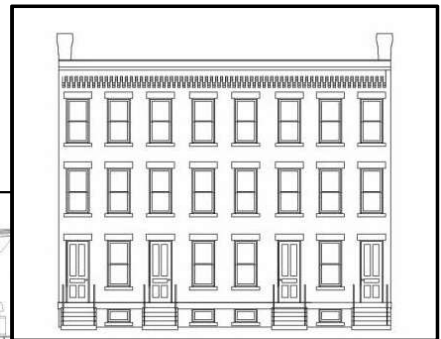
1424 – 1426 – 1428 - 1430 Rush Street

Historic Preservation

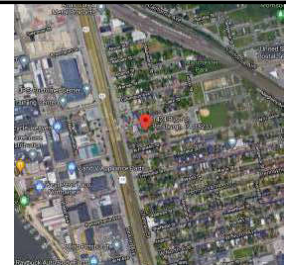
4 Units
\$180,000

Affordable at \$122,500

1 Sold, 3 Available



EXPECTED COMPLETION – March 2021

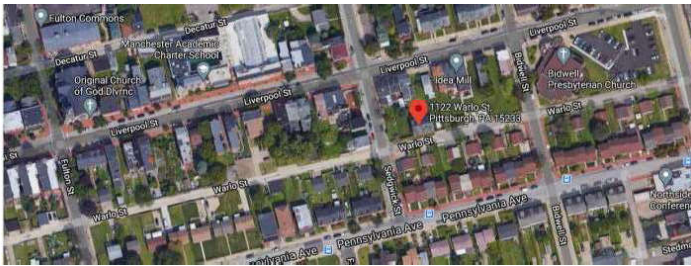


Manchester Row House Renaissance

1122 – 1124 - 1126 Warlo Street

3 Units For Sale
\$115,000

Affordable at \$57,500 !



Well Located New
Affordable Housing Stock

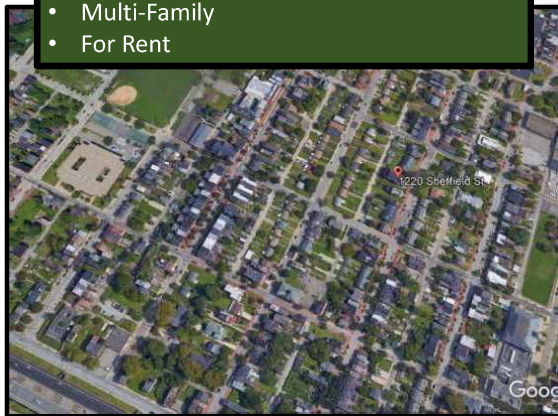
Sheffield Street Project

1220 & 1222 Sheffield Street

Increasing Local Housing Stock Diversity

11 UNITS

- Market Rate
- Multi-Family
- For Rent



Sheffield Street Project

1220 & 1222 Sheffield Street





OTHER UPCOMING PROJECTS

Columbus Square Project Final Phase



New, Single-Family Residential Units

2020

6 Completed / All SOLD!!!
Average Price \$385k

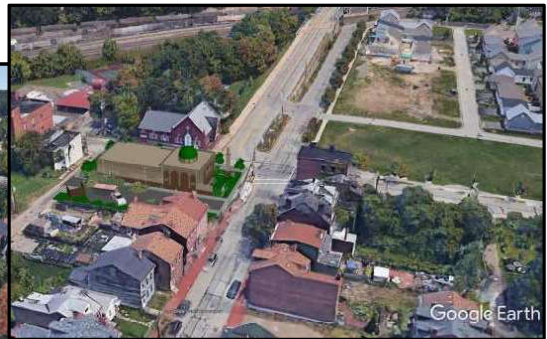
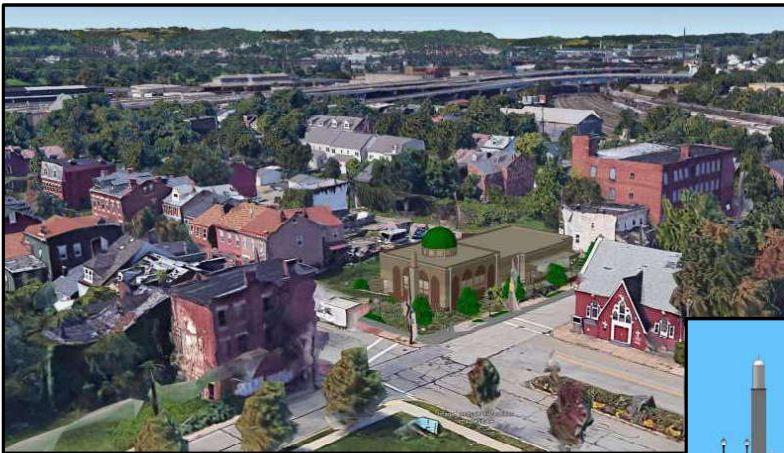
2021

