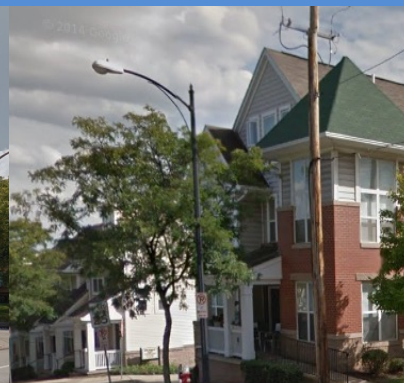


Affordable Housing East Liberty

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.

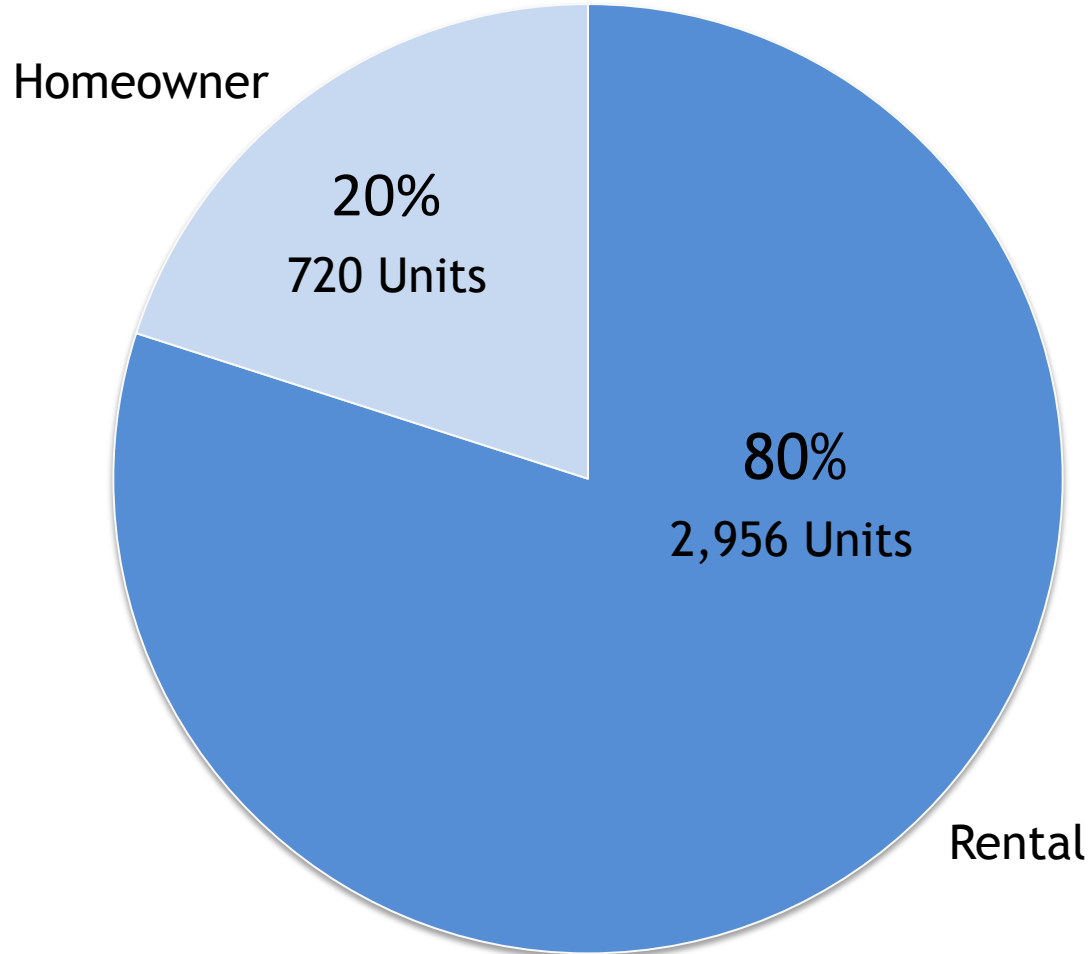
How do we define affordable?

