



Development Review Panel (DRP) Project Summary

Please see following Pages

Please click the box above and upload the architectural drawing, project illustration, or site location.

Project Description: see previous pages

Location/Street(s): Corner of Crawford & Bedford

Development Type: Residential	Key Amenities: laundry, community facility space (daycare), business center
Total Number of Units: 128	Percent Affordability: 100%
# At Market Rate: 0	
# Of Affordable: 128	If applicable, number of residents displaced: 0
First Source Procurement Requirement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	MBE/MWE Commitment: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Use of Publicly Owned Land*: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No *If yes, explain on next page	Greenspace: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Private to residents, not public
Public Art Involvement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Parking Spaces: ~100
Do you have a community partner that holds equity stake? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Existing Community Partners: Bethel Trinity CDC	

Additional Information:

Please email any additional attachments to policy@hilldistrict.org



The Bethel

Fall 2023

Executive Summary

- The Bethel is a 128-unit affordable housing development with ground level community facility space proposed by Bethel – WPP Development Group LLC (“BWPP”)
- The Bethel is one of the first, if not the first, restorative justice developments in the country
- BWPP is proposing a 4%/9% Split LIHTC execution in 1 building utilizing a condominium structure



View of The Bethel along Bedford Avenue



View of The Bethel along Crawford Street

Historic Context

- In the late 1950s, the Urban Redevelopment Authority of Pittsburgh (URA) demolished the original Bethel AME Church, which boasted 3,000 active members at the time. The land was taken through condemnation by the City and was used to build Interstate-579 and an indoor arena, which became the Civic Arena
- In 2014, the Pittsburgh Penguins and the URA reached an agreement to grant the Penguins the development rights to 28 acres in the Lower Hill. The 28 acres included the land on which the historic Bethel AME sat
- On April 14, 2023, Bethel AME Church, the Pittsburgh Penguins, and public officials announced an agreement to make a parcel of 1.5 acres of land in Pittsburgh's Lower Hill District available to the church, in an effort to redress race-based urban planning



Historic Bethel Prior to Demolition

Bethel CDC Overview

- Bethel Community Development Corporation (CDC) was established in by its board members to follow through on the development of The Bethel and continue the work of Bethel AME Church in the Lower Hill
- The background of the seven board members ranges from entrepreneurship to leadership and organizing major grassroots efforts to assist the underserved populations
 - *Doris Carson Williams, the African American Chamber of Commerce Executive Director for Western PA she also serves as the chair of Federal Reserve for the PA region;*
 - *Tim Stevens, the Executive Director for Black Political Empowerment; Luther Sewell the Owner and Operator of Talk Magazine*
 - *Leonard Holt, a local PA community choir director and a retired chemist*
 - *Rev. Prudence Harris, a life-time Bethel member and is a social justice advocate*
 - *Amber Snyder, federal government employee with human resources experience and a Master of Business Administration*
 - *Rev. Dr. Dale B. Snyder, Sr, has been a Pastor in the African Methodist Episcopal Church for 29 years and is currently serving as Pastor of Bethel AME Church, he is a veteran of the US Army, he has a BS in Corporate Management, a BS in Business Administration, a Master of Divinity and a Doctor of Ministry degrees, he has a vast amount of business leadership experience owning various businesses for over 40 years, he has extensive leadership experience in community organizing and creating and executing solution based initiatives to solve problems in the communities where he has served.*

Who is WPP?

