

# Affordable Housing East Liberty



# How do we define Affordable?

**Affordable housing:** defined as that which is subsidized for or affordable to people making 60% or less of the Area Median Income (AMI)

**Workforce Affordable:** Affordable for families making 60%-80% of AMI

**Public Housing:** Tenants must make less than 80% of AMI and pay 30% of their income. Tenants with very low income pay almost no rent.

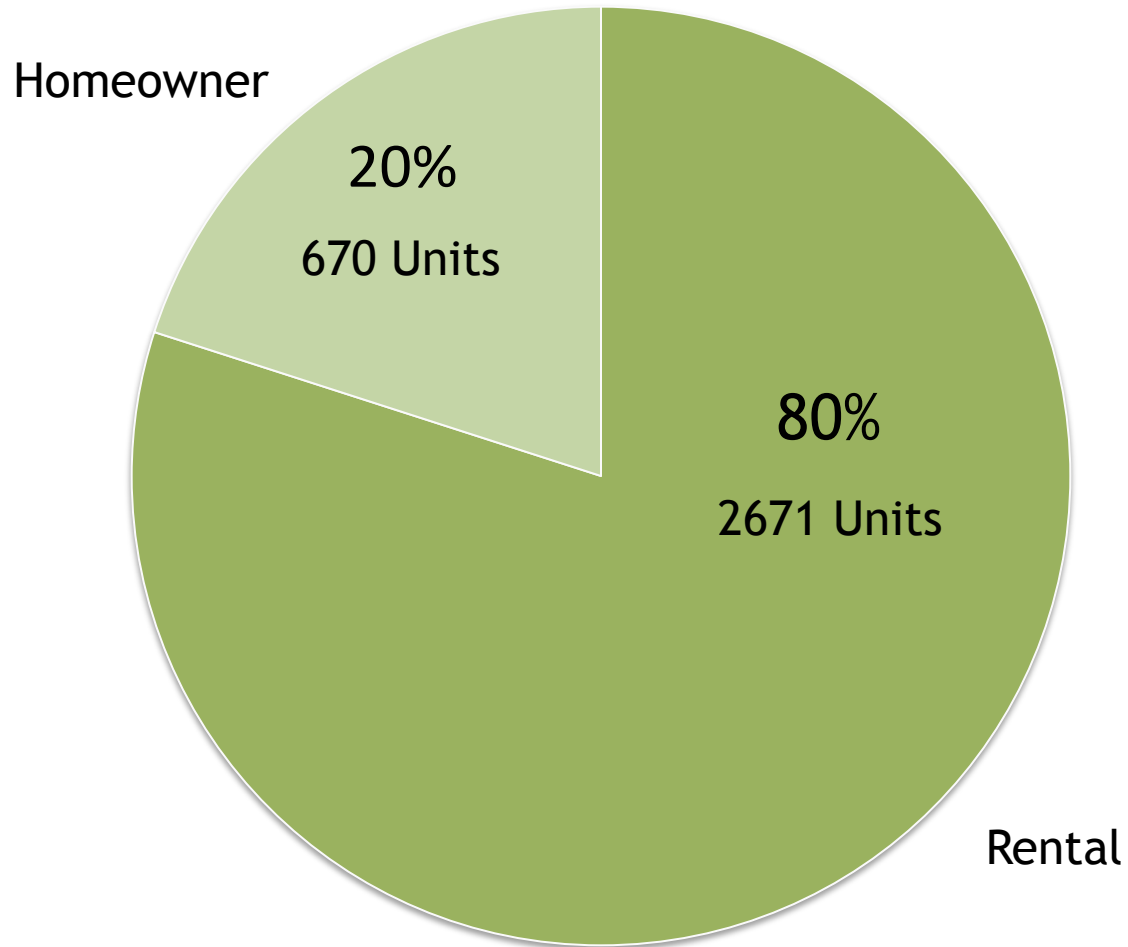
**Supportive Housing:** Housing for people with special needs and disabilities. Tenants typically pay 30% of their income.

