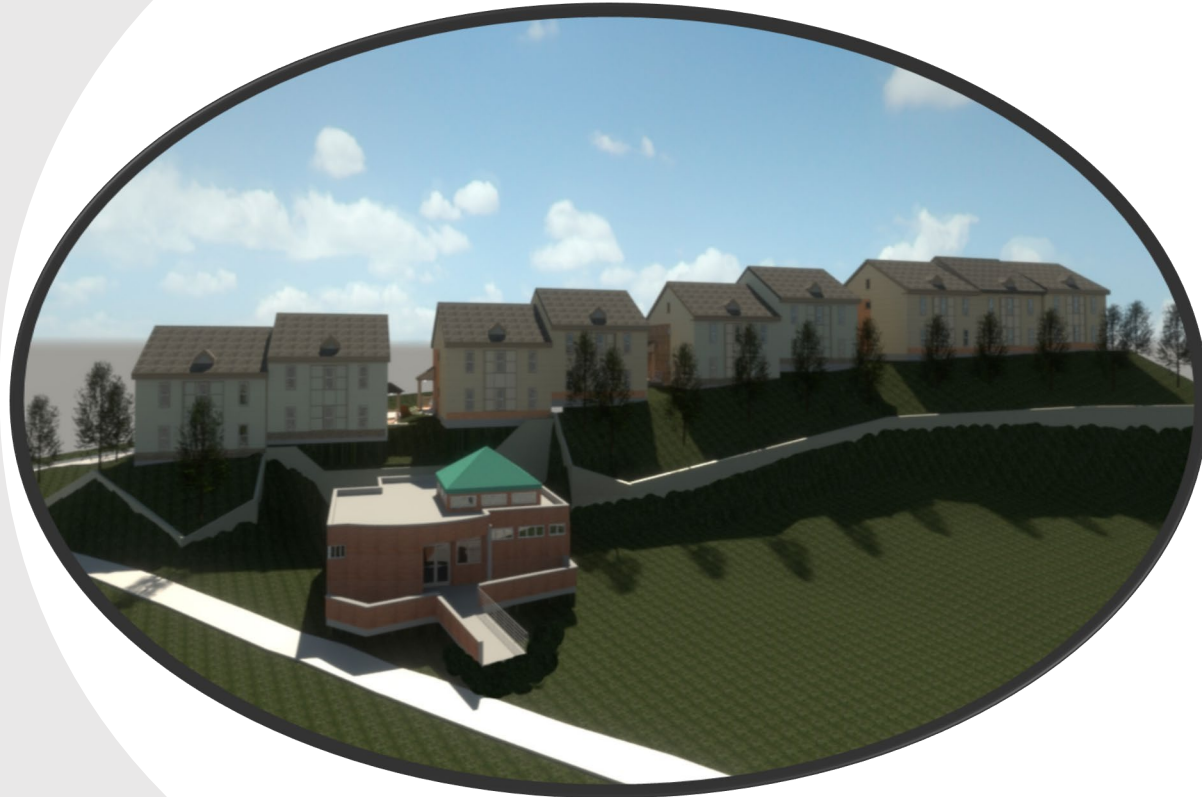


OSSIPEE FLATS



HILL DISTRICT COMMUNITY PRESENTATION

NOVEMBER 7, 2019

Development Partnership



Rev. Lee Walls

Amani Christian Development Corp.

Executive Director

Amani Christian Development Corp. is a nonprofit, faith-based community and economic development organization founded by Rev. Walls in 1998. The mission of the organization is: to facilitate the healthy and safe communities by creating programs that educate the Hill District community residents and nurture youth, encourage community and economic development and promote a livable quality of life. To date, ACCDC has constructed and/or rehabbed 15 units of housing in the Hill District community