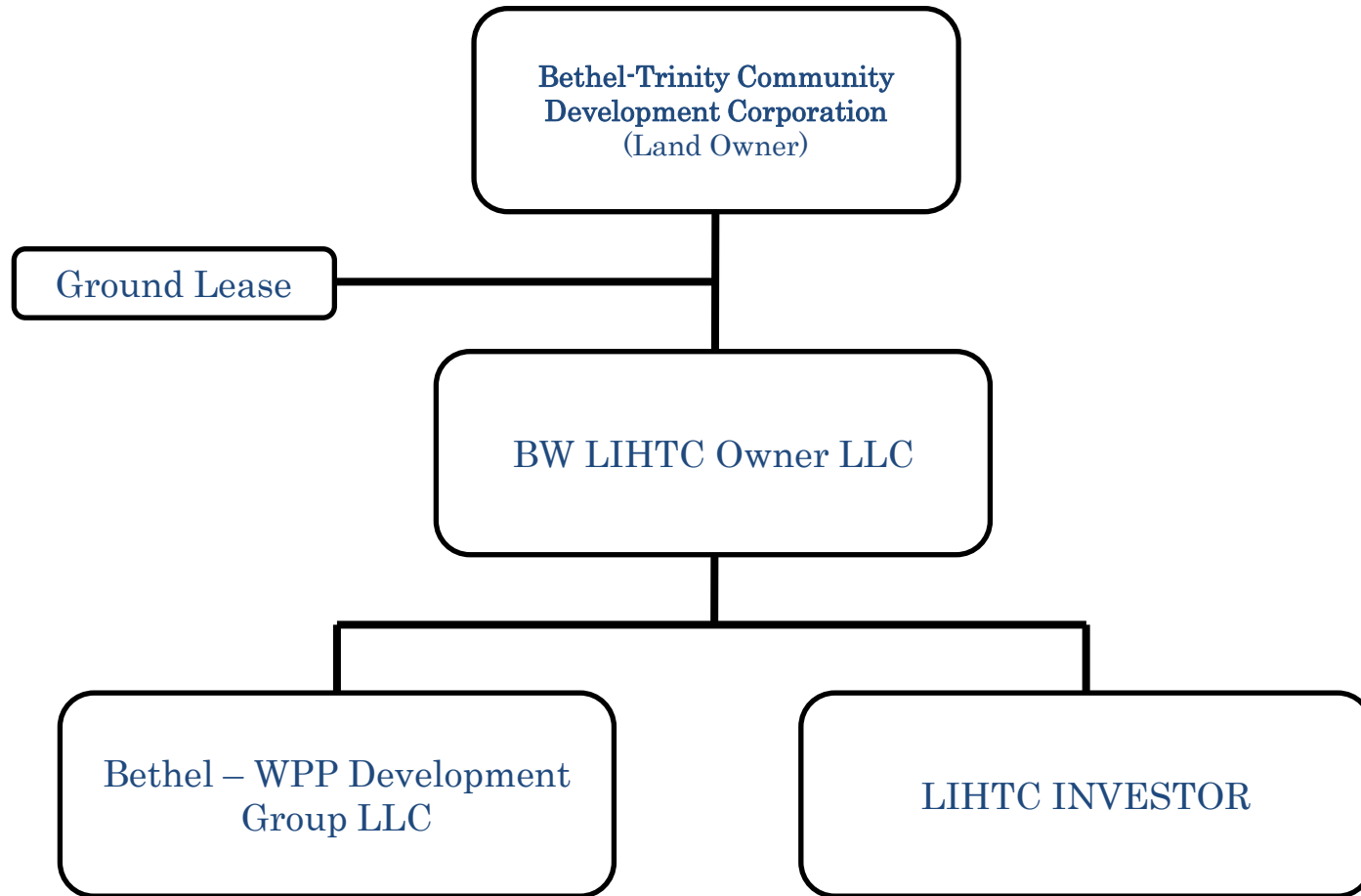
- WPP Development Partners LLC (“WPP”) brings together the local experience of James Williams and the development experience of Procida Development Group through the lynchpin of The Polote Corporation (TPC).
- James Williams is the managing partner for WPP and is currently the Senior Director of City and County Governmental Relations at the University of Pittsburgh.
- Ben Polote is the CEO of TPC, a Savannah, Georgia based GC. TPC is one of the most successful minority-owned construction firms in the Southeast.
- Procida Construction Corp. is a, soon to be fourth, generation family business. Procida Development Group LLC (“PDG”) is the development arm of Procida Companies LLC (“Procida”). Procida has been active in the LIHTC space since the mid 1980’s



