

Community Collaboration & Implementation Plan (CCIP) Dashboard

Lower Hill District

January 2023

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Block E Development - CCIP Dashboard Update



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Community Collaboration and Implementation Plan (CCIP) Update

MINORITY / WOMEN BUSINESS ENTERPRISE (M/WBE) INCLUSION

- BPG continues to update their engagement with local and regional DBE certified contractors within its growing M/WBE database and continues to advertise its search for M/WBEs online and in construction periodicals
- Implementing successful efforts taken by other local projects and insights from Hill-District based diversity consultant E.Holdings to expand the BPG database and direct outreach to M/WBE's
- Over \$45 million in M/WBE commitments to over 70 businesses in the predevelopment and construction of the first commercial phase
- Minority owned equity partner in Blocks G and E

INCLUSIONARY & HOMEOWNERSHIP HOUSING PROGRAMS

- Parking Tax Diversion funds (years 1 – 20) from parking district (Block E) to support community housing rehabilitation and stabilization goals
- Project tax abatement (LERTA) expected to support Hill District housing initiatives, as determined by the Greater Hill District Neighborhood Reinvestment Fund
- Project Partner FNB offering expanded closing costs grants in LMI communities like the Hill District

COORDINATED COMMUNITY DEVELOPMENT STRATEGIES

- Block G 10-year tax abatement LERTA was monetized and shared 50-50 with the Greater Hill Reinvestment Fund to seed neighborhood economic development with \$7.18 M in Sept 2021. Block E (and all future blocks) to feature a 10-year LERTA as well
- The project creates a destination public open space that benefits the entire community, part of an open space master plan that exceeds planning requirements
- Initial commercial development plans to include relocation of Public Safety Facility to the Hill District and improvements to community recreational center
- Block E music venue operator is coordinating capital with New Grenada Theater on future programming
- Lower Hill grant writer is supporting Hill District health, education and infrastructure initiatives

COMMUNICATIONS, REPORTING & TRACKING

- Regular cadence of public meetings, stakeholder outreach and dissemination of project updates
- Built capacity in coordination with community stakeholders (CCIP EMC, Authorities, RCOs) to track and report impact metrics
- Hired Street Team to assist with community engagement

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Community Collaboration and Implementation Plan (CCIP) Update

JOB CREATION, LOCAL INCLUSION & WORKFORCE DEVELOPMENT

- Launched the Lower Hill First Source Center prior to closing on 1st commercial phase of development (FNB Financial Center)
- Promote job training programs through Builders Guild, APRI and CARP and remove employment barriers for Hill District residents
- Partner4Work (P4W) and Cameron Group agreements include:
 - First Source Center Concierge to coordinate recruitment, intake and overall clearing requirements
 - Coordination with the Registered Apprenticeship system, community-based organizations, and the public/private Workforce Development system

WEALTH BUILDING INITIATIVES

- Working with established non-profits (like Riverside Center for innovation) to offer programs to help smaller M/WBE firms build critical capacity for growth
- Initial commercial tenants will assist with overall wealth building goals for the redevelopment by offering access to capital programs for M/WBEs, financial literacy programs throughout the Greater Hill District and expanding programs with the Hill District Federal Credit Union (HDFCU)
- Small business kiosks and street-level incubator to lower barriers to entry for local businesses

CULTURE & COMMUNITY LEGACY INITIATIVES

- Project is the critical catalyst to reestablish a lost neighborhood connection to the Downtown and a historical market place along Wylie Avenue – in coordination with other development activities in the Centre Avenue corridor
- Vibrant neighborhood history to be celebrated with urban design best practices and interactive public art from local and national artists like the highly esteemed Walter Hood and through initiatives like Call for Artists
- Legacy expressions built into the design process for Block E

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CCIP Focus Area I

Minority/Women Business Enterprise (M/WBE) Inclusion

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Minority/Women Business Enterprise (M/WBE) Inclusion

Community Reinvestment Strategies Status

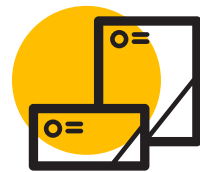
CCIP GOAL

To facilitate opportunities for minority and women business enterprises (“M/WBE”) to participate in the ownership, development, design, construction, operation and management of the redevelopment of the Development Site.



Built MWBE Database for Hill District (and Beyond)

Over the span of multiple years, BPG has developed a comprehensive database of M/WBE businesses in and around Pittsburgh, by utilizing resources from project partners and Pittsburgh agencies. With the help of diversity consultant, this database has evolved and grown to over 475 firms. The database has not only been utilized for pre-development contracts and construction bidding, but has been shared with over a dozen organizations and project partners.



Developed Inclusive Contracting Plans

Working with contracting partners on M/WBE game plan during pre-construction. Hired eHoldings as an M/WBE inclusion consultant to help develop a phased approach to RFP package releases to permit robust engagement with M/WBE community. Extensive Outreach, contractor forums, Q&A sessions and one on one support to supplement procurement process. Supported the CCIP EMC in their consultant RFP in late 2020.



Establishing BOH Training Curriculum/ Program

Training program collaboration through RCI to support contractor capacity building and education in need areas such as estimating, bonding capability, payroll, accounting and legal matters. Funding provided by FNB; training supported by all key partners.