**Market Rate Housing:** defined as all other housing that has no restrictions on who can rent or the amount of rent.

**LIHTC:** Low-Income Housing Tax Credit →  
Maximum rents for affordable housing

Percent of Area Median Income	Family Income (3 person household)	2 BR Apt Rent
20%	\$ 12,520	\$ 191
40%	\$ 25,040	\$ 504
50%	\$ 31,300	\$ 660
60%	\$ 37,560	\$ 817

All Occupied Housing in East Liberty 2015  
**3341 Units**

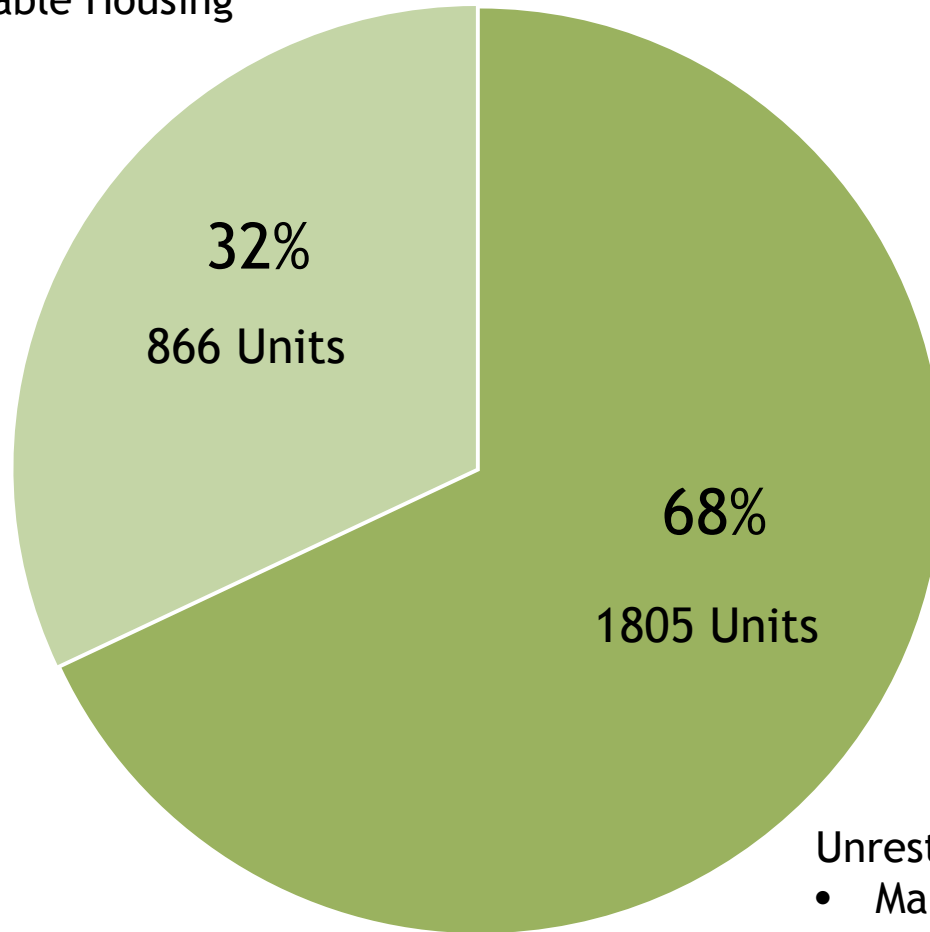


# Rental Housing in East Liberty 2015

## 2671 Units

### Long Term Affordable Housing

- Public
- Supportive
- Affordable
- Homeless



### Unrestricted Rental Housing

- Market Rate
- Affordable with no long-term restrictions

# Current Affordable Housing

# East Liberty Place North & South: 109 units



**North: 54 units**  
38 Affordable  
11 Workforce Affordable  
5 Market Rate

**South: 55 units**  
39 Affordable  
11 Workforce Affordable  
5 Market Rate

# Penn Manor: 55 units



39 Affordable  
16 Market Rate



# Fairfield Phase 1: 124 units



84 Affordable  
40 Market Rate

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84 Affordable  
40 Market Rate