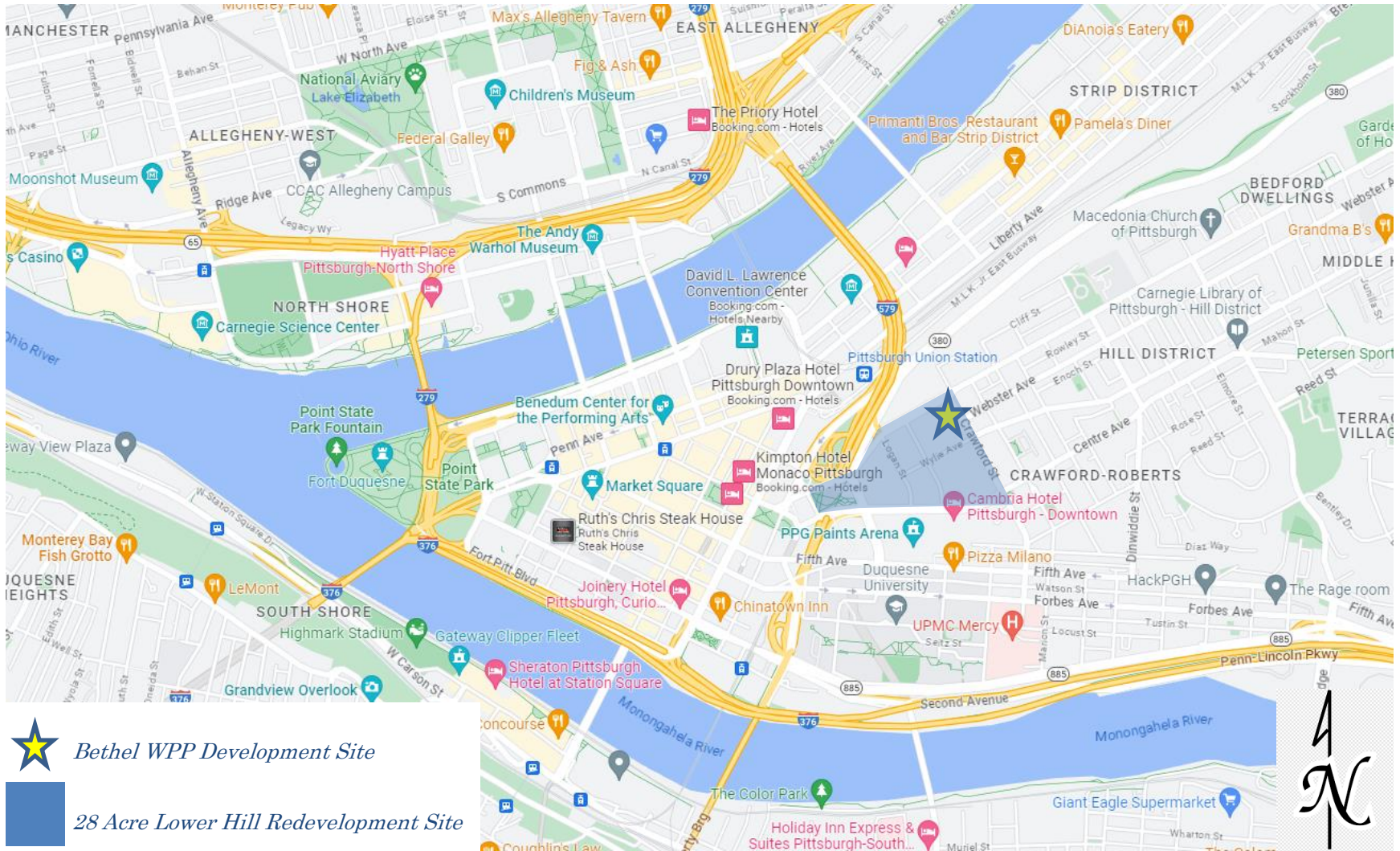
One Prospect Park, Brooklyn, NY

Jimmy Williams	(412) 855-3160	jamesw3723@gmail.com
Mario Procida	(646) 201-0489	mprocida@procidacompanies.com
Ben Polote	(912) 232-1188	Bpolotejr@polote.com