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

Percent of Area Median Income	Family Income (3-person household)	2 BR Apt Rent
20%	\$ 14,940	\$ 373
40%	\$ 29,880	\$ 747
50%	\$ 37,350	\$ 933
60%	\$ 44,820	\$ 1,120

All Occupied Housing in East Liberty 2020

3,676 Units

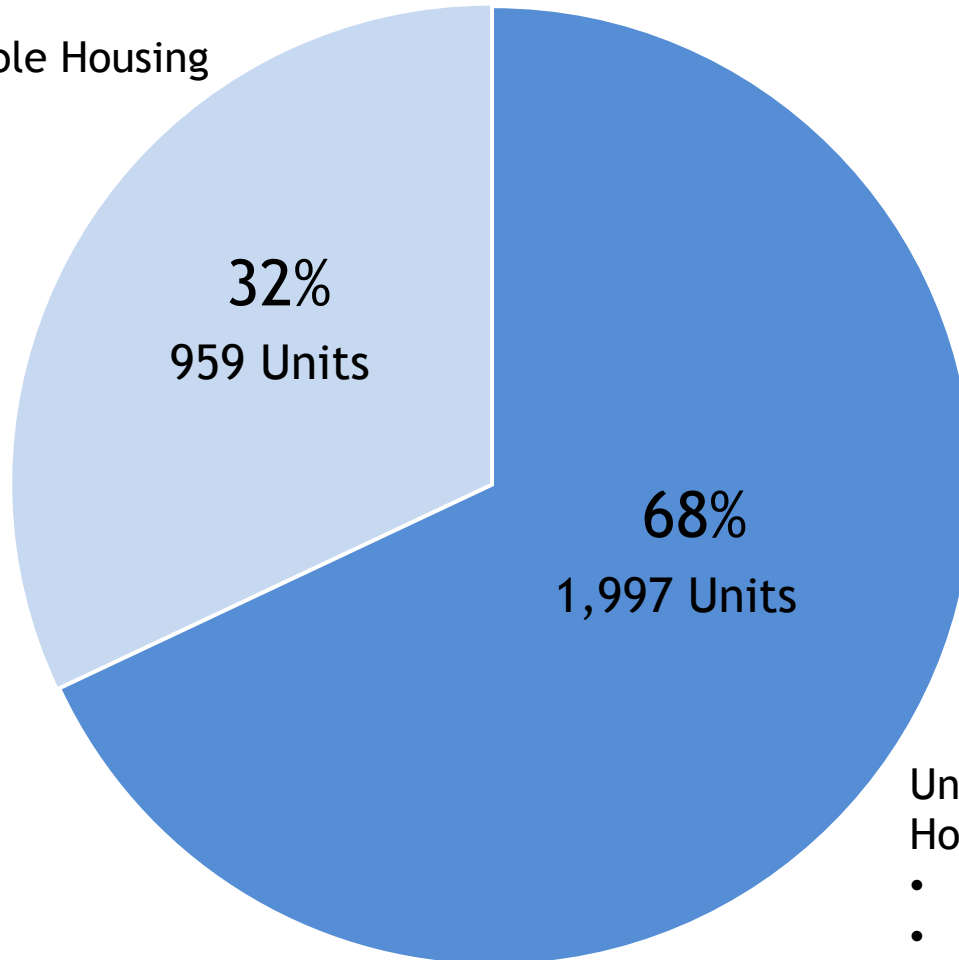


Rental Housing in East Liberty 2020

2,956 Units

Long-term Affordable Housing

- Public
- Supportive
- Affordable
- Homeless



Unrestricted Rental Housing

- Market-rate
- Affordable with no long-term restrictions

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

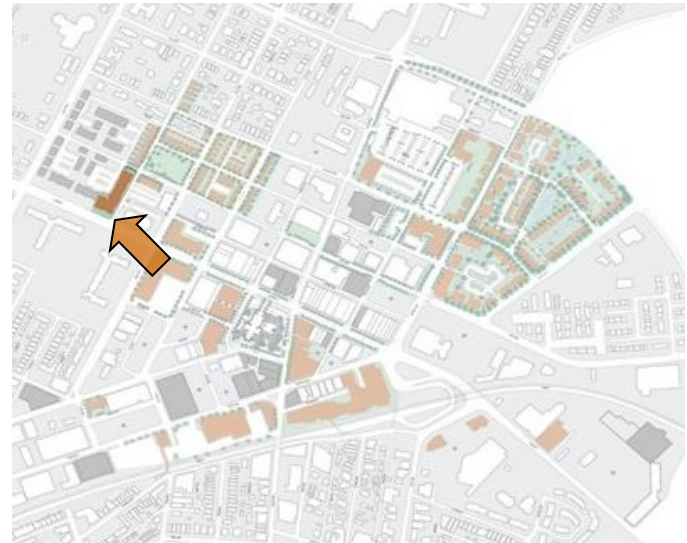
