

## **2158 Wylie Avenue Buice's Artist Co-Living Community**

### **The Need: Hill District Artist Enclave**

There are many artists with tremendous talent in Pittsburgh, and they are struggling to make a living through their art. These artists feel that there is no affordable space, nor a support network in Pittsburgh to help them with their art business. These struggles discourage artists from staying in Pittsburgh.

To address these struggles, the Hill District Arts Plan's goal is to provide a central location for artists to live, create and commune with professional, technical, and creative skills development available on site. Artists/Creatives in the community can come together and intently focus on growing the Hill District arts scene as they grow and develop as artists.

This type of community encourages collaboration and provides the artist with a support network. It will also provide a variety of affordable living spaces for artists in the Hill District, a community with rapidly escalating rents.

### **The Hill District Artist Enclave Properties**

#### **2156-58 Wylie Avenue – Buice's Artist Co-Living Community**

The building will include an independently operated salon on the first floor and an Artist's Co-Living Community on the 2<sup>nd</sup> and 3<sup>rd</sup> Floors. Residents will have their own private bedroom, and will find community in common spaces including shared kitchen/dining/living, and bathroom spaces. Rents will be affordably priced (\$350 - \$445/month) and will include all utilities. The vacant lot may be used for parking or as an outdoor venue.

#### **2145 Centre Avenue - Nafasi on Centre**

Nafasi is set to open this fall and will include a café/gallery space on the first floor and a total of 4 (four) 1 bedroom and 2 (two) studio apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The Basement space will have open studio space for artists to hone their craft. Rents will be affordably priced at \$325/month for a studio and \$600/month for a 1 bedroom plus utilities. This price assumes a community service commitment.

#### **2144 Wylie Avenue**

The building is currently operating with 2 (two) 2 Bedroom apartments located on the second and third floors. The first floor will be operated by an independent

restaurateur, and the adjoining parcels will have outdoor dining on a ground level deck. Rents (\$850/month) are below market value for both units.

### **2029 Centre Avenue – New Granada Square Apartments**

New Granada Square Apartments include 40 artist preference apartments on floors 2 through 5 and 5,000 sq. ft. of commercial space on the 1<sup>st</sup> floor. The apartments will include 24 (twenty-four) 1 bedroom apartments and 16 (sixteen) 2 bedroom apartments. The 1-BR apartments will be about 625 SF, while 2-BR apartments will be about 850 SF. All of the units will be affordable within guidelines established by PHFA.

### **Specifics: Buice's Arist Co-Living Community Development Plans**

1<sup>st</sup> floor (1,196 sq. ft.) will be renovated and reserved for a Beauty Salon (several experienced operators have toured the space and are interested in leasing)

2<sup>nd</sup> floor (1,196 sq. ft.) will be renovated to house two private bedrooms (one will be 300 sq. ft. and the other 208 sq. ft.) and two full bathrooms with a communal kitchen/dining/living space.

3<sup>rd</sup> Floor (720 sq. ft.) will be renovated to house two private bedrooms that are each 300 sq. ft.

All units will have an artist's preference and will be affordably priced (\$350 - \$445/month) with all utilities included.

In a search for rental rates of comparable properties in the Hill District, W. Oakland, and the Strip District, we found three properties to compare. Two were studio apartments and 1 was a bedroom in a 4-bedroom townhome with 2 full baths and a shared kitchen. One studio apartment (5500 Centre Ave) was priced at \$495/month plus trash and the other 220 sq. ft. studio (4730 Centre Ave) was \$530/month. The bedroom in the townhome (237 Halket Pl) was available for \$550/month plus gas and electric.

Due to the affordability of these units and the community of artists being created in the Hill District Artist Enclave, we believe these units will be much in demand.

Funding source: We have a term sheet from Dollar Bank for a mortgage loan, and a HOF Rental Gap program application has been submitted for grant funds.