# Fairfield Phase 2: 71 units

65 Affordable  
6 Workforce  
Affordable  
(60-80% AMI)



## Fairfield Phase 2: 71 units



65 Affordable | 6 Workforce Affordable (60-80%AMI)

## Harriett Tubman Terrace: 56 units



56 Senior/Public Housing units

# New Pennley Place Phase 1: 102 units

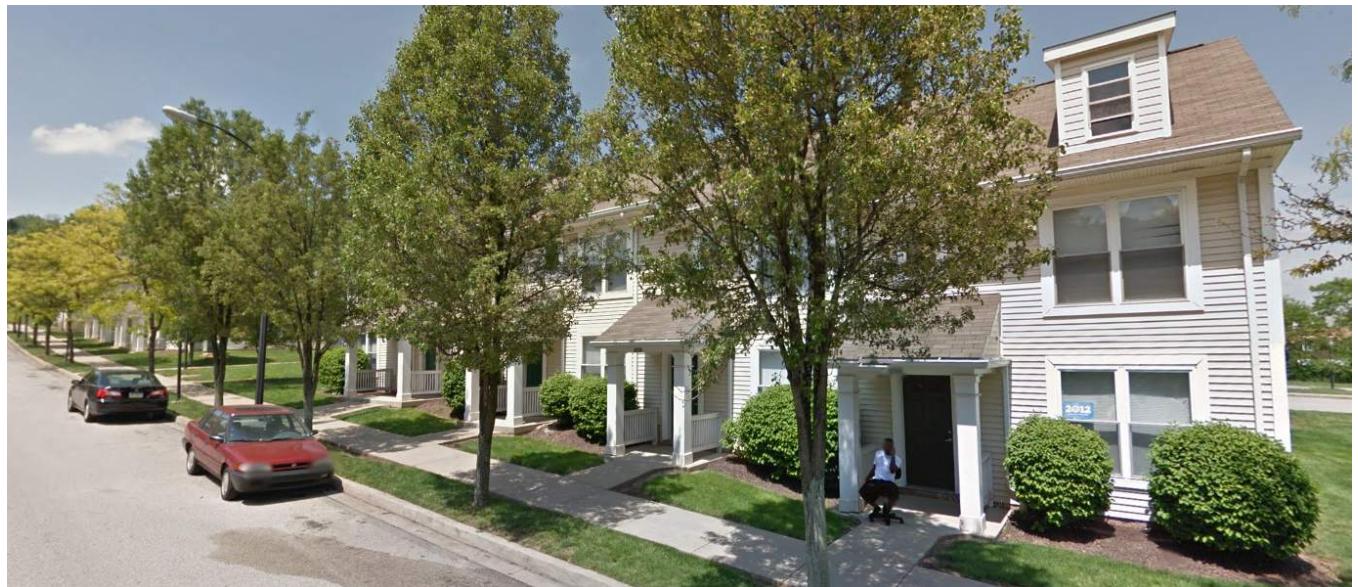


38 Public | 38 Affordable | 26 Market Rate

# New Pennley Place Phase 2: 34 units



34 Affordable



# New Pennley Place Senior: 38 Units



38 units Senior/Public Housing

# Negley Neighbors: 41 Units



41 Affordable



# Negley Neighbors: 41 Units



41 Affordable

# Negley Neighbors: 41 Units



41 Affordable



# Negley Commons: 24 Units



24 units Disabled/Public housing

## Michael's Place / St. Vincent DePaul: 10 Units



10 units Supportive-Ex Offender Housing

# 5635 Stanton Avenue: 11 Units



11 units Affordable