11 Workforce Affordable

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

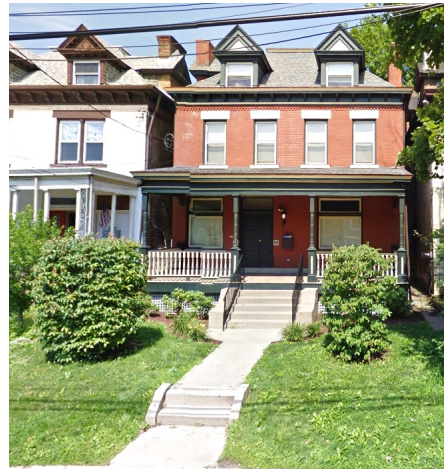


38 Senior/Public Housing

Negley Neighbors: 41 Units



41 Affordable



Negley Neighbors: 41 Units



41 Affordable

Negley Neighbors: 41 Units

302 Mellon St
Pittsburgh, Pennsylvania
Street View - Jul 2014



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

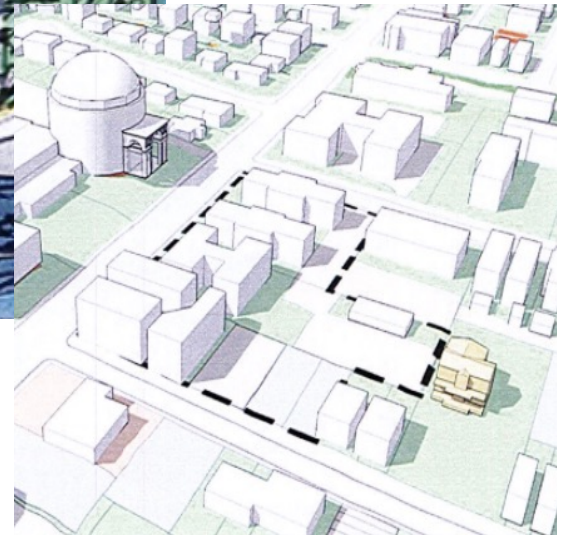


38 Affordable
7 Market-rate

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%

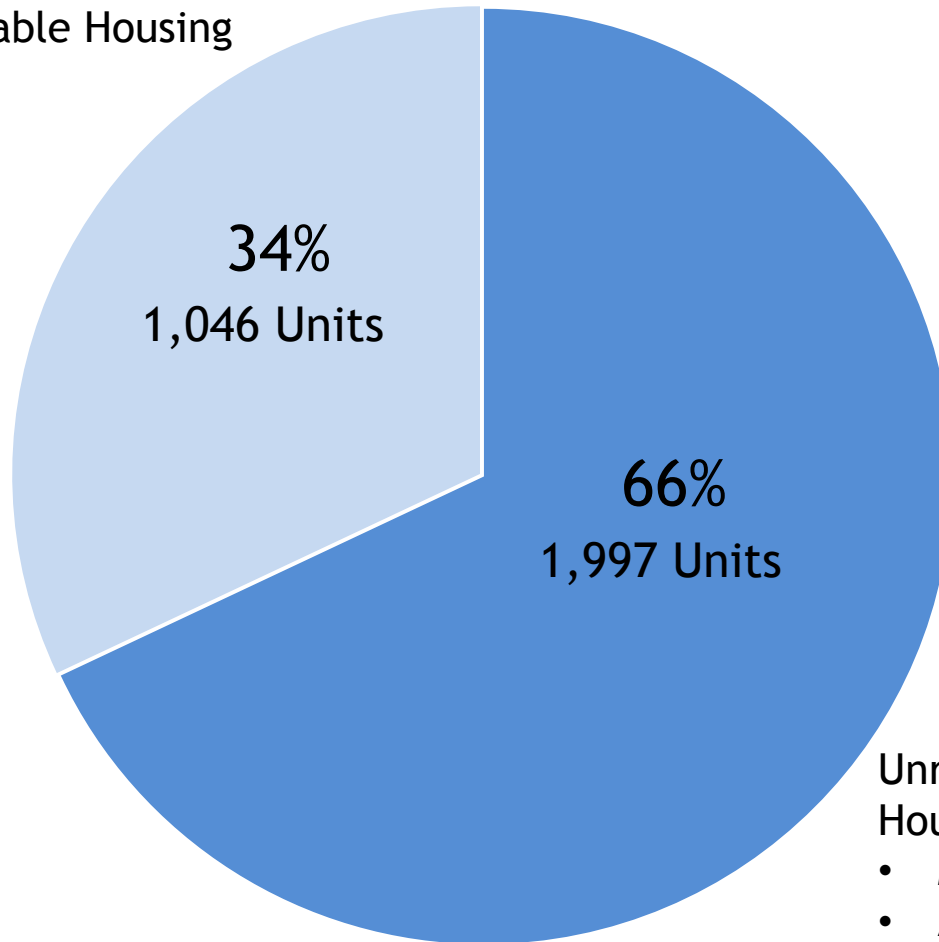
1,046 Units

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.

www.eastliberty.org