Affordable Housing
East Liberty
2020
How do we define affordable?

**Affordable Housing:** Housing which is subsidized for or affordable to people making 60% or less of the Area Median Income (AMI).

**Workforce Affordable:** Housing that is 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:** Housing that has no restrictions on who can rent or the amount of rent.
How do we define affordable? 

**LIHTC 2020**: Low-Income Housing Tax Credit, see the graph below for maximum rents for affordable housing

<table>
<thead>
<tr>
<th>Percent of Area Median Income</th>
<th>Family Income (3-person household)</th>
<th>2 BR Apt Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>20%</td>
<td>$14,940</td>
<td>$373</td>
</tr>
<tr>
<td>40%</td>
<td>$29,880</td>
<td>$747</td>
</tr>
<tr>
<td>50%</td>
<td>$37,350</td>
<td>$933</td>
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<tr>
<td>60%</td>
<td>$44,820</td>
<td>$1,120</td>
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</tbody>
</table>
All Occupied Housing in East Liberty 2020

3,676 Units

Homeowner

20%
720 Units

Rental

80%
2,956 Units
Rental Housing in East Liberty 2020

2,956 Units

Long-term Affordable Housing
- Public
- Supportive
- Affordable
- Homeless

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

32%
959 Units

68%
1,997 Units
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 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
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 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 Disabled/Public Housing
5635 Stanton Avenue: 11 Units

11 Affordable
Dad’s House: 8 Units

8 Affordable
Sojourner MOMS: 16 units

16 Supportive Housing
East End Cooperative Ministry Safe Haven: 6 units

6 Supportive Housing units for homeless men
East End Cooperative Ministry Community House: 24 units

24 Units
• Bridge housing
• Emergency shelter
Emory Senior Housing: 24 units

24 Affordable
Day One (a program of Catapult Greater Pittsburgh): 10 units

10 Supportive Housing
Housing Authority Scattered Sites: 11 units

11 Public Housing
Spinning Plate: 37 units

37 Affordable
Salvation Army: 37 units

37 Supportive homeless family housing units
Cornerstone Phase 1: East Liberty on Larimer Avenue

85 units, 56 Affordable
Cornerstone Phase 2: East Liberty on Broad Street

120 Affordable
30 Market-rate
ELDI/HACP Scattered Site Public Housing

20 Affordable
Mellon Orchards South-TREK Development

37 Affordable
10 Market-rate
Future Affordable Housing
Harvard Beatty Housing-TREK Development

32 Affordable
10 Market-rate

Construction to begin 2021
327 North Negley Residences

38 Affordable
7 Market-rate
Mellon’s Orchard Apartments

250 Units, 50 Affordable
Shady Hill Center (former Giant Eagle site)

250 Units, 38 Affordable
Projected Rental Housing in East Liberty 2021

3,043 Units

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

34%
1,046 Units

66%
1,997 Units

Unrestricted Rental Housing
- Market-rate
- Affordable with no long-term restrictions
Market Rate Rental Housing
Mixed Use Development: East Liberty Transit Center

First floor retail, public right of ways, a new transit station, and a new parking garage. 366 market-rate units.

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

78 Market-rate Units

Built in a blighted and vacant business district. No housing was displaced.
Walnut on Highland: 117 units

Highland Building and new apartments on Penn Avenue

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