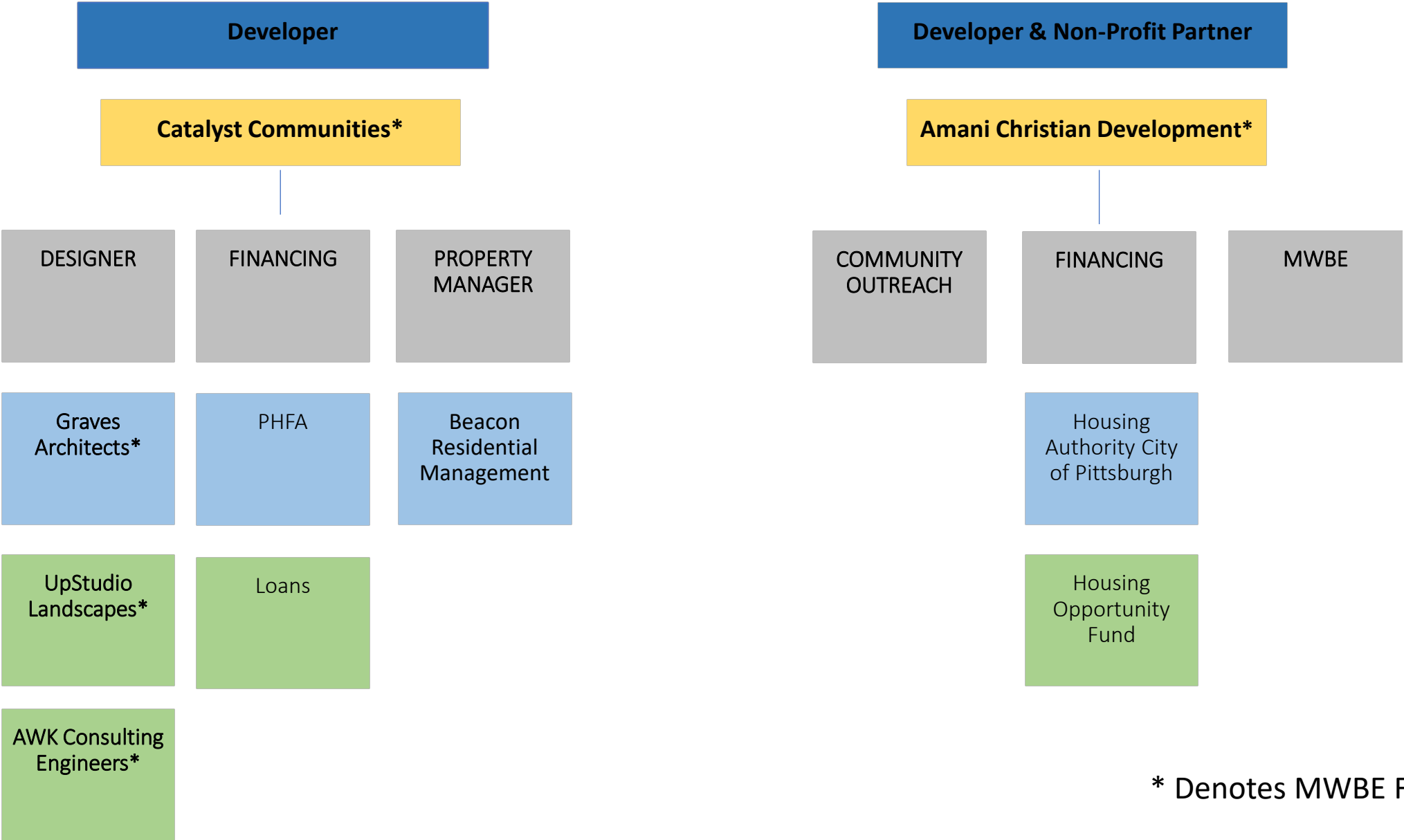
Michael Polite

Catalyst Communities LLC

Founder, CEO and Chairman

Led by established Pittsburgh developer Michael A. Polite, Catalyst Communities LLC is a recently launched company with financial backing from Beacon Communities, one of the nation's top-ranked owners, developers, and managers of affordable housing. Catalyst's local talent consists of experienced housing professionals with a proven record of delivering quality housing and important community benefits. Under Polite's leadership at Ralph A. Falbo, where for 15 years he served as Chairman and CEO and eventually became the sole owner, that company completed 30 residential projects comprised of 1,906 units.