Last 7 Units
Available For Sale
Starting at \$400k

NO PUBLIC FUNDS USED TO CONSTRUCT UNITS

Masjid Anisa Project

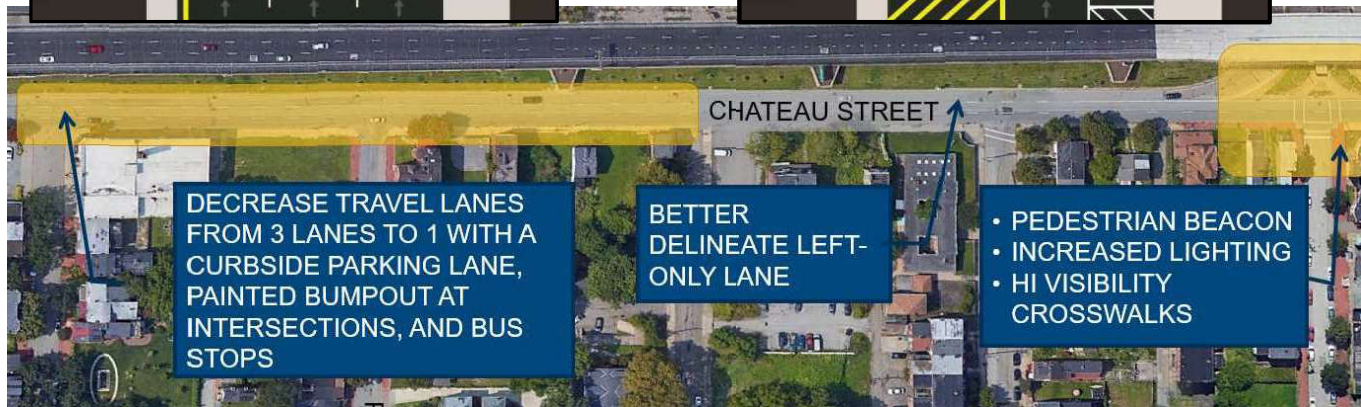
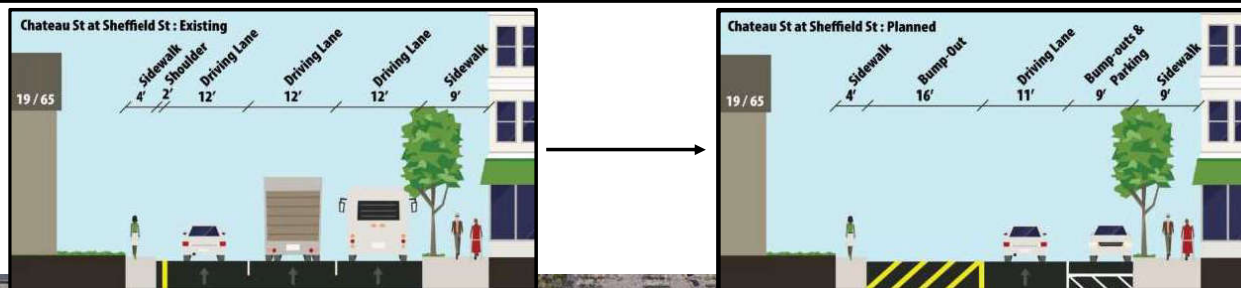
1308 Columbus Ave.



