

Historic Centre Avenue YMCA

CENTRE AVENUE YMCA

Hill CDC Development Review Panel

Public presentation: October 25, 2018



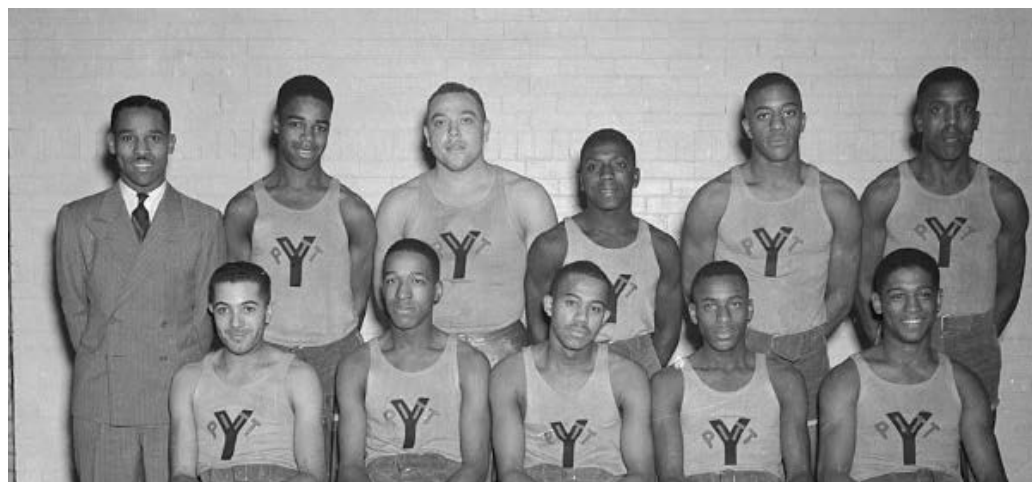


Our Team

- Aaron Gibson, Regional Executive Director, YMCA of Greater Pittsburgh
- Richard Witherspoon, Board Member, Thelma Lovette/Centre Avenue YMCAs
- Lena Andrews, Senior Development Officer, ACTION-Housing
- George Germany, Project Manager, A. Martini & Co.
- Mike Larson-Edwards, Project Manager, A. Martini & Co.
- Kevin Bolding, President & CEO, YMCA of Greater Pittsburgh

+ 100+ Years Partnership & Investment

- YMCA present in the Hill District since 1893.
- Centre Avenue erected in 1922. The first African-American YMCA in Western Pennsylvania.
- Center of social and cultural life.
- Birthplace of the local chapter of the NAACP.
- Housed University of Pittsburgh African-American students.



+ The Partnership Continues



- Registered as a Historic Site of Pittsburgh by the Pittsburgh Historic Review Commission in 1979
- Thelma Lovette YMCA opens 2013.
- \$12 million investment
- Comprehensive programming
- \$600,000 in annual support from YMCA
- 5,000 lives impacted annually

+ Centre Avenue YMCA Residents

- Men, employed and partially employed
- 100% of the residents are at 50% or less of the median family income
- Many have family ties to the Hill District community
- Residents and community leaders have been engaged in discussions on the project over the last two years