OSSIPEE FLATS PROJECT TEAM



* Denotes MWBE Firms



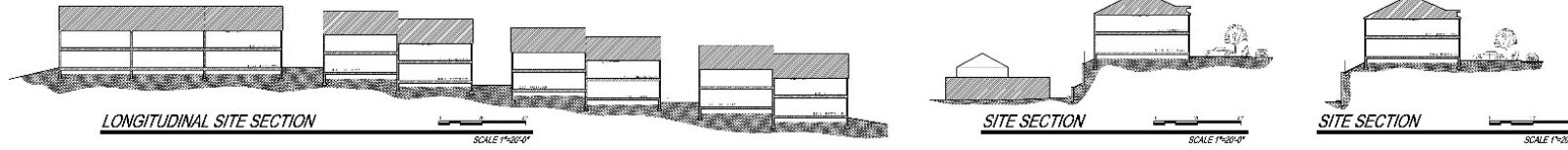
AGENDA

Project Overview

Property Management
Community Engagement

Site Plan

24 New Affordable 3BR Apartment Units



18
Apartments
on Ossipee
St.

6 Apartments
On Milwaukee
St.

New Ossipee View



New Ossipee View

Accessibility

8 of the 24 units will be accessible



Current and New Ossipee View

Public Infrastructure Highlights

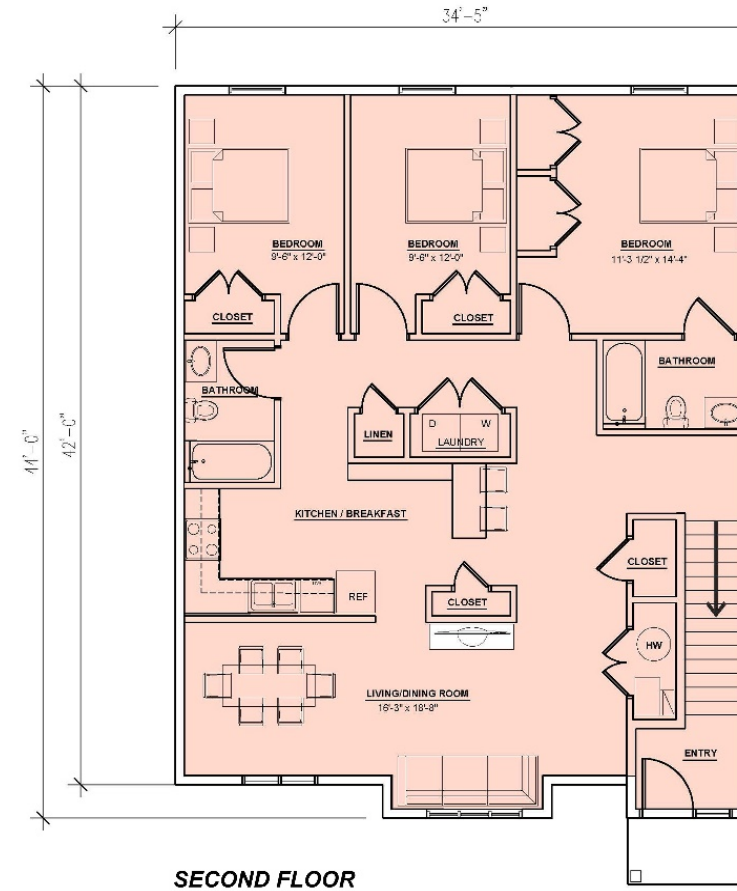
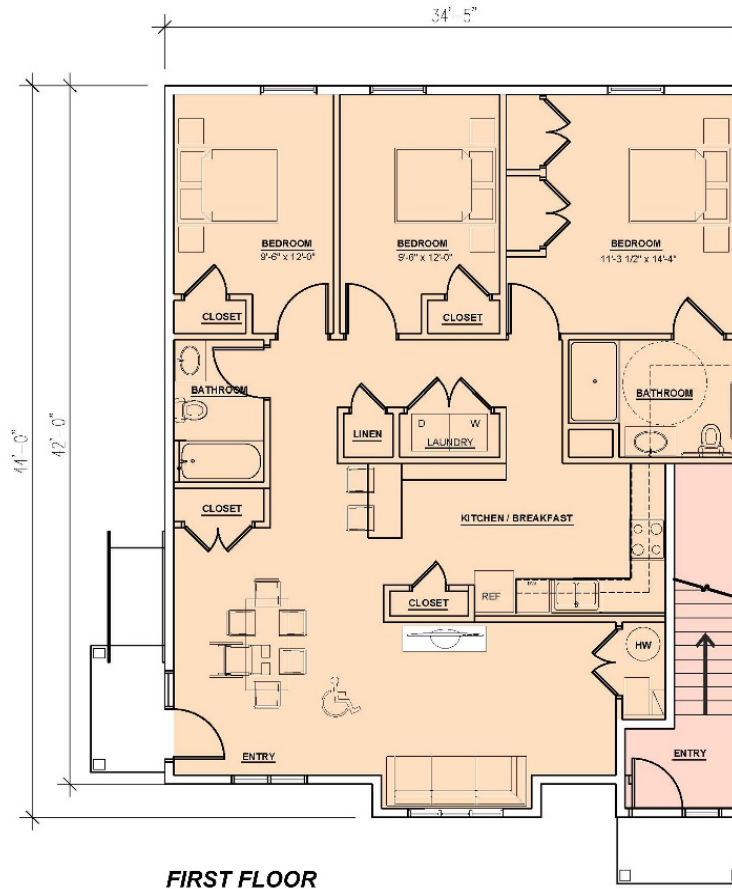
- New 10" Sidewalks
- 18+ Parking Spaces
- Street Trees
- Green Community Space
- Storm Water Management



