

Bedford Senior Campus Phase I

Project Narrative

The Bedford Senior Campus, is a 4.9 acre site on Bedford Avenue, in the Upper Hill Neighborhood of the City of Pittsburgh, PA. The complex includes 1 residential buildings, 3 vacant buildings and vacant land, which were part of the Tuberculosis Hospital of Pittsburgh campus, and are now on the National Register of Historic Places. The adaptive re-use of these existing long vacant buildings, is the final piece that completes the conversion of this former medical complex into a safe, attractive and efficient housing development.

The development will be owned by a joint venture that is comprised of community-based organization Hill Community Development Corporation and private developer Catalyst Communities LLC. The parties will form a PA limited liability company to execute the redevelopment project. The vacant Western Restoration buildings and adjacent land are currently owned by the Urban Redevelopment Authority (URA) of Pittsburgh and a disposition process has been initiated to acquire the land. Site control for the Christopher A. Smith building has been secured.

This project consists of the renovation and adaptive reuse of the 3 vacant buildings, selective modernization of the one existing residential building, and construction of a new 24 unit residential building. The development of the site will be split between two phases There will be a total of 144 one-bedroom units of which 13 will be compliant with Uniform Federal Accessibility Standards (UFAS), and 6 two-bedroom units. Upon completion of the renovation, all 150 units will be affordable to households with incomes up to 60% of the area median adjusted for household size.

The rehabilitation construction includes upgrade of all common areas including parking lots and sidewalks, common area lighting, apartment kitchens and bathrooms. The redevelopment plan includes on-site parking and separate entrances for the residents and each commercial user. The landlord will pay heating, hot water, sewage and common area maintenance.

Phase I - 78 units, Building 1, Building 2, Building 3, Christopher Smith Building, New Construction Building

Phase I consists of the adaptive reuse of Building 1 and Building 3 for residential development, rehabilitation of Christopher Smith apartment units, and a new construction apartment building. All residential buildings will have elevators. Building 1 has 13 units and a combined total gross square footage of 14,370 square feet (4,790 square feet per floor). Building 3 has 4 units and a combined total gross square footage of 6,464 (2,156 square feet per floor). The New construction building has 24 units and a combined gross square footage of 27,200 (9,066 square feet per floor). The Christopher Smith building has 36 units and a combined gross square footage of 38,637. There will be a total of 78 residential units in Phase I.

Building 2 will remain a commercial building and its proposed use is as an adult daycare run by SarahCare. SarahCare will provide services to promote independent living for Bedford Senior Campus residents as well as the nearby residents of the greater Hill District community. Planned services will include case management, light housekeeping, laundry and meal preparation.

The estimated Phase I project cost is \$13.9 million. The permanent financing plan will require approximately \$1,625,000 permanent first mortgage, \$4,982,347 in low income housing tax credit equity, \$1,550,034 in HTC equity (Lease Pass-through model), \$4,770,000 in PBV and gap financing soft debt, \$375,000 in state historic tax credit equity, Local Gap HACP debt of \$500,000 and seller note of \$100,000. Though the financing plan will restrict occupancy to households with incomes up

to 60% of area median income, Project-Based Section 8 rental assistance has been applied for through HACP to ensure long-term rental affordability. As such, it is expected that the income levels of the residents will typically be below that restriction.