Block E Summary

M/WBE plans for Block E approved by EORC. Pre-Development Team includes 10 M/WBEs rolling out E.Holdings contractor sessions to sustain constructing momentum from Block G

KEY PARTNERS

BPG - Bomani Howze
PJ Dick - Theresa Giacomino
eHoldings- Janai Smith
Consultant & Vendor Partners

SUCCESS METRICS / CURRENT STATE

Hired eHoldings to support M/WBE engagement, vetting and procurement process.

CCIP affirmations and **compliance requirements** built into typical contracts.

Multi-million dollar ownership stake in Block G and E by minority-owned Clay Cove Capital

Built a **M/WBE Database with over 475 firms** and have shared it with projects / authorities across Pittsburgh

Secured over **\$2.75 MM in pre-development commitments** across 24 M/WBE companies for the development of the FNB Tower on Parcel G

\$45 MM in M/WBE contract commitments for construction services across 40+ M/WBE firms

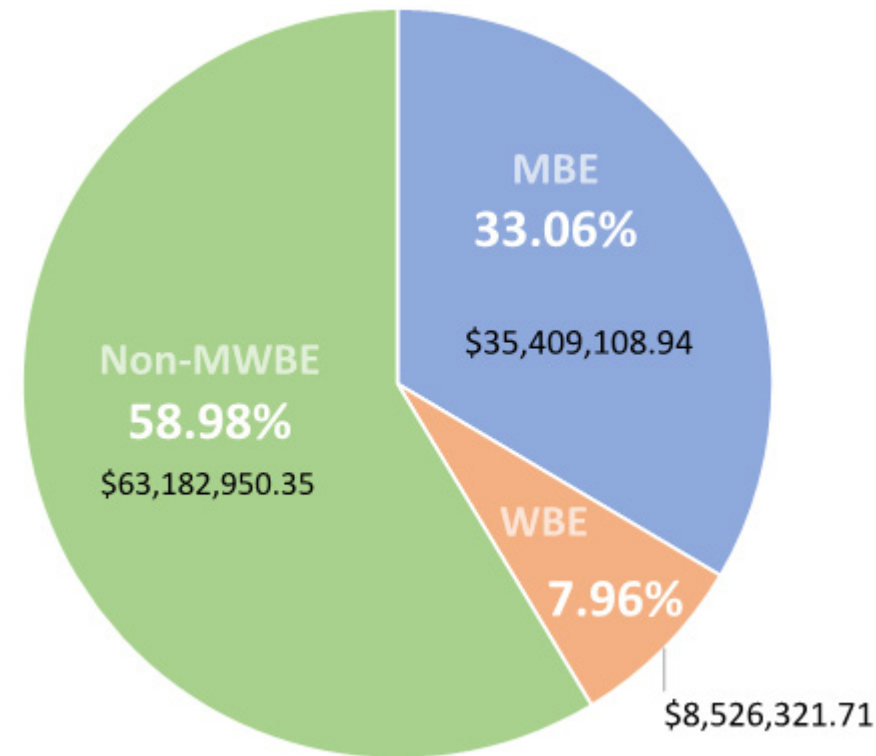
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Reinvestment Progress Updates

To date, the FNB Financial Center project has made contract commitments to 73 M/WBEs across Construction and Pre-Development

- **\$35.4M** in contracts to Minority-Owned Businesses (33%)
- **\$23.9M to Black-Owned Businesses** (22%)
- **\$8.5M** to Women-Owned Businesses (8%)
- Construction commitments to **42 MWBEs** ranging from \$15k to \$7.4M
- Construction on the FNB Financial Center is approx. 25% complete and minorities have accounted for **26% of the onsite labor**

Total Subcontract awards \$107,118,381.00



Workforce in Current Month

[hours worked]

25% Minority Hours Worked [3,732]



2% Female Hours Worked [244]



Total Workers on Site (current month)
118



Cumulative Workforce

[hours worked]

26% Minority Hours Worked [27,231]

2% Female Hours Worked [2,134]



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The Project Secured an Equity Investment from Established Minority-Owned Equity Investment Firm



Clay Cove Capital is a key investor in the Lower Hill Redevelopment plan and a minority-owned firm co-founded by Amachie K. Ackah, Managing Partner and Chief Investment Officer.

Mr. Ackah has over 24 years of real estate industry experience as a professional in both real estate private equity and development companies. They have partnered with BPG for 20+ years.

Why they're important? Clay Cove Capital's investment advances progress on a project that will spark development across the Lower Hill and adjacent neighborhoods.



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Summary of M/WBE Inclusion Strategies

- “Work the plan” (ie implement the tactics in the Roadmap)
- Leverage 3rd parties (eHoldings) to drive results
- Contact all firms in the database
- Breaking apart the construction phases and packages
- Having an internal team that looks different than prior PJ teams (Full Time CCIP Compliance manager, bench of HQ and field staff that reflects the host community, etc)
- Providing resources and support for training
- Engaging Tiers of subs
- Clear and consistent Communication and tracking
- Reducing barriers to success



Dedicated staff on PJ Dick team to support ongoing engagement, outreach and relationship building in collaboration with eHoldings team during bidding, contracting and implementation.



Promoting partnerships with larger contractors when direct award is not possible.



Connecting with Community resources for Capacity Building and educational opportunities, as well as training directly supported by the development and contracting team.