Enlarged Unit Plans

1400 Sq. Ft. of living space per unit

3 bedrooms and 2 full bathrooms per unit



Laundry in each unit

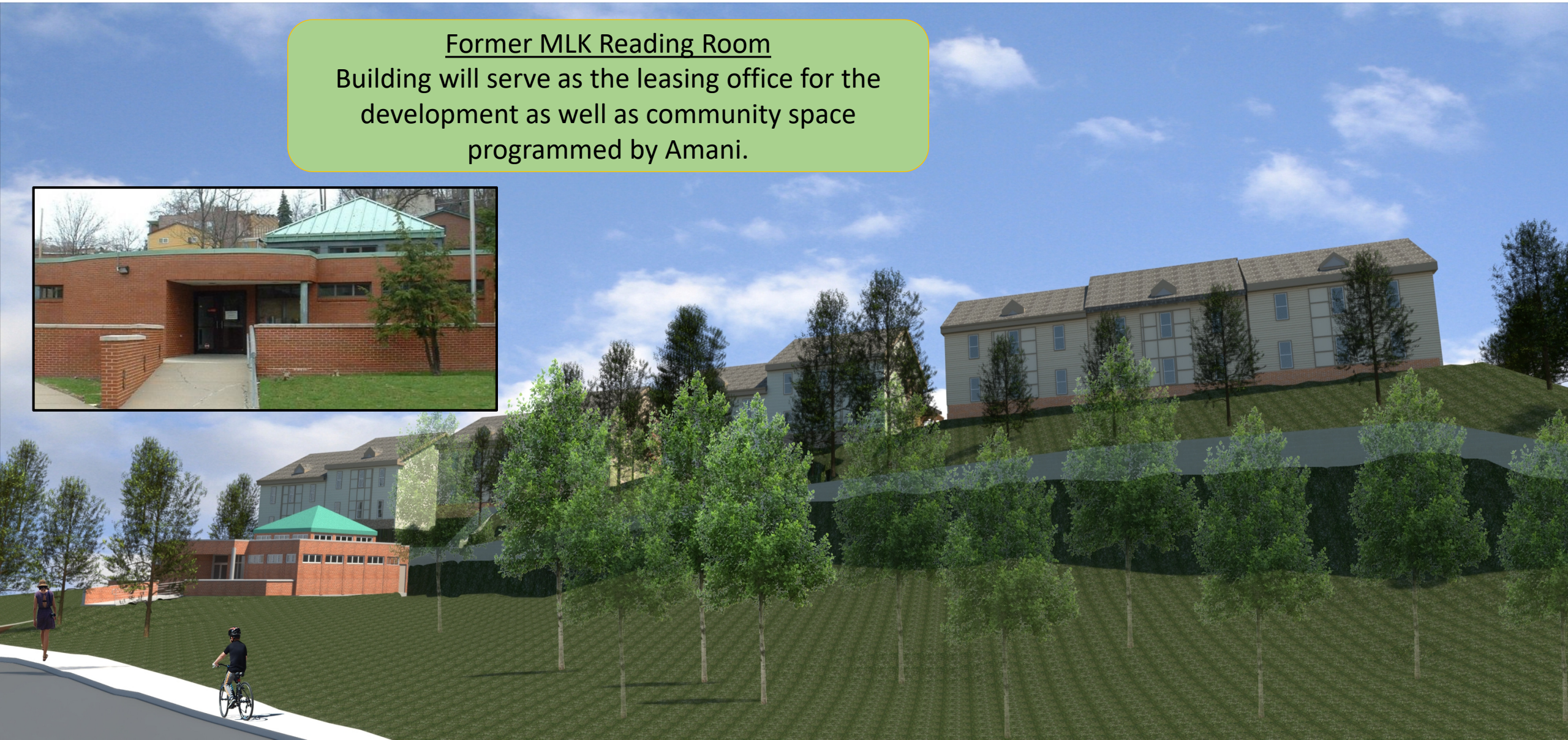
Herron Ave. View

High Efficiency
Project will meet Enterprise Green
Communities Standards



Herron Ave. View

Former MLK Reading Room
Building will serve as the leasing office for the development as well as community space programmed by Amani.

