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
All Occupied Housing in East Liberty 2015
3341 Units

80%
2671 Units

20%
670 Units

Homeowner

Rental
Rental Housing in East Liberty 2015
2671 Units

Long Term Affordable Housing
- Public
- Supportive
- Affordable
- Homeless

32%
866 Units

68%
1805 Units

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
Fairfield Phase 1: 124 units

84 Affordable
40 Market Rate
Fairfield Phase 1: 124 units

84 Affordable
40 Market Rate
Fairfield Phase 1: 124 units

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 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
Rental Housing in East Liberty 2015
2671 Units

Long Term Affordable Housing
- Public
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- Affordable
- Homeless

32%
866 Units

68%
1805 Units

Unrestricted Rental Housing
- Market Rate
- Affordable with no long-term restrictions
Future Affordable Housing
Choice Neighborhoods Phase 1: 85 Units

85 units: 28 Public | 28 Affordable | 29 Market Rate
Choice Neighborhoods Phase 1: 85 Units

85 units: 28 Public | 28 Affordable | 29 Market Rate
New Long Term Affordable Housing: Planned & Funded

<table>
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<tr>
<th></th>
<th>Public</th>
<th>Affordable</th>
<th>Market</th>
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<tbody>
<tr>
<td>ELDI Scattered Site Public Housing</td>
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<td>Choice Neighborhoods Phase 1</td>
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<td>Choice Neighborhoods Phase 2</td>
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<td>Total</td>
<td>176</td>
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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
Rental Housing in East Liberty 2015
2671 Units

Long Term Affordable Housing
- Public
- Supportive
- Affordable
- Homeless

68%
1805 Units

12%
312 units

Penn Plaza
How many will be replaced?

Unrestricted Rental Housing
- Market Rate
- Affordable with no long-term restrictions

32%
866 Units
## ELDI Development Pipeline

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<tr>
<th>Sites under control</th>
<th>Units</th>
<th>Development Cost</th>
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<tr>
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<td>Affordable For Sale</td>
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<tr>
<th>New Developments Needed</th>
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<tr>
<td>Affordable</td>
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<tr>
<td>500 Market Rate</td>
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Total: $118-$150 M