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CCIP Focus Area II

(Job Creation, Local Inclusion and Workforce Development)

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Job Creation, Local Inclusion and Workforce Development

Community Engagement Strategies & Actions

CCIP GOAL

To provide opportunities for residents from the Greater Hill District and other predominately minority communities to be employed in the redevelopment of Lower Hill.

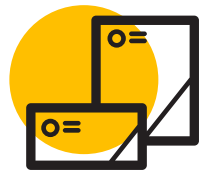


Promote Training Program Network

Collaboration with Partner 4 Work, Builders Guild, APRI and PJ Dick to identify and direct potential construction workers into trade learning programs.

KEY PARTNERS

Dr. Kimberly Ellis (BPG)
Tracey McCants-Lewis (PAR)
Partner 4 Work
Builder's Guild and APRI



Ongoing Outreach and Engagement

Built developer Intake Form and workforce interface to capture interest in employment opportunities. Development Team is supporting outreach to Hill District residents for Intro to the Trades and Breaking the Chains of Poverty Program in coordination with CCIP EMC.

WHAT WE'RE DOING



Establish First Source Center

Development Team opened the First Source Center in the Hill District. There is a continued effort to expand support for on the ground outreach and resourcing.

SUCCESS METRICS / CURRENT STATE

Opened Lower Hill First Source Center using 100% MBE contractors

Seeking to support placement of dozens of local job seekers



Establish Pre-Apprenticeship & Apprenticeship Program Agreements

Coordinating agreements across contractors and subs to support both pre-apprenticeships and apprenticeships throughout projects sourced from trade training programs.

Sponsored Training Courses and to identified additional training partners like CARP



Expand Scholarship & Internship Programs

Working with consultants and vendors to support scholarships and internships throughout projects. Up to \$200,000 scholarship fund in Mechanical and Electrical Engineering for interested Hill District residents established by the FNB Tower design team led by CJL and established partnership with PPS CTE.

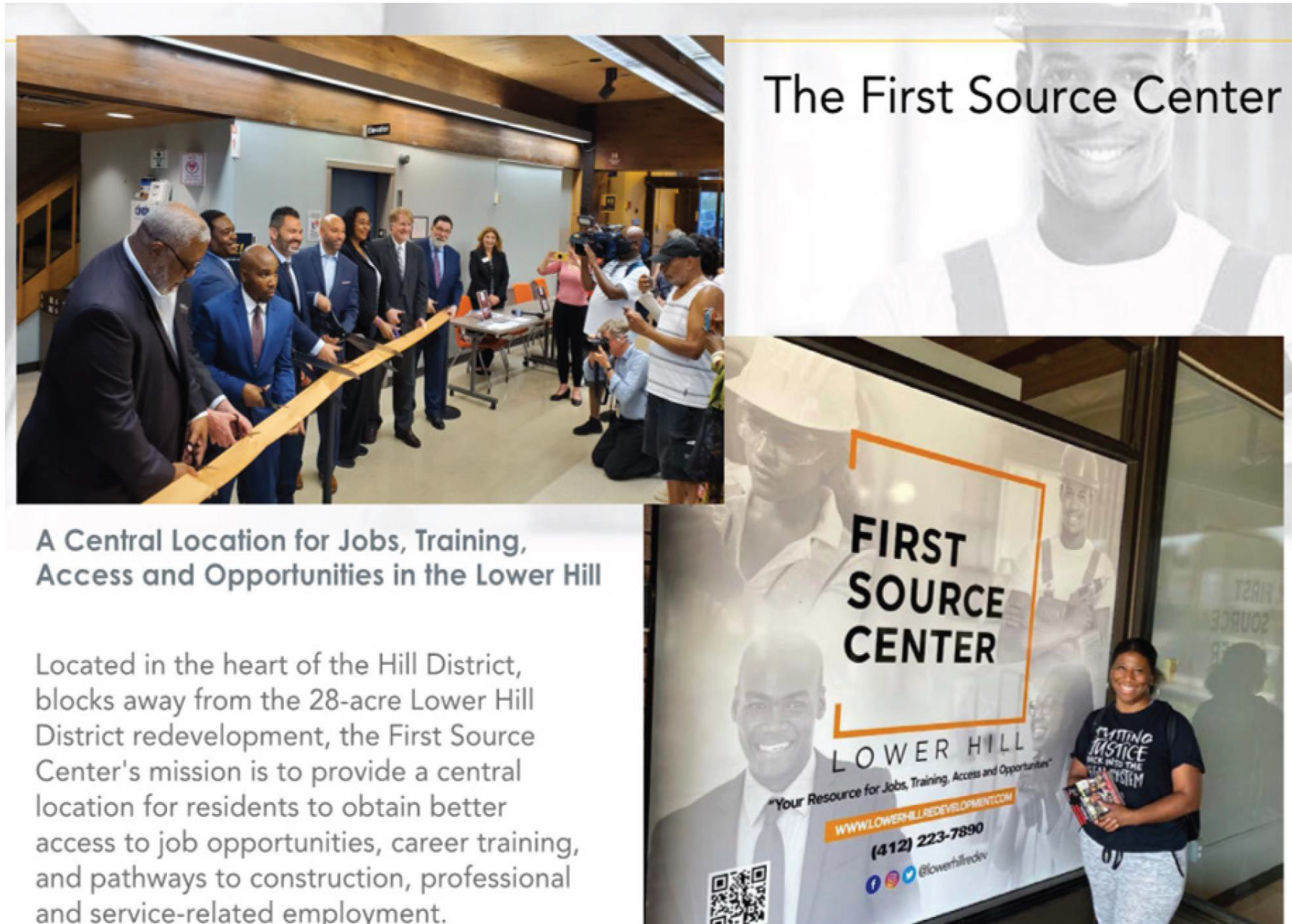
Goal to promote 4+ cohorts per year for Builder's Guild, and APRI and CARP