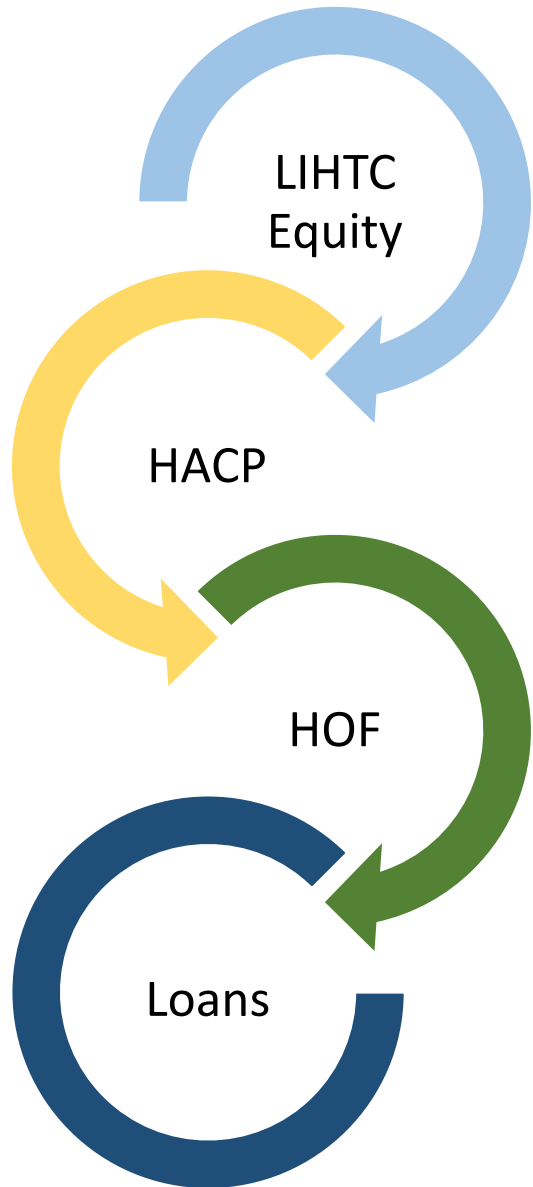


Current and New Milwaukee View



6 Unit Building

Community Investment



- \$2,300,555 - 4% LIHTC Equity
 - \$2,100,000 - Housing Authority PBV and Soft Loan
 - \$575,000 - Housing Opportunity Fund Soft Loan
 - \$2,100,000 - Permanent Loan
-

\$7,075,555 Investment into the Schenley Heights neighborhood

AGENDA

Project Overview

Property Management

Community Engagement

Beacon Residential Management

BEACON COMMUNITIES PITTSBURGH

- 1,500+ apartment homes
- 8 locations
- ~50 team members
- fifty-year history
- Pittsburgh office - 437 Grant Street

BEACON COMMUNITIES NATIONAL

- 18,000+ apartment homes
- 150 locations
- vary in size from 28 to 1,000 homes 13 states + District of Columbia
- ~700 team members
- fifty-year history

www.facebook.com/beacomcommunities

BEACON
communities

BEACON COMMUNITIES LLC
TWO CENTER PLAZA, SUITE 700
BOSTON, MA 02108
WWW.BEACONCOMMUNITIESLLC.COM

LIVING
WELL by
DESIGN

AGENDA

Project Overview
Property Management

Community Engagement

Economic Opportunities Through MWBE Participation

Section 3 and Local Resident Hiring

Section 3 Businesses

Housing Authority Residents

Hill District Residents

City of Pittsburgh Residents

Goals: 30% MWBE and 15% WBE

Hill District-Owned MWDBE Businesses

Minority Owned Businesses

Woman Owned Businesses

*Hiring includes construction opportunities as well as permanent staff positions in the leasing office.

THANK YOU!

