



Hill District Renaissance Project

Amani Christian Community Development Corporation (Amani), a Hill District community-based organization, is committed to meet the demand for quality of life for Hill District residents and the residents of Schenley Heights. Our mission at Amani is to facilitate healthy and safe communities by creating programs that educate the Hill District residents and nurture youth, encourage community and economic development, and promote a livable quality of life. All our projects and initiatives are investments in the revitalization of the Greater Hill District community, restoring existing community assets and creating new developments for the future, including the creation of new affordable infill housing in Pittsburgh's Upper Hill District neighborhood. It is with our mission and vision in mind, as well as direct community feedback, that our team recreated the former Ossipee Flats project into the Hill District Renaissance Project.

The Hill District Renaissance Project will create 20 3-bedroom For-Sale Units and 12 new 3-bedroom Rental Units. The 20 for-sale homes will be comprised of 18 new construction units (6 on Milwaukee St., 2 on Adelaide St., 4 on Ossipee St., 6 on Ledlie St.) and 2 rehabbed units on Clarissa St. The homeownership unit construction will be broken into two phases: Phase I will include the 10 units on Milwaukee St., Adelaide St., and Clarissa St. Phase II will include the remaining 10 units on Ossipee St. and Ledlie St.

Of the 12 rental units, 5 will be located on Ossipee St. and the remaining 7 units will be located on Milwaukee St. All 12 rental units will have Project-Based Vouchers and all utilities will be included in the rent. Amani will work with the Housing Authority of the City of Pittsburgh (HACP) to allow 4-7 units of the affordable rental units to become available for homeownership within 5-7 years through their lease to purchase program.

Most of the project sites in the Upper Hill are in a blighted and underused area on publicly owned land along Milwaukee St. and Ossipee St., near the vacant MLK community reading room. The MLK reading room will be incorporated into the project as a combination of community space and the leasing office for the development. The landlord will provide common area maintenance to both the residential units and the MLK reading center.

The project requires acquisition of a total of 38 publicly owned parcels (most of which are vacant lots) from the City of Pittsburgh and the Urban Redevelopment Authority (URA). The URA has initiated the acquisition process to transfer the properties from the City to the URA and then designate the properties for disposition to the Hill District Renaissance Project.



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The for-sale development plan includes site improvements, new construction, storm water management, and separate entrances for each residence at an estimated project cost of approximately \$6.1M. The rental project will incorporate similar amenities as well. Amani has engaged Graves Design Group, a certified MBE, for architectural design and the contractor will be selected based upon schematic pricing for the work. The overall project will be subject to the potential requirements of prevailing wage, M/WDBE and Section 3 from the HACP and URA.

In October 2020, Amani submitted for 24 Project-Based Vouchers and a loan of ~\$2M from the HACP. The Hill District Renaissance Project is expected to support \$1.2 M in a permanent first mortgage and to qualify for 4% Tax Exempt Bond Financing and Low-Income Housing Tax Credits which are expected to raise \$2.3 M in equity. Amani, the developer, will pursue additional gap financing to complete the financing. Additionally, the rental units will be available for 50% - 60% AMI households.

The schedule for the project financing is based on state and local funding rounds. It is the goal of Amani to position the project to start construction by Q2 2022.