# Dad's House: 8 Units



8 units Affordable

## Sojourner MOMS: 16 units



16 units Supportive Housing

## EECM Safe Haven: 6 units



6 units Supportive housing for Homeless Men

# EECM : 24 units



- 24 Units
- Bridge Housing
- ORR
- Compassionate Care Center

Plus:  
Homeless shelter  
Other programs



# Emory Senior Housing: 24 units



24 units Affordable

## Naomi's Place: 10 units

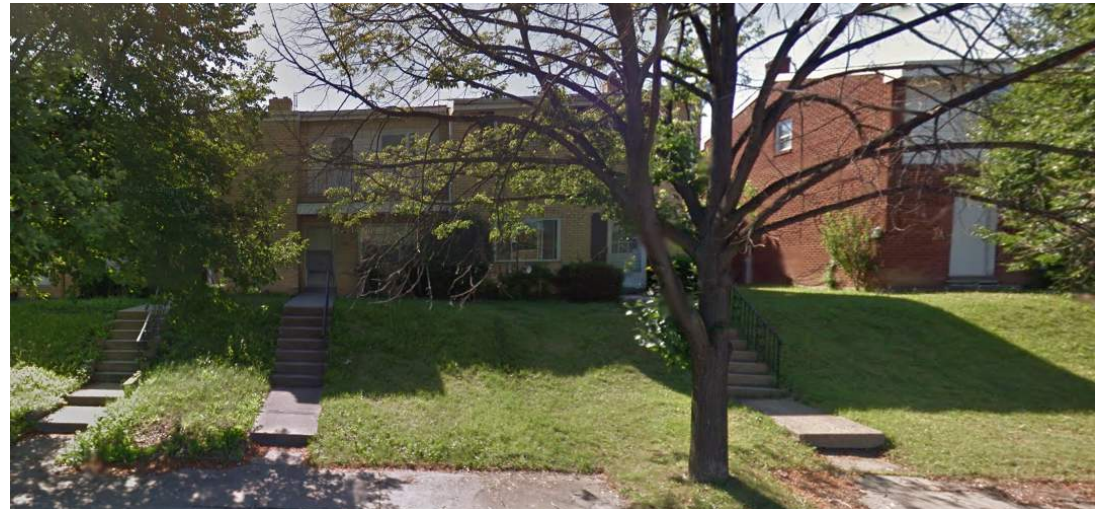


10 units Supportive Housing

# Housing Authority Scattered Sites: 11 units



11 units Public Housing



# Spinning Plate: 37 units



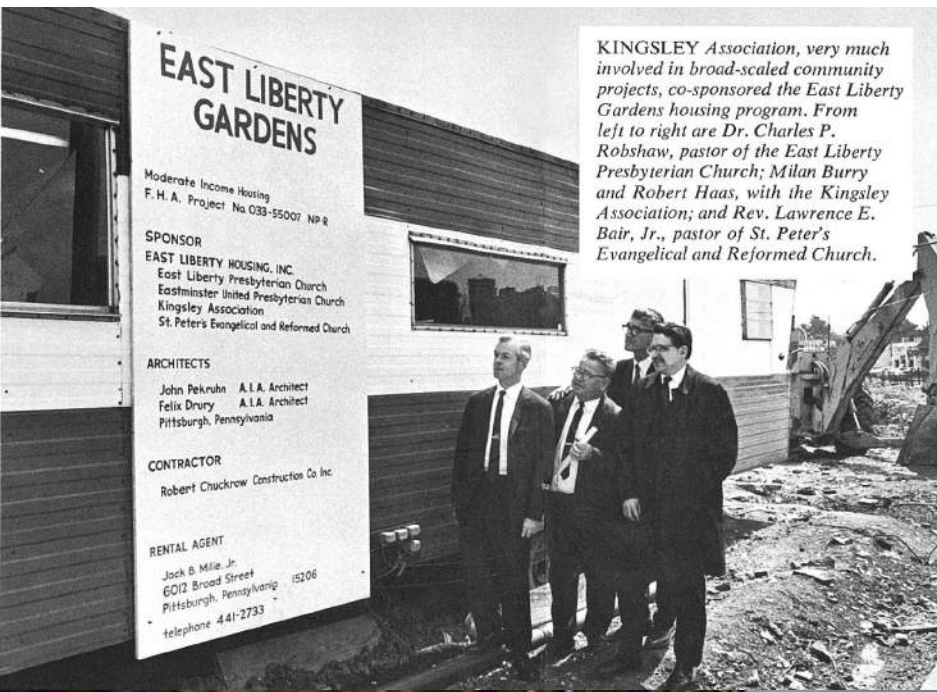
37 units Affordable Housing

# Salvation Army: 37 units



37 units Homeless Family Housing

# East Liberty Gardens: 127 public housing units



**2005:** HUD about to foreclose

**2005-2015:** ELDI stabilizes & maintains, preventing displacement

**2016:** HUD CNI

Redevelopment: Unit for unit replacement