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Reinvestment Progress

First Source Center and Workforce Diversity

The Lower Hill First Source Center Was Built Using 100% MBEs and Opened in June 2021



A Central Location for Jobs, Training, Access and Opportunities in the Lower Hill

Located in the heart of the Hill District, blocks away from the 28-acre Lower Hill District redevelopment, the First Source Center's mission is to provide a central location for residents to obtain better access to job opportunities, career training, and pathways to construction, professional and service-related employment.



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The Lower Hill First Source Center

GOAL

Organize on the ground resources for local residents and small businesses to connect to project contacts and be directed to necessary support for training, job readiness and capacity building



Programming

- Provide in person and virtual training opportunities
- Initial workshops include Career Building, Career Exploration, Skills Assessment, Resume Review and Mock Interviews
- Monthly calendar also includes in-person visits from PA Career Link as well as partner organizations seeking to hire candidates through the FSC

KEY PARTNERS

BPG - Dr. Kimberly Ellis
PAR - Tracey McCants Lewis & EMC
The Cameron Group
Partner4Work, Builders Guild, APRI, CARP, BankWork\$

NEXT STEPS



Physical Location/ Site

- Identified and secured FSC space at the prominent, centrally-located Hill House
- Fitout supervised and completed 100% MBE
- Grand Opening held in June 2021

SUCCESS METRICS / CURRENT STATE

Over 250 unique job seekers in FSC database

One dozen individuals placed in part time and full-time employment opportunities (including marketing street team)

Attended dozens of community events promoting FSC programming

Over 1 dozen 3rd party program partners



Staffing

- In person staffing provided by the Cameron Group and by partner organizations such as PA Career Link
- Staffing augmented by Development Team personnel

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Summary of Workforce Development Strategies



- *Promote variety of established training programs offered by partner organizations*



- *Fund, build and operate an in-person First Source Center to support placement, recruiting and small businesses*



- *Work with partner organizations to support education, scholarships and internships*

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CCIP Focus Area III

(Inclusionary and Home Ownership Housing Programs)

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Inclusionary and Homeownership Housing Programs

Community Engagement Strategies & Actions

CCIP GOAL

To provide opportunities for home ownership and affordable housing on the development site and throughout the Greater Hill District.

WHAT WE'RE DOING



No housing

There is no housing in the FNB – anchored G1 / G4 project or on Block E that are the lead project, in the first commercial phase of development on the Lower Hill District



The Reinvestment Fund

Will seed investments and opportunity for additional affordable housing and home ownership in the Greater Hill District. A portion of the \$40 million dollar fund will be used towards inclusionary housing programs at the discretion of the Reinvestment Fund board



Affordable Housing

The first phase of housing will be at affordability levels defined in the CCIP



Parking Tax Diversion

Secured a Parking Tax Diversion for the Lower Hill District to direct approximately \$8 million (over 20 years) into Greater Hill District Housing Fund

LEAD PARTNERS

BPG - Bomani Howze

SUCCESS METRICS / CURRENT STATE

Percentage of Inclusionary Units on Development Site: 20%

Percentage of Area Median Income for Inclusionary Units on Development Site: 15% at 80% AMI, 2.5% at 70%AMI, 2.5% at 60% AMI

Percentage for sale: 0% currently, but TBD in future

In September 2021 the development team monetized over \$7 million for community directed reinvestment, a portion of which may be used to address housing affordability in the Hill District

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Reinvestment Progress

Parking Tax Diversion Projections for Block E

Year 1 - Estimated Gross Revenue	\$3.7 M
Year 20 - Estimated Gross Revenue <small>(Assumptions for annual Escalation and Build-out/Occupancy)</small>	\$7.5 M
Total Parking Taxes over 20-year Period	\$31 M
25% - Support to Hill District Affordable Housing Initiatives (Years 1-20)	\$8.2 M
Year 20 Support to City-wide Affordable Housing Fund @ 75%	<u>\$1.5 M</u>
Total Support to Affordable Housing Initiatives	\$8.5 M – \$10.5 M

Note: Estimated Gross Revenue is highly variable based on multiple factors

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CCIP Focus Area IV

(Communications, Reporting and Tracking)

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Communications, Reporting, and Tracking

Community Engagement Strategies & Actions

CCIP GOAL

To promote and facilitate communication between the parties during the pre-development, development and post-development of the development site as well as to track the established metrics for success for the plan and to report on progress throughout its course.

Website and Social Media

The development team improved the development website and social media platforms with engagement tools as well as project updates to share information with the public prior to public meetings. Created capability for the EMC to manage community updates.

CCIP Executive Committee Participation

BPG has been attending CCIP meetings since summer of 2018 and produces monthly status compliance reports. eHoldings under contract to assist with compliance and tracking.

CCIP Program Administrator

The EMC is seeking to hire a new administrator. The Administrator's role will be to maintain a strong connection between the community, development team, EMC and other stakeholders.