Organizational Structure at Closing



Area Map

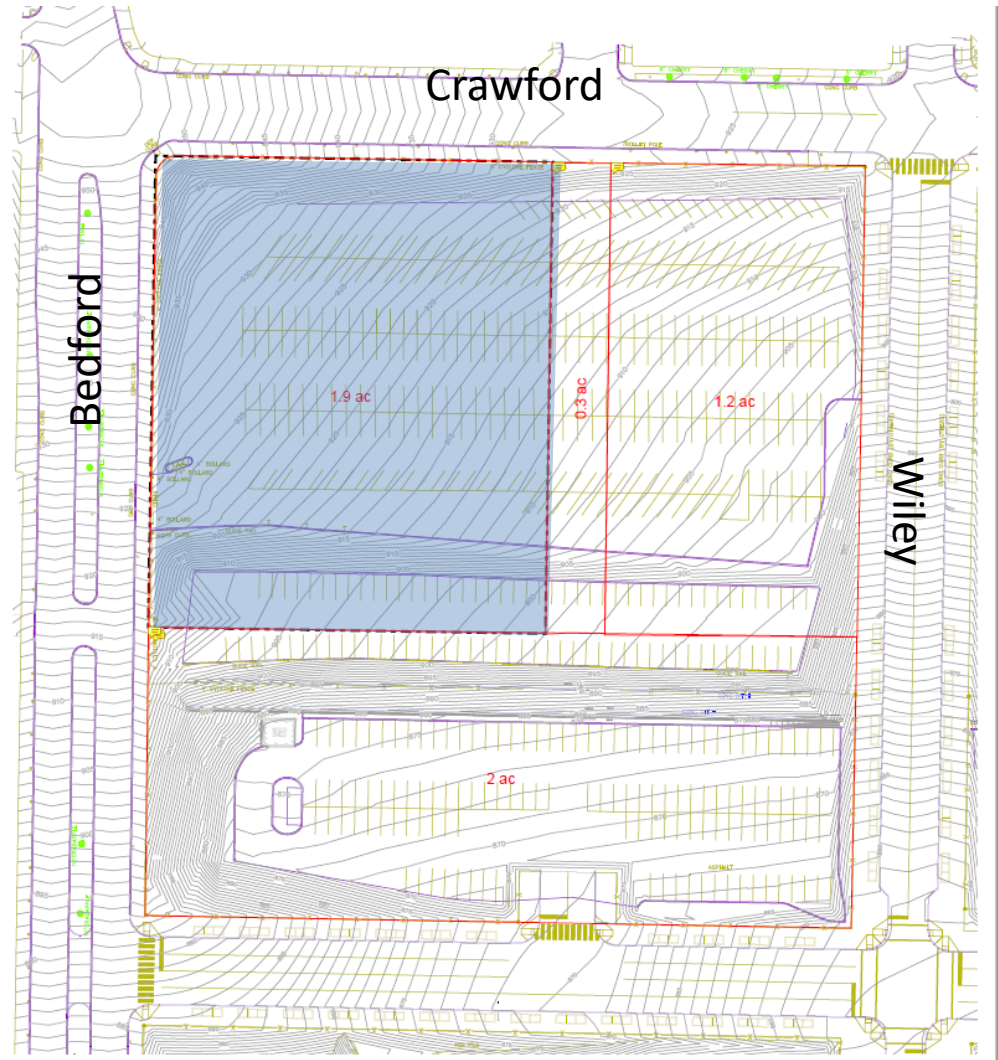


Bethel WPP Development Site

28 Acre Lower Hill Redevelopment Site

Block C Tax Map

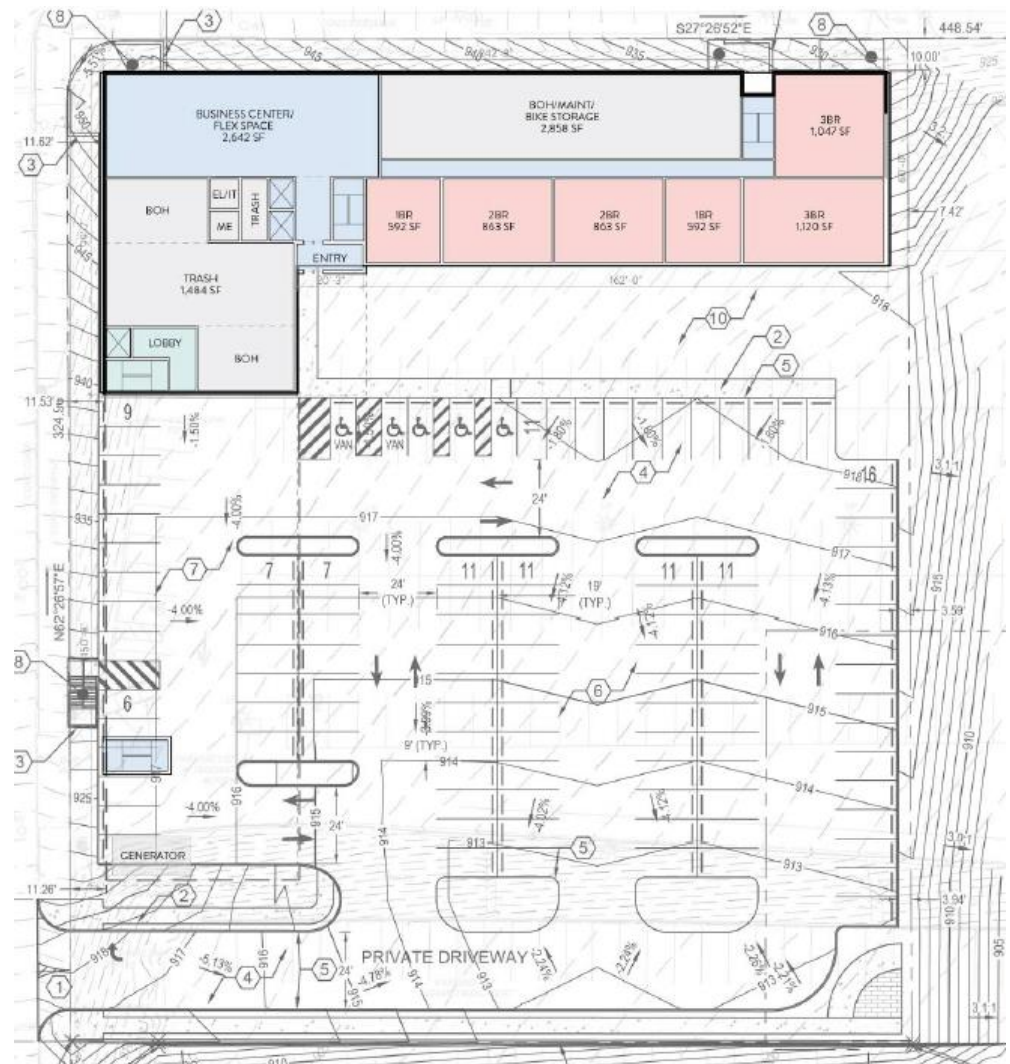
- The development site of The Bethel is located on the corner of Bedford and Crawford at the Northwest portion of the Block C development site.
- The Bethel will be the first development on Block C. The Penguins have not announced additional plans yet for the remainder of the site.