**Result:** 127 public housing units saved & permanently placed in mixed-income context

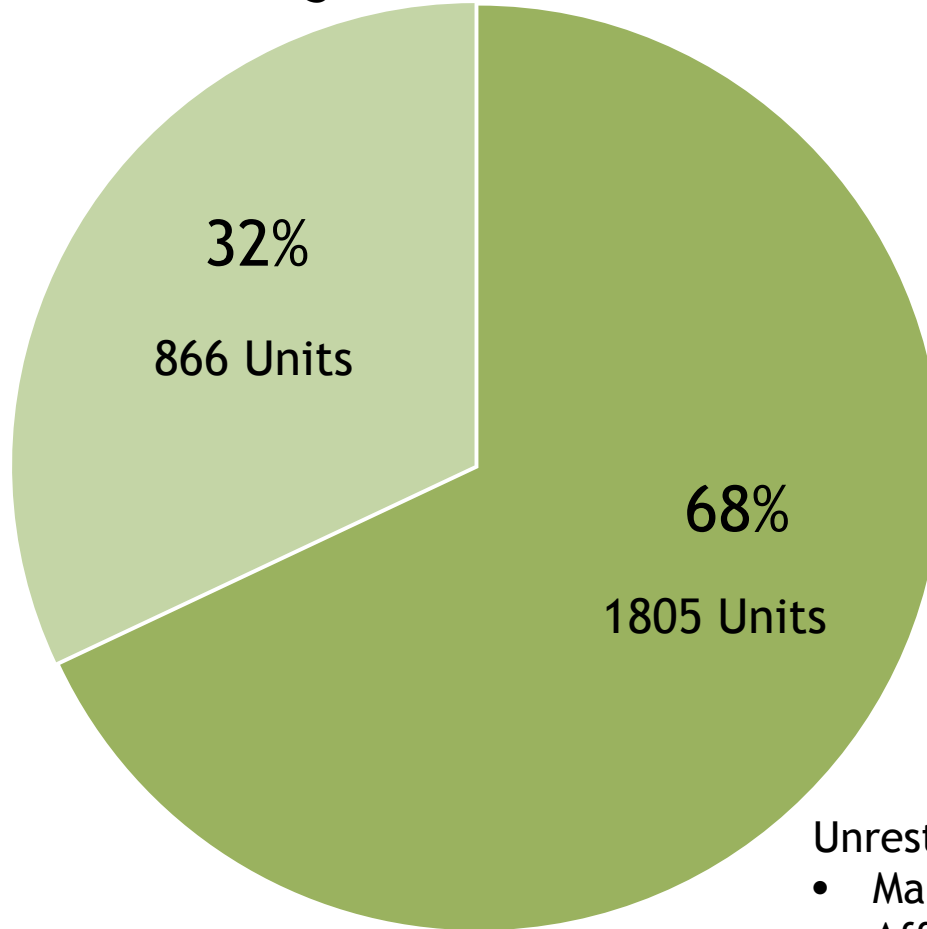


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# Future Affordable Housing

# Choice Neighborhoods Phase 1: 85 Units



85 units: 28 Public | 28 Affordable | 29 Market Rate

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85 units: 28 Public | 28 Affordable | 29 Market Rate

# New Long Term Affordable Housing: Planned & Funded

	Public	Affordable	Market
ELDI Scattered Site Public Housing	21		
Choice Neighborhoods Phase 1	28	28	29
Choice Neighborhoods Phase 2	69	30	39
Choice Neighborhoods Phase 3a	28	20	12
Choice Neighborhoods Phase 3b	30		
Total	176	78	80

The new public housing units replace 155 old public housing units at East Liberty Gardens and Hamilton-Larimer.

Every tenant has a right to return to the new units.