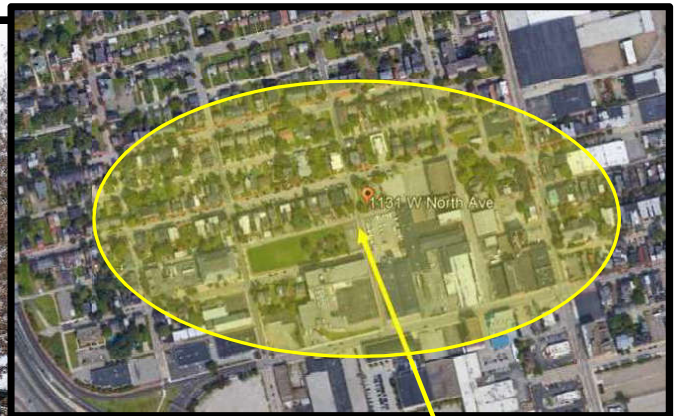
Hon. Imam Hamza Perez



Chateau Street Lane Diet



1131 W. North Avenue Project



Affordable Housing in the Strongest
Market Area in Manchester



**Housing Authority
City of Pittsburgh**

Manchester Redevelopment

Development and Modernization Department
100 Ross Street
Pittsburgh, PA 15219
412-456-5000
www.HACP.org

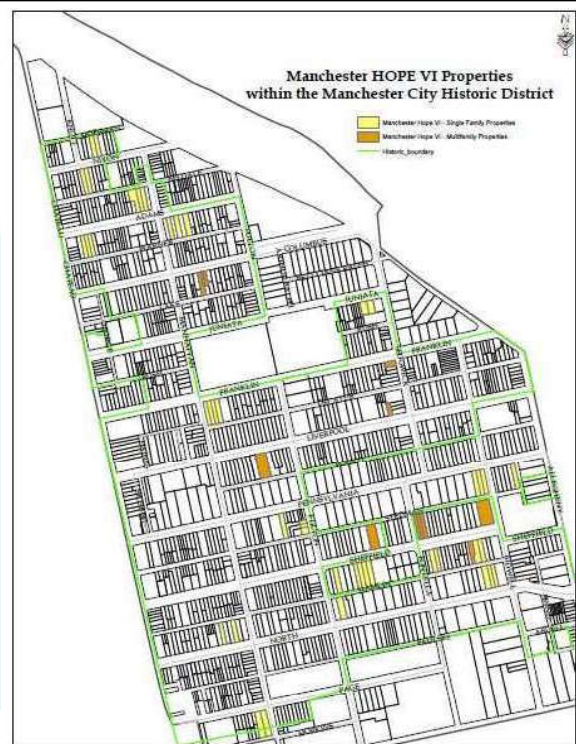


Site Map

The 86 unit-rehab includes:

- 48 single family units (yellow)
- 38 units in 8 multifamily buildings (orange)

| UNIT SIZE | UNITS |
|--------------|-----------|
| 1 bedroom | 24 |
| 2 bedrooms | 19 |
| 3 bedrooms | 30 |
| 4 bedroom | 13 |
| TOTAL | 86 |



Unit Improvements

HACP selected the HUD Rental Assistance Demonstration (RAD) subsidy mechanism to fund the rehabilitation, as this federally-funded program generates the capital needed to improve the units.

Proposed improvements include, but are not limited to:

- Roofs
- Furnaces and Water Heaters
- Exterior Decks
- Basement and Water Infiltration Repairs
- Kitchen & Bathroom Cabinets and Countertops
- Paint/Lighting
- Flooring



Development Timeline



Questions?

Visit the resident webpage at
hacp.org/manchester-redevelopment

Contact **Mackenzie Pleskovic, Development Manager**

Phone: **412-643-2933**

Email: **Mackenzie.Pleskovic@hacp.org**

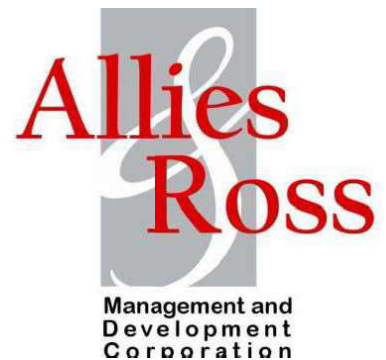




**Housing Authority
City of Pittsburgh**

Thank you!