Bethel WPP Development Site

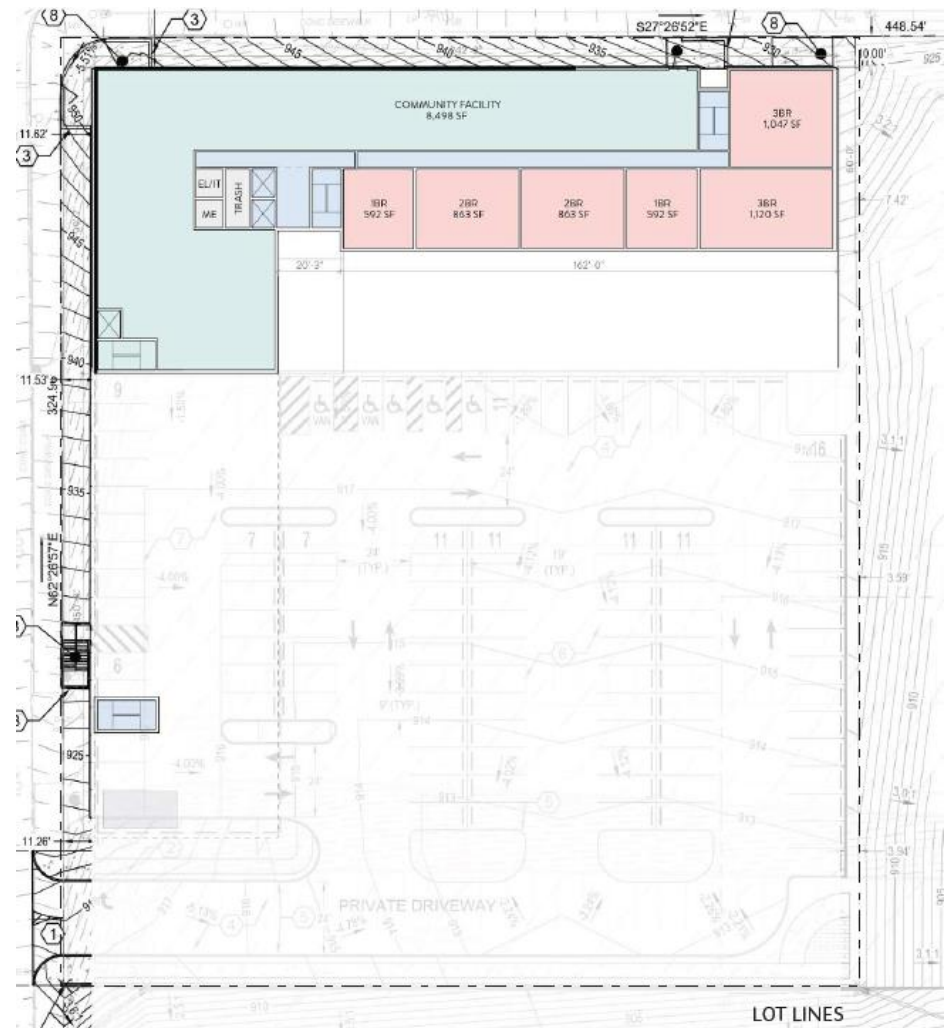
Bethel / WPP Site Plan

- The site presents a number of challenges due to the extensive grade changes
- Along Bedford Avenue the grade decreases approximately 35' from Crawford to the driveway while along Crawford Avenue the grade change from Bedford to the property line is approximately 21'
- In an effort to contain development costs and use the grade change to benefit the design, BWPP sought to design the site with surface parking accessed through a private driveway off Bedford Avenue
- Along the Crawford portion of The Bethel will be an approx. 8,5000 community facility space to be leased to a daycare center