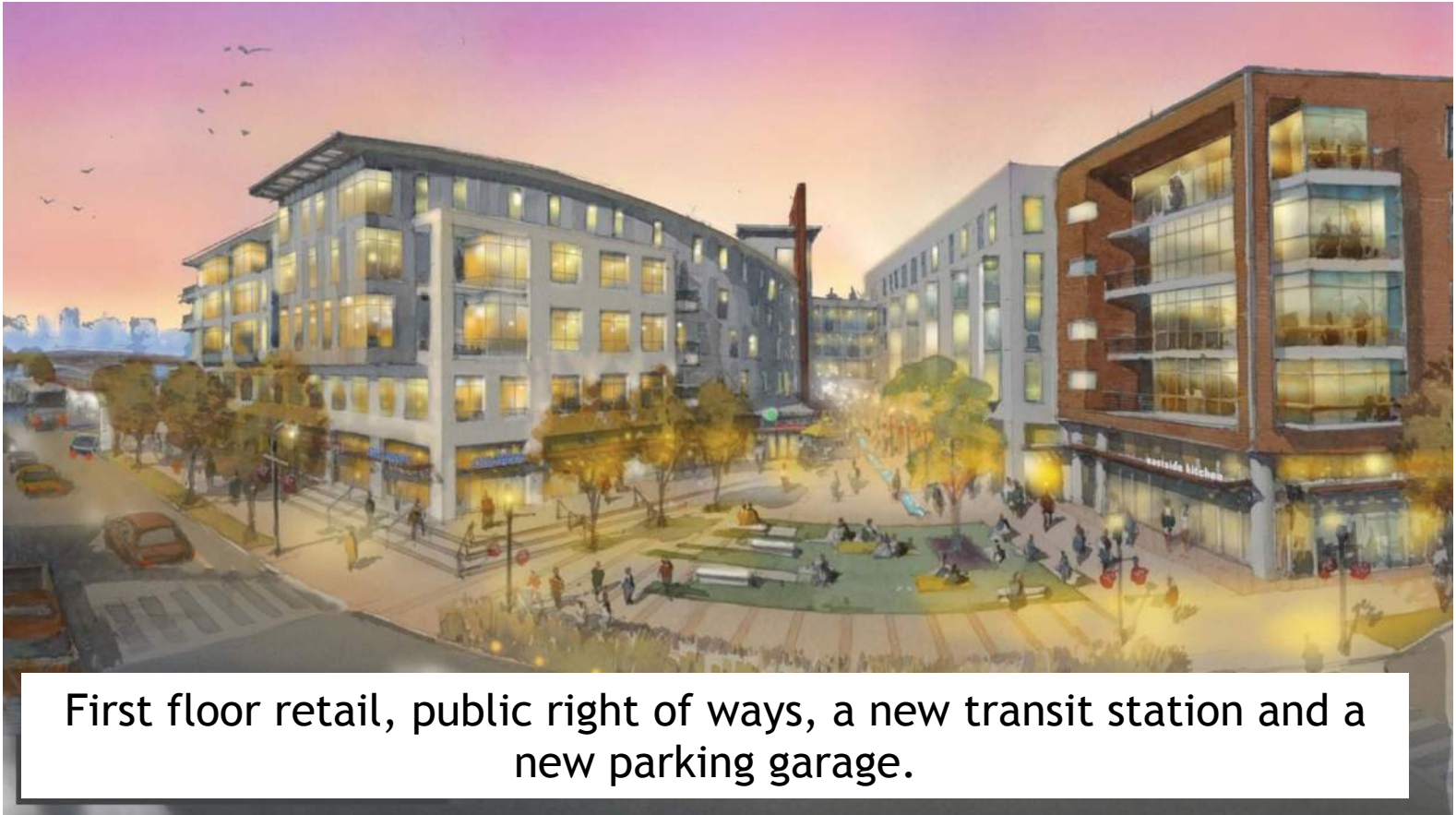
## Market Rate Housing: 196 units



Highland Building & New apartments at Penn & Highland  
Market Rate: 120 Units + 76 Units

Built on former commercial sites that had been vacant for between 10 and 30 years. No housing was displaced.

# Mixed Use Development: East Liberty Transit Center



First floor retail, public right of ways, a new transit station and a new parking garage.

Built on a Port Authority bus turnaround, a private indoor tennis facility and vacant land. No housing was displaced.