+ Current Conditions

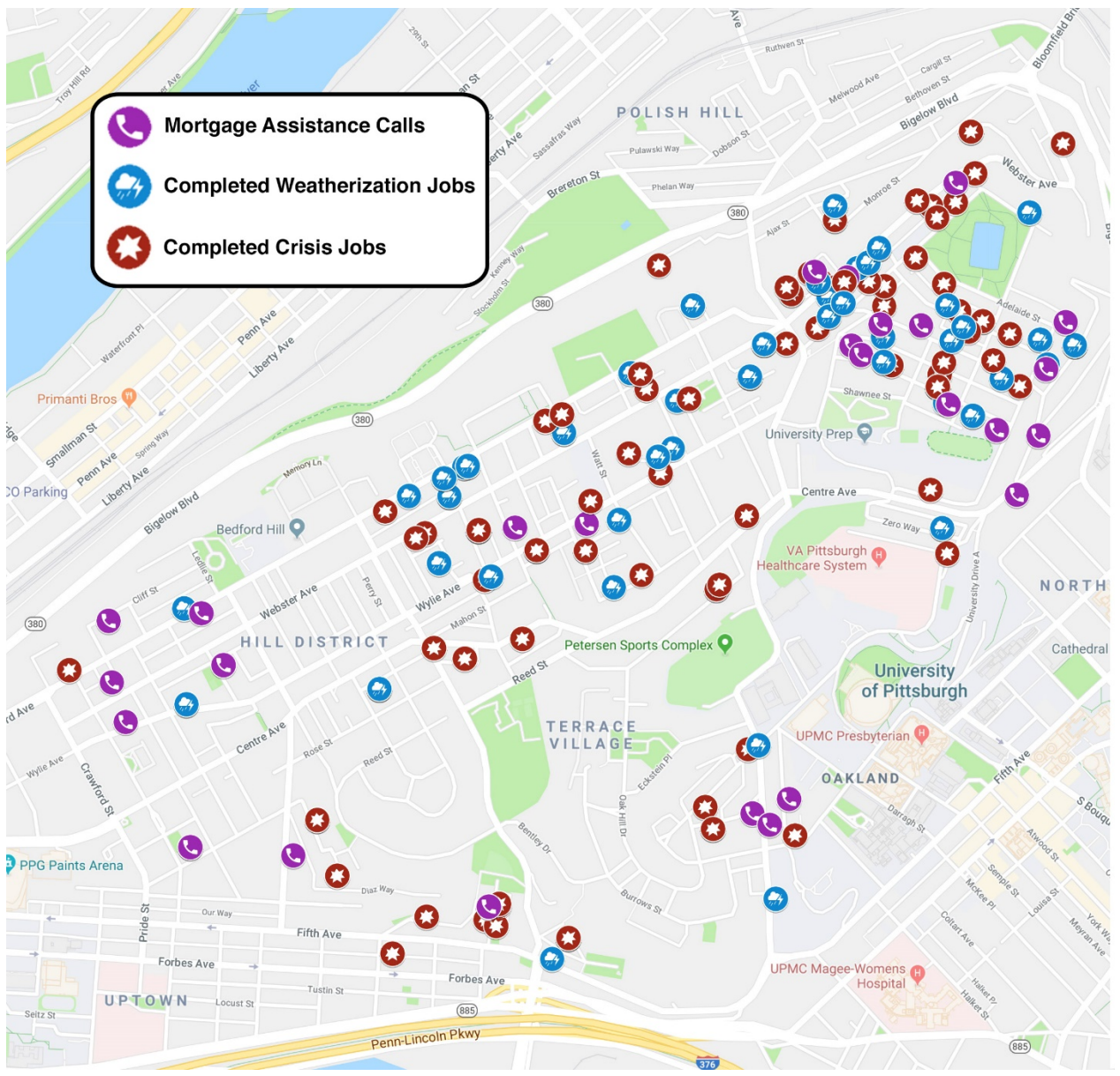


- No air conditioning; dated and inefficient HVAC systems.
- Group bathrooms (gang showers) allowing no privacy when using facilities.
- Limited space for supportive programming.
- Leaking roof and stained, crumbling ceiling tiles.
- Chipped paint, ripped carpets, and cracks in flooring.
- No ADA accessibility.

+ ACTION-Housing

- ACTION-Housing incorporated in 1957.
- Since 1985, developed or assisted in the development of over 4,500 units of housing for the elderly, persons with disabilities, the homeless, veterans, and working families.
- Other services include: weatherization, in-home accessibility, mortgage and foreclosure assistance, and credit counseling.
- Successfully renovated two historic YMCAs: McKeesport and Wood Street Commons in Downtown Pittsburgh.





+ Purpose of Renovation

- Significantly improves an existing cultural & historic asset in the Hill District community.
- Provides permanent, affordable and dignified housing option to low income residents.
- Supports continued development in the walkable core of the Hill District's central corridor.



Renovations & Improvements

- ❑ Air conditioning and new HVAC systems
- ❑ 10 Individual bathrooms; 5 ADA accessible
- ❑ Elevator and renovated kitchen
- ❑ 73 SRO Units on 2nd, 3rd and 4th floors
- ❑ Improved use of light and space
- ❑ Room and corridor renovations: flooring, painting & ceilings
- ❑ Common space and programming space on 1st floor
- ❑ New mechanical, plumbing, electrical and sprinkler systems
- ❑ New roof

Our Commitment

The project is being developed solely for the benefit of current and future residents of the Centre Avenue YMCA and The Hill District

- **Deed restriction ensures continued availability of affordable housing in the community.**
- Enhance the comfort, living environment and programming available to residents.
- Bridge Housing support continues post renovation.
- Residents may be required to relocate to a different room during renovation, but no resident will be displaced due to the project.

+ A. Martini & Co.

- Local company with 76 years experience
- Demonstrated commitment to MBE/WBE/DBE's
- Significant project experience in the Hill District including:
 - Carnegie Library of Pittsburgh – Hill District
 - Elsie H. Hillman Auditorium at the Kaufmann Center, Hill House Association



Company Expertise

- 25% goal for MBE/WBE/DBE's
- Multiple outreach events; coordinating with Hill District CDC
- Signatory with Unions; requirements come with our agreement for each project
- Partner with other community groups to outline how MBE's can prepare for qualification (i.e. documents needed; certifications required, training and/or education)
- Partnership with the Urban Redevelopment Authority for projects with M/W/DBE requirements

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+ Community Benefits

- Enhanced street activation and improved accessibility.
- Community space will be available.
- Energy efficient development.
- Aligns with Greater Hill District Master Plan while also preserving the historic and cultural legacy of the building.



Ownership

- ❑ Currently owned by the YMCA of Greater Pittsburgh and overseen by an advisory board of the YMCA of Greater Pittsburgh.
- ❑ **New 501C3 becomes Centre Avenue Housing.**
- ❑ Following the project, the building is controlled by the board of the new 501C3.
- ❑ Financially self-sustaining.
- ❑ YMCA continues to provide fitness and wellness services to men in residence.

Board & Governance

- ❑ YMCA of Greater Pittsburgh (2)
- ❑ ACTION-Housing (2)
- ❑ Active members of the Hill District community (3)
 - Including 1 Centre Avenue YMCA resident
- ❑ Foundation stakeholders (2)
- ❑ Urban Redevelopment Authority (1)
- ❑ Department of Health & Human Services (1)

+ Preserving the Legacy



- Preservation of historic YMCA signage.
- Documenting and celebrating the rich cultural history of the Centre Avenue YMCA through a Legacy wall.



+ The Future of Your YMCA

- Challenging times
- Focus on community based collaborations & partnerships
- Continued commitment to the communities we serve



**Your support is needed.
For a better community. For a better Us.
THANK YOU!**



Questions & Answers