Multi-Channel Outreach Strategy

The development team will continue to leverage multiple channels for layered outreach and regular reporting even during the pandemic including regular public meetings, newsletters, and social media posts.

LEAD PARTNERS

BPG - Dr. Kimberly Ellis
BPG - Rachelle Pownall-Brown

SUCCESS METRICS / CURRENT STATE

Extensive advertising of contracting and workforce opportunities across online, print and radio platforms
MWBE contracting metrics submitted to EMC and SEA/URA monthly since Sept 2021 and quarterly since October
Hired part-time Street Team to attend community events
Development team has successfully published a quarterly newsletter focused on opportunities and key updates that is disseminated to over 1,500 individuals and organizations

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WHAT WE'RE DOING

Developer Has Expanded Outreach with a Communications Street Team

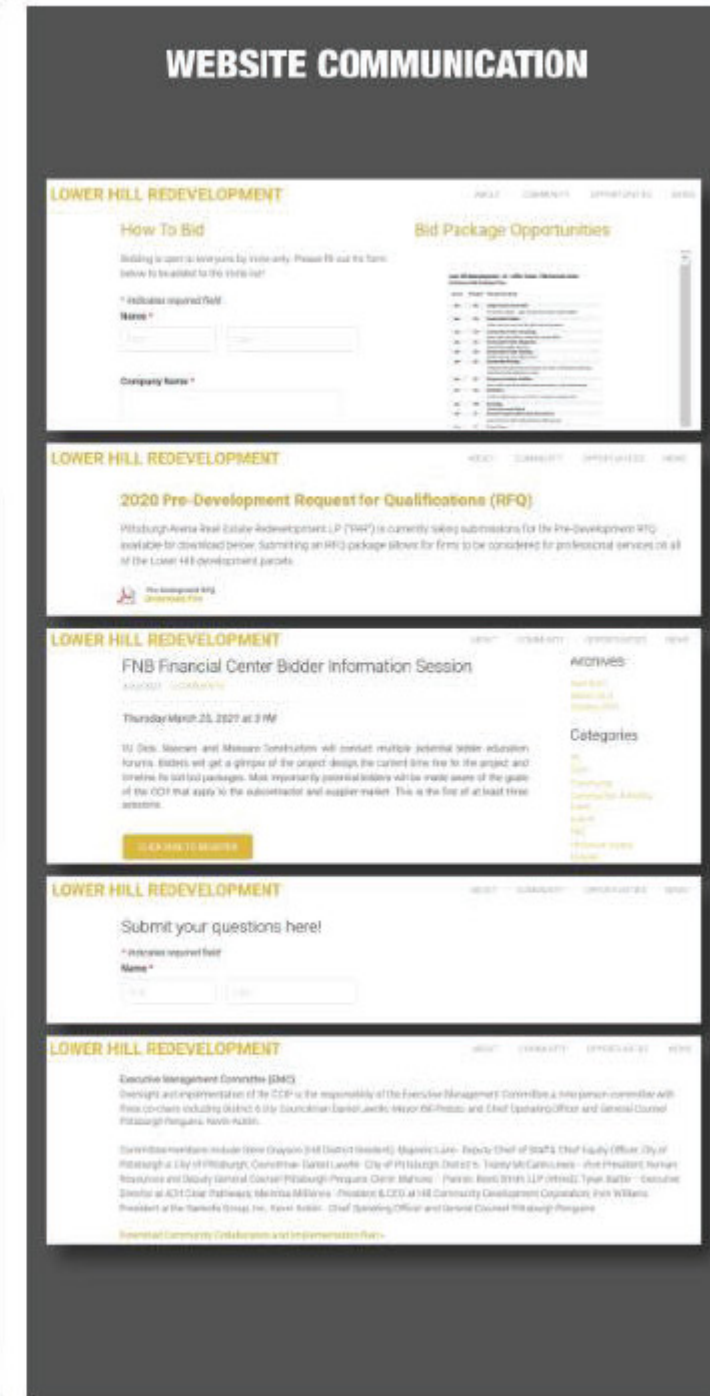
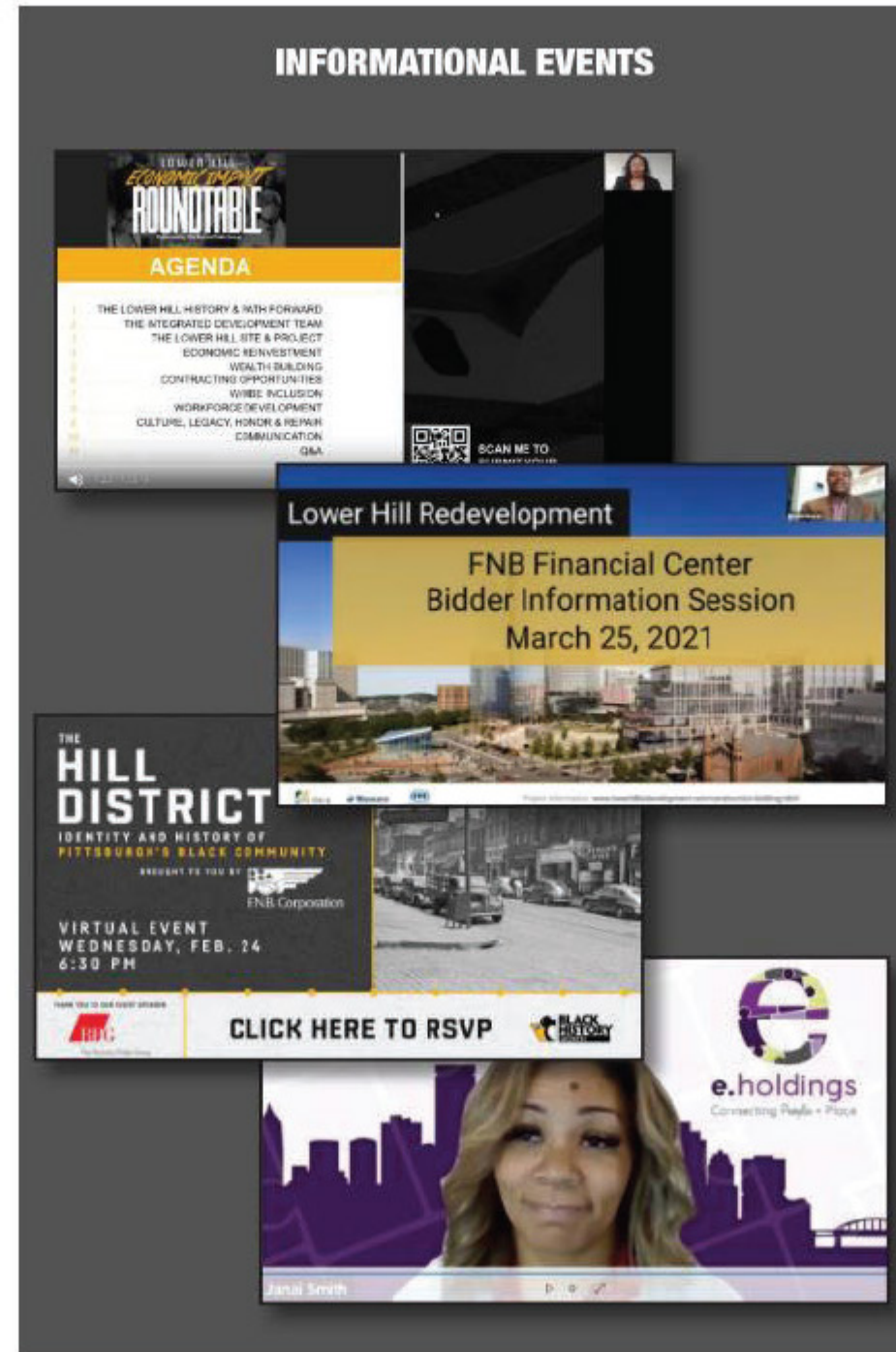
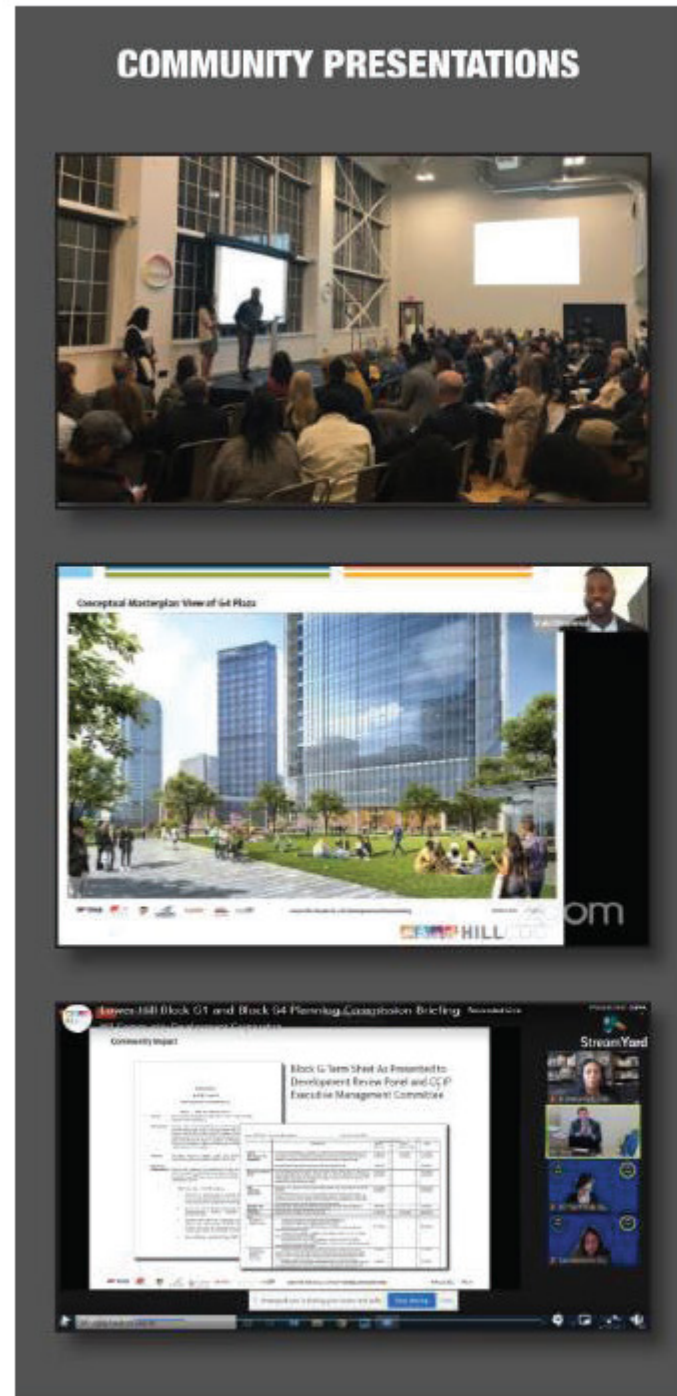
THE LOWER HILL STREET TEAM SERVES AS A DIRECT WAY TO:

- The Developer has hired a communications Street Team to attend community events around the region
- Street Team is under the direction of Developer's Director of Community, Arts and Culture
- Street Team participation in community events has expanded the pipeline of residents interested in training and employment for First Source Center follow-up
- Street Team employment has proven on several occasions to be a gateway into career training and additional employment placement opportunities



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Summary of Communication Efforts



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Summary of Communication Efforts

CONTRACTOR CONVERSATIONS

Steve Rucker
Rucker's Electric

Gilbert Lowe
CRAWFORD

Scott Tunstalle
Power 50 Construction

ONGOING OUTREACH

Lower Hill Redevelopment
Week 6 Update

Request for Qualifications (RFQ) Opportunity!
Deadline to Submit Questions: Extended to December 18, 2024 4:00 PM
Qualifications Due: December 23, 2024 4:00 PM

Upcoming Training Opportunities
Builder's Guild Cohort

UPCOMING EVENTS:

Development Activities Meeting
Monday March 15, 4:00 - 6:00 PM

PHB Strategic Council Review With Vendor
Tuesday March 22 at 10:00

LOWER HILL ECONOMIC IMPACT ROUNDTABLE
Presented by The Pittsburgh Courier

Lower Hill Redevelopment
Open Bid Opportunity
Block G1: (FNB) Office Tower
Design-Assist: Curtain Wall

LOWER HILL BUILDS OPPORTUNITY

WHY IT'S IMPORTANT:
The Lower Hill redevelopment is a multi-phased project that will create and sustain local jobs and economic development for the community.

WHY YOU SHOULD STAY TUNED IN:
The project will be a major economic engine for the community, creating thousands of jobs, including for local residents and businesses.

\$7.5 MILLION
Investment in the Lower Hill Redevelopment

3+ ACRES
Of development potential

\$2 MILLION
Investment in local businesses & development

\$3 MILLION
Investment in local businesses & development

WE'RE COMMITTED TO REAL IMPACT

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OPPORTUNITIES AND UPDATES ISSUED WEEKLY

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FIRST SOURCE CENTER (FOR PLACEMENTS, TRAINING AND COMMUNITY ENGAGEMENT)

FIRST SOURCE CENTER
LOWER HILL

JAMES F. HENRY HILL HOUSE CENTER

Wealth Building Initiatives

Community Engagement Strategies & Actions

CCIP GOAL

To cultivate opportunities for residents of the Greater Hill District to form their own businesses that could benefit from a) investment in the redevelopment of the Lower Hill (e.g. owning retail establishments or other assets in the Greater Hill District, including the Development Site) in the near term of b) investment in the future development opportunities that may arise in the Greater Hill District, including the Development Site.



Financial Literacy and Back of House Assistance

Anchor Commercial Tenant (FNB) will offer financial literacy programs throughout the Greater Hill District and expand its programs with the Hill District Federal Credit Union (HDFCU) as per the FNB Community Impact Plan. Development Partners have invested no less than \$100,000 in the Hill District Federal Credit Union and provided back of house support for small and medium-sized M/WBE seeking contracts during all three development phases

LEAD PARTNERS

Bomani Howze, BPG
Amachie Ackah, Clay Cove Capital



Catapult Cohort Support, Ground Floor Commercial Space, Kiosk Incubators

Support current Catapult Cohort in the Hill with consulting and package of COVID-compliant operations tools. Secured funding (\$500,000) for small business kiosks across the open space, to be operated by minority and women-owned small businesses in concert with food service incubation program.

SUCCESS METRICS / CURRENT STATE

\$2 million FNB small business line of credit program through URA and Invest PGH

Black Equity in the Project

Direct employment of Hill District residents

\$200,000 scholarship for post-secondary education for Hill-based residents

Over \$150,000 invested in Hill District Federal Credit Union

Multiple suites dedicated to small business incubation including retail suite along Wylie Ave on Block E

WHAT WE'RE DOING



Minority Investment Partner

Advanced minority project ownership through multi-million dollar investment in the project by minority-owned Clay Cove Capital and hires of community members.

