

PROJECT SUMMARY

Phase 1: Bethlehem Haven SRO Housing Renovation, 1410 Fifth Avenue

Bethlehem Haven's property at 1410 Fifth Avenue is an extremely important part of their service provision in the City of Pittsburgh. This location serves as long-term residential supportive housing for women who may not be capable of living independently or had been experiencing long term housing instability. While some of the residents stay for shorter periods of time (less than 2 years), many of the residents, especially those who suffer from chronic mental illness, have made 1410 Fifth Avenue their home and rely on support and assistance from the staff of Bethlehem Haven. Funding from Allegheny County and other private and public funding subsidizes the rent and operations of the shelter.

Unfortunately, the building is in dire need of extensive renovations. Many of the women share rooms, including some rooms that house up to three individuals. One of the key components of the renovation plan is to reconfigure the living spaces so that each of the twenty-six women can have their own independent living space in an SRO (single room occupancy unit). The mechanical systems have aged beyond their expected operational lifespan, causing interruptions in service and extensive maintenance requirements. Additionally, there is a general need to update the space and finishes to make 1410 Fifth Avenue a space that residents and staff feel comfortable and safe in and that is respectful to the women that Bethlehem Haven is privileged to serve.

The total budget for this renovation is estimated to be \$3.4M and it has an eight-month expected timeframe. The goal is to start construction in the summer of 2022 and complete renovations by early 2023. The project will create 26 SRO high quality supportive housing units. ACTION-Housing is partnering with Bethlehem Haven on this renovation, serving in the role of development consultant. The architect for the project is LGA Partners and Mosites has been a part of our predevelopment team as general contractor. Our team hopes to construct an affordable housing development on the adjacent site (1406-1400 Fifth Avenue) in 2023-2024, funded using 9% LIHTC credits which will create thirty-four affordable apartments.

Phase 2: Uptown Flats, 1400-1406 Fifth Avenue

Uptown Flats is being developed through an innovative partnership between Bethlehem Haven, a service provider for women at risk of homelessness, and ACTION-Housing, an affordable housing developer that specializes in supportive housing. Both non-profits have existed for decades and have a long history of providing housing and supportive services to vulnerable Pittsburghers. Uptown Flats will enable an expansion of Bethlehem Haven's current office and housing offerings in the 1400 block of Fifth Avenue in Uptown. Bethlehem Haven is headquartered next door at 1410 Fifth Avenue - they are currently renovating their existing building (described above as Phase 1 of this project) and have acquired or are in the process of acquiring the four adjacent parcels to serve as the site for Phase 2.

Uptown Flats includes demolishing the four buildings located at 1400-1406 Fifth Avenue and building a new 33,562 SF four-story building, primarily financed by a 9% LIHTC allocation. This building will include

thirty-four units of affordable housing, all affordable to households at or below 60% of AMI, with office space for Bethlehem Haven staff on the first floor. The building also includes common spaces for residents including an exterior courtyard and interior community room. There will be bicycle parking and on-site parking for the office space. All the units will be for individuals meeting the definition of homelessness with an additional set aside for individuals with a disability.

The creation of thirty-four new units will create permanent affordable housing in Uptown and help Bethlehem Haven create a housing continuum that will allow vulnerable residents to find stability and success in life. By integrating housing with health care services and extensive supportive services, this project aims to create enriched housing that addresses individual needs and allows residents opportunities to stabilize and improve their lives. The location is perfect for affordable housing due to its location on Pittsburgh's new bus rapid transit line and access to amenities and employment opportunities.

Additionally, we hope that this project will catalyze neighborhood change by demolishing three blighted buildings and lowering chronic crime on the 1400 block of Fifth Avenue with the acquisition, closing, and demolition of long-time problem bar Aces Deuces.

The total budget for this project is approximately \$17.8M and we anticipate having a fourteen-month construction schedule. Our development team includes LGA Partners as the project architect, Mosites Construction as the proposed general contractor, Fahringer, McCarty, and Grey as the civil engineer, and Iams Consulting as the MEP engineer. We are currently applying for 9% LIHTC in the 2022 round. If our application is successful, we hope to start construction in the fall of 2023 and complete construction in the winter of 2024.