Development and Modernization Department
100 Ross Street
Pittsburgh, PA 15219
412-456-5000
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UPCOMING PROJECTS
2021 & BEYOND

Affordable Housing

Addressing Community Needs



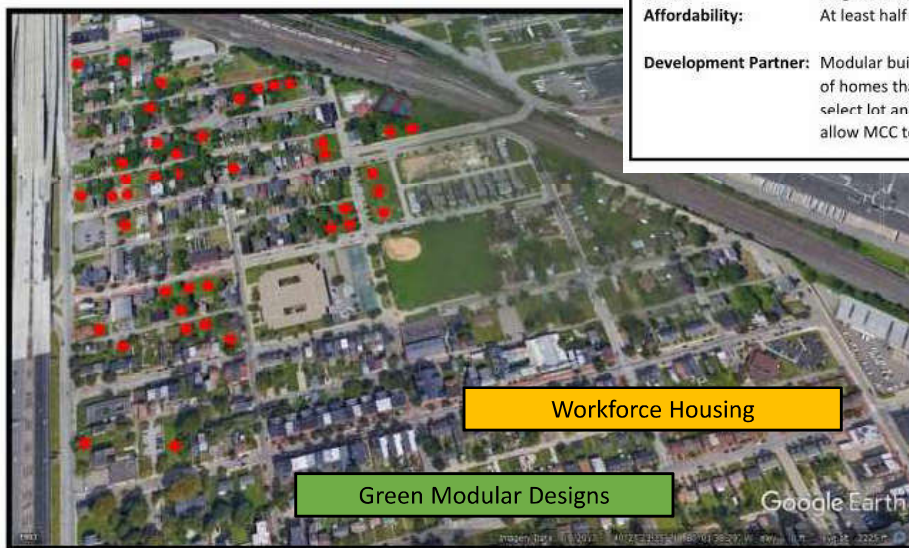
| | |
|-------------------------|--|
| Location: | Manhattan & Beldale St. |
| Units: | 90-110 Units, blend of 1- and 2-bedroom apartments |
| Affordability: | At 40-60-80% of area median income (AMI) |
| Amenities: | Community room, commercial space (targeting fresh food retailer), Open space, Screening from railyards |
| Additional Area: | Potential parking and additional development area, if needed |

Project Concept

This project would create much needed quality affordable housing to be located on a large, open parcel of land under public control and near recent market rate real estate investment in the surrounding area. The purpose of this project is to provide affordable, high-quality housing options for existing residents with low-to-moderate incomes. The project would be targeted to both low-income individuals (40-60% of AMI) and workforce targeted housing (80% of AMI).

This project would be funded through mixed-sources, including developer investment, PA state Low Income Housing Tax Credits (LIHTC), and grant sources to close any additional funding/revenue gaps.

Workforce Housing – Infill Project



Location: North / Northwest Portions of Neighborhood
Units: Single Family, Eco-Friendly, Modular-Built Homes (2-3 bedroom)
Affordability: At least half of units affordable at 80% of AMI
Development Partner: Modular builder and designers will work with MCC to create a set of homes that fit the neighborhood context. Buyers will be able to select lot and unit type and know the total cost/financing. This will allow MCC to presale units.

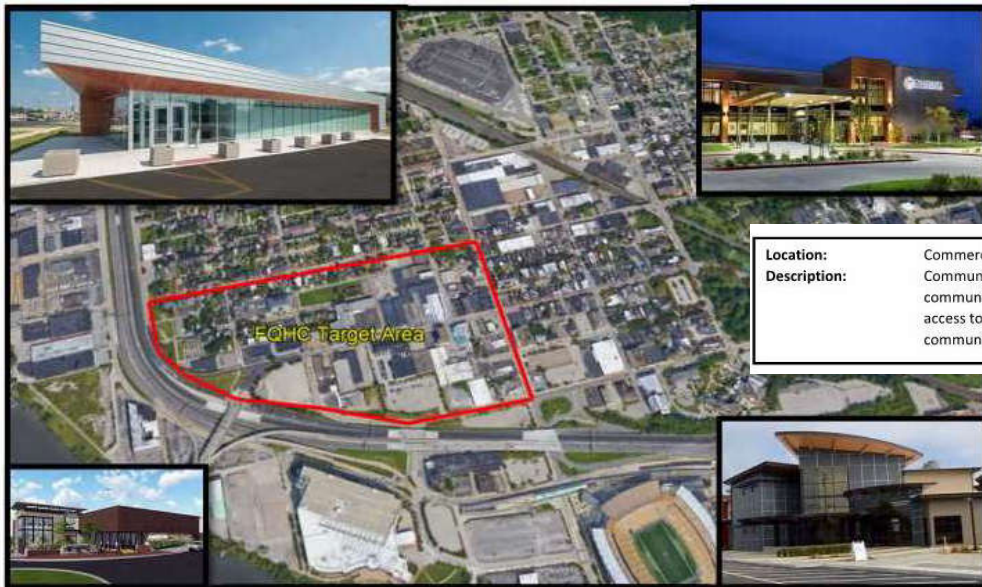
Project Concept

As indicated on the image above, there are a concentrated number of vacant & abandoned properties in north/northwest Manchester.