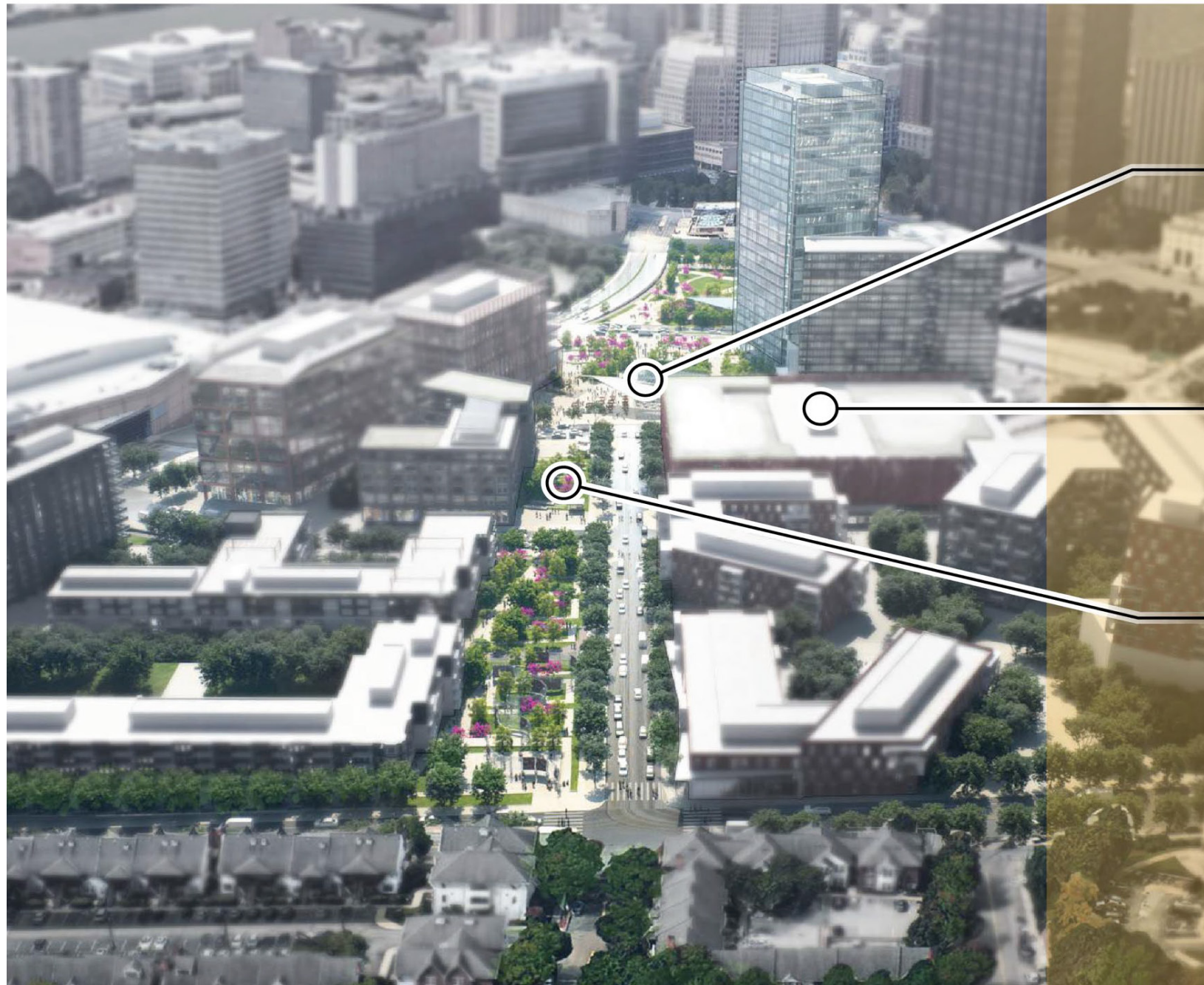


Scholarship & Internship Programs





Coordinating agreements across professional service consultants and vendors to support scholarships and internships throughout projects.

Community Impact

Small Business Opportunities



The image shows an aerial view of a city street with several callout lines pointing to specific areas. The callout lines are connected to icons and text on the right side of the image. The icons are: a fork and knife, a microphone, a shopping bag with 'SALE' written on it, a paint palette, and a hand holding a dollar sign with a circular arrow around it.

-  **Food Hall Opportunities:**
F&B Incubation
-  **Live Nation Venue:**
Musicians, artists,
food services
-  **Wylie Avenue & Urban
Open Space Kiosks:**
Retail incubation
-  **Public Art Installations:**
Artists and Fabricators
-  **Contractor Access to Capital**

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Lower Hill Team Established a Partnership with Pittsburgh Public Schools' Career and Technical Education (CTE) Program



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CCIP Focus Area VI

(Culture and Community Legacy Initiatives)

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Culture and Community Legacy Initiatives

Community Engagement Strategies & Actions

CCIP GOAL

To work with the community to preserve and incorporate the history of the Greater Hill District community in the design of the public areas within the Development Site and to preserve the vision and spirit of the PLDP.

Reconnecting Wylie Avenue

The design establishes Wylie Avenue as an important visual, pedestrian and commercial connector from the Greater Hill District to Downtown

Connection to Hill District Master Plan Goals

The FNB Financial Center doesn't just add to the city skyline, but it also provides an inclusive, welcoming Public Open Space, re-storing a visual, recreational, commercial and pedestrian connections between Hill District and downtown along Wylie Avenue

Focus on the Public Realm

The design currently exceeds the open space requirements as expressed in the PLDP. The development sees the linear park as a cornerstone for the project and are committed to it's design and active use from Crawford Street to the Cap Park

Public Space Programming + Activities

We are designing the open space to be as flexible as possible to allow for different types of events and programming throughout the area. The development team will work with neighborhood partners to support ongoing cultural and artistic programming

LEAD PARTNERS

BPG - Dr. Kimberly Ellis

SUCCESS METRICS / CURRENT STATE

Lead public open space cultural initiatives, design guidelines