CCIP Compliance

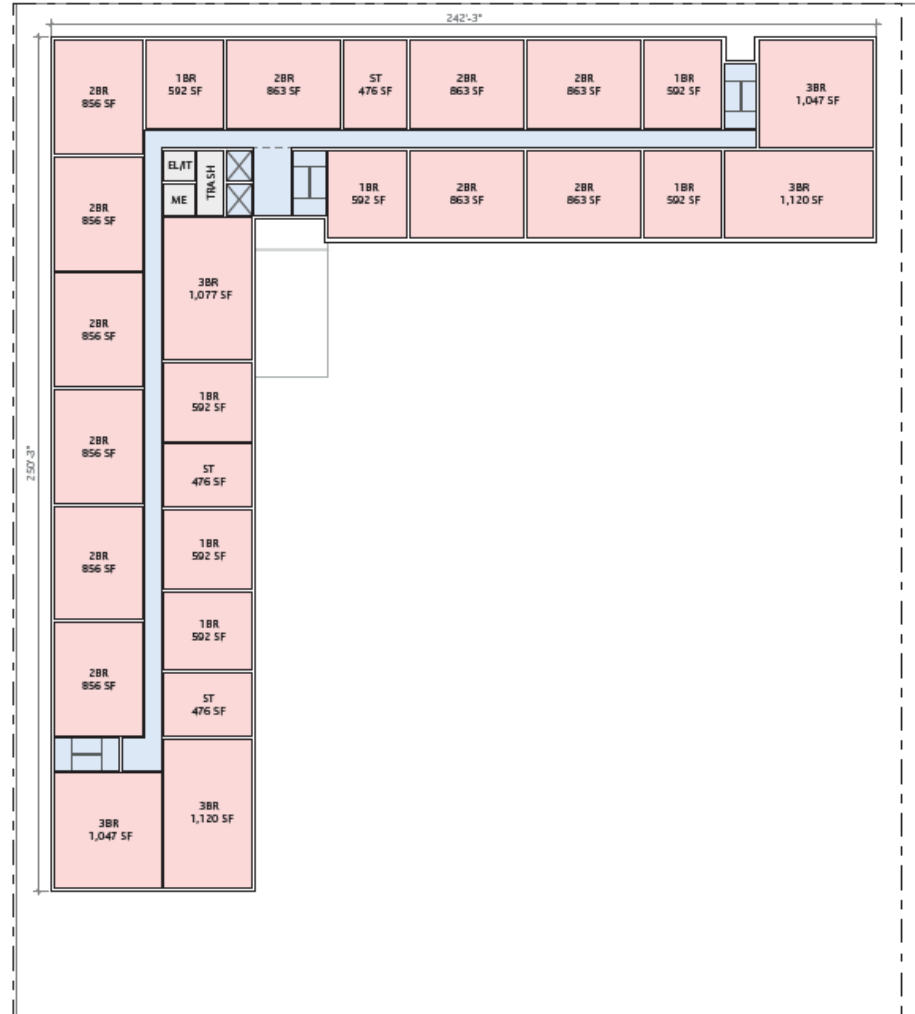
- BWPP is committed to the guidelines set forth in the CCIP
 - Majority minority owned developer
 - 100% of units are affordable
- BWPP has retained a WMBE architecture team to lead the design process
- BWPP intends to secure financing and Project Based Vouchers from HACF which will trigger prevailing wages to be paid to all construction workers and Section 3 hiring requirements



Community Facility Level

Construction

- BWPP intends to work with Pittsburgh based Massaro Construction
- Construction is anticipated to begin shortly following the take down of the property
- Current applications are in process for financing through PHFA with decisions anticipated in mid-2024
- Massaro will be subject to all WMBE/Local/Section 3 hiring and reporting requirements