The MCC proposes an innovative solution to infilling development on these sites. We will work closely with regional modular home developers to create a portfolio of eco-friendly homes of various square footage and affordable at a variety of price points. We will then create a website such as the "My Manchester House" wherein a buyer can match a unit type with an available vacant property.

We think this creative approach will better help buyers select a housing type that is appropriate for them, allowing us to presale more units. This would also eliminate the need for "phasing" of the development, as each unit would be constructed as it presold.

FQHC Project – Community Health Investment



Project Concept

MCC would work with a regional community healthcare provider to own and operate a community health center. These projects are funded through the federal FQHC (Federally Qualified Health Center) funding program that provides a significant source of funding for the annual operations of these facilities.

Location:

Commercial area of Community

Description:

Community Health Center Development in partnership with community health provider. Project would provide improved access to affordable care for a traditionally-underserved community.

The project would be either a new construction building, or adaptive rehab of an existing building. The facility would provide neighborhood-level community health services including dental and specialty services like access to cardiovascular specialists. This important project would provide affordable health care services in a neighborhood that has been traditionally underserved.

Community Solar Project

Project Concept

This is an innovative investment in neighborhood-wide solar installations. The power generated by this project would directly benefit Manchester residents through greatly reduced utility bills. Community solar is a growing trend in the energy sector, and Manchester is well-positioned as a pilot site in the region.

There are several large areas for integrated solar installation – such as the Alcosan plant, the former PA jail site, and the former power plant site at Brunot Island. Additionally, businesses, public facilities, and residents across the community would be installing solar panels on their rooftops. This would result in significant collective solar generation. The value of this generation would be realized both by each individual entity that installed the solar, but also by all users within the solar area who would have greatly reduced utility bills.



Community Spray Park Project

Location: Fulton St. / Adams St. / Columbus Ave.
Description: Spray park on former City swimming pool and tennis court site.