# Affordable Housing Crisis: Penn Plaza

312 units comprise  
12% of East  
Liberty Rental  
Housing



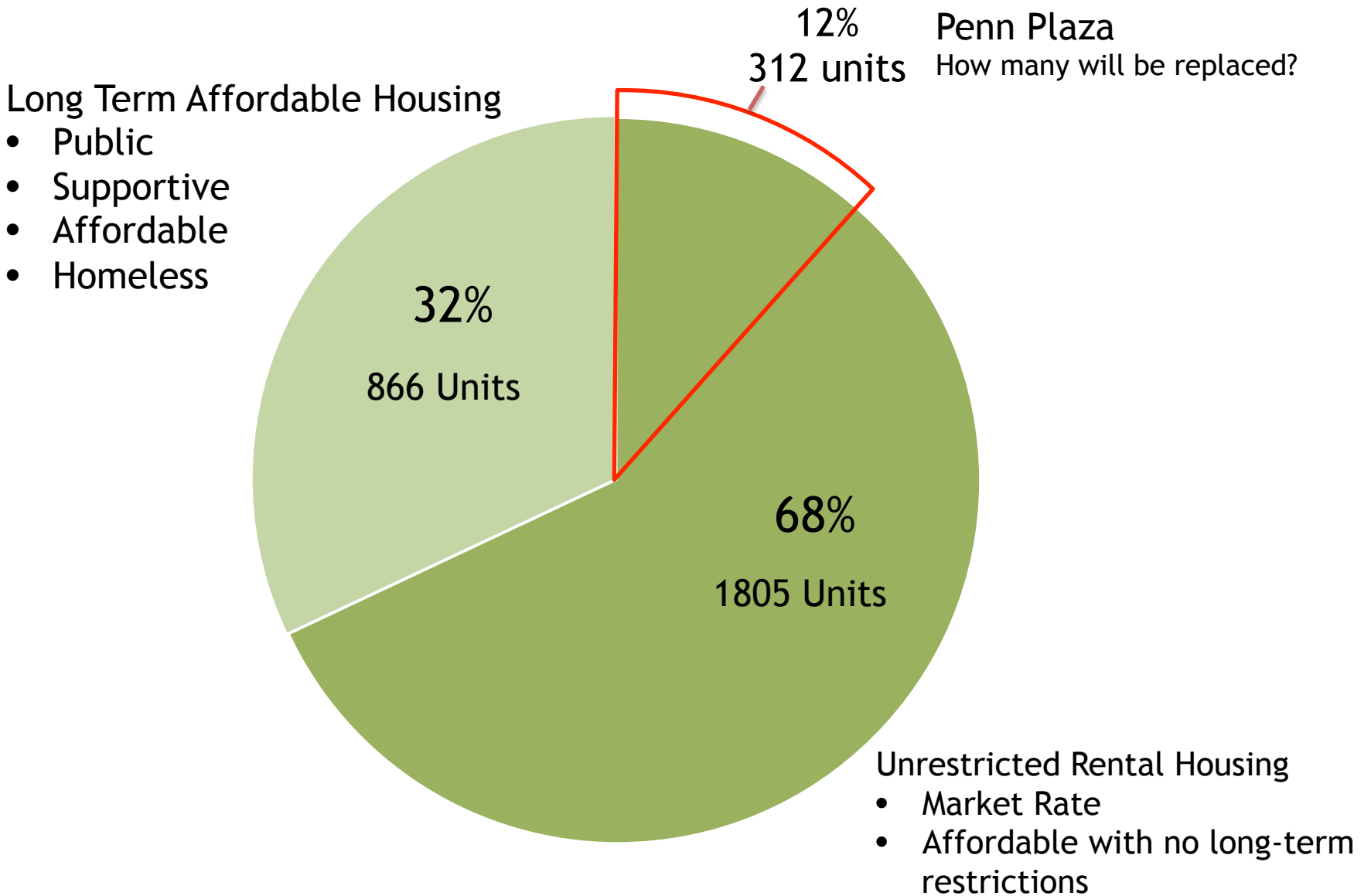
220 occupied units  
as of Fall 2015

Property owner  
plans to vacate  
and redevelop the  
property



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## 2671 Units



# ELDI Development Pipeline

Sites under control	Units	Development Cost
Affordable Rentals	159	\$24 M
Affordable For Sale	10	\$1.5 M
Market Rental	32	\$3 M
Market For Sale	36	\$10.8 M

New Developments Needed	Units	Development Cost
New Mixed Income	150-200 Affordable	
	500 Market Rate	
		Total: \$118-\$150 M