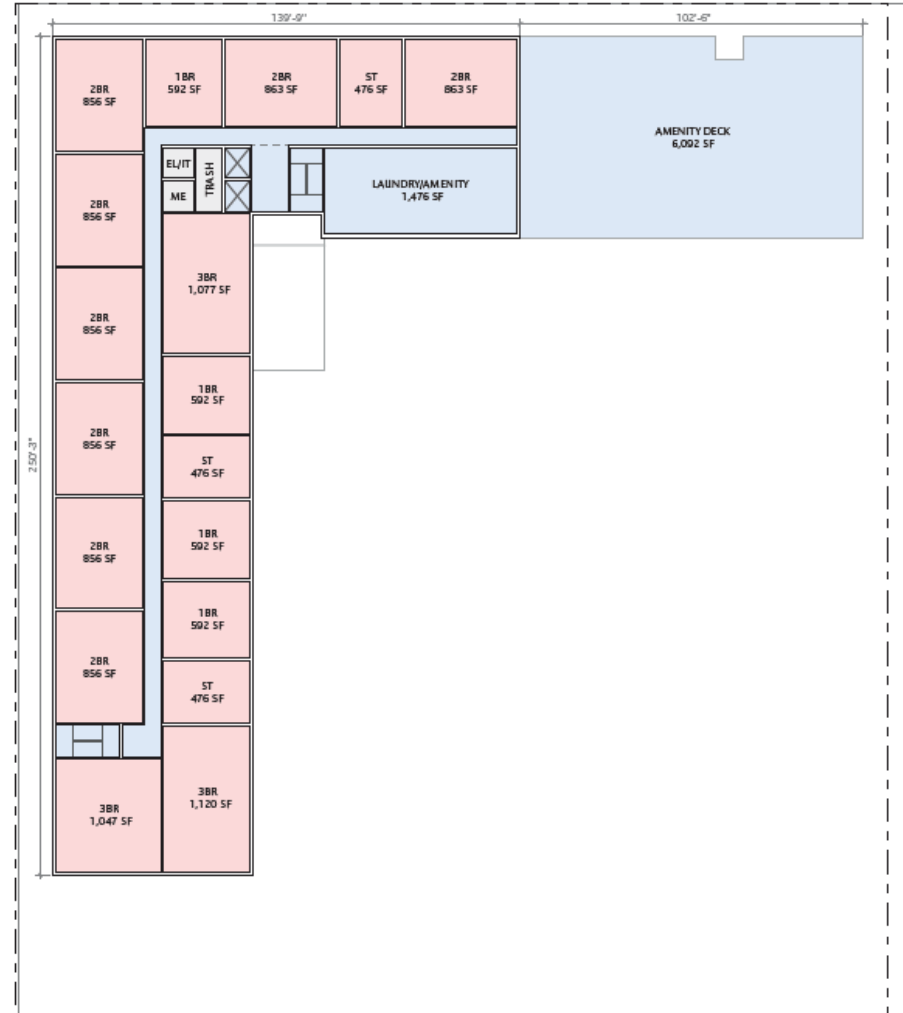
Typical Residential Floor

Marketing / Lease Up

- BWPP will implement a lease up plan for the units which focuses on current and former residents from the lower hill
 - Residents will need to meet all income and other leasing requirements
 - Background Checks
 - Credit Checks
- Units will be available to households earning 30% AMI (these units will come with project based section 8), 60% AMI & 80% AMI
 - No resident will pay in excess of 30% of their income towards total housing costs
 - Rents to be set based upon current Pittsburgh AMI rents set by PHFA at the time of lease signing

Current Unit Breakdown**:

	30% AMI	60% AMI	80% AMI	TOTAL
Studio	4	1	10	15
1 BR	9	17	8	34
2 BR	12	32	8	52
3 BR	7	14	6	27
Total	32	64	32	128



** AMI splits subject to change based upon securing final financing

Top Floor / Amenity Floor