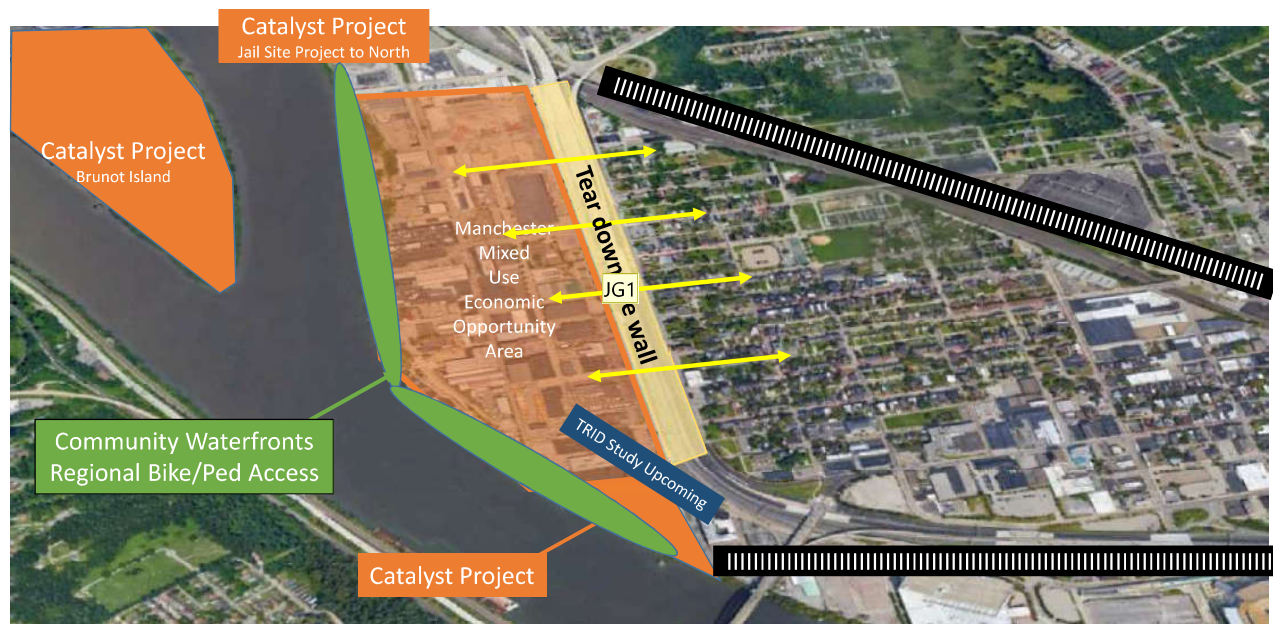


Project Concept

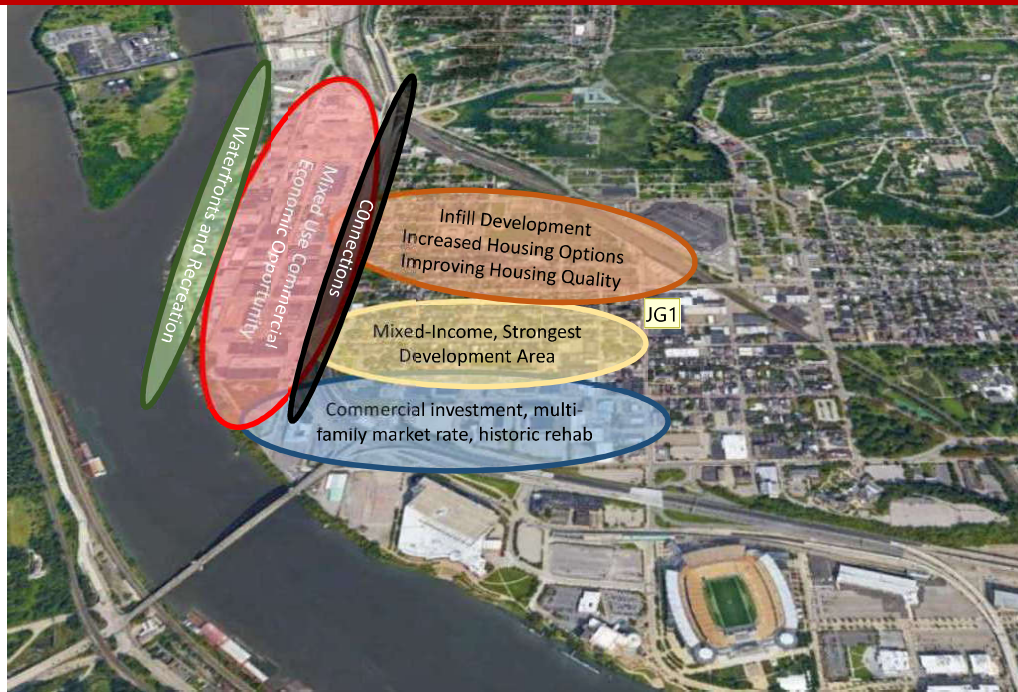
Community reinvestment in a former City of Pittsburgh recreation site with an abandoned pool and tennis courts. This former community amenity sits vacant, while area children lack recreation opportunities.

The MCC proposes reinvestment in this site to create a spray park facility. The City has constructed several of these across Pittsburgh, and they are an affordable, sustainable alternative to reopening and maintaining community swimming pools. We envision a large spray park with an adjacent large green space that would be an important summer gathering place for local residents.

Restoring Manchester Waterfront



Development Strategy



Key Partners

City of Pittsburgh
 URA of Pittsburgh
 October Development
 Riverlife
 CMU
 Rivers Casino
 Manchester Bidwell
 PGH City Planning
 Allegheny County
 TreePGH
 Mobilify
 ALCOSAN
 Port Authority
 DOMI
 Dollar Bank
 PITT GSPIA
 Columbia University
 Carnegie Science Center
 MHC
 IOTA-PHI Foundation
 Buhl Foundation
 Rev. Gregg

PROJECT PARTNERS CLOSING REMARKS

Becky Yago, Dollar Bank

URA – Greg Flisram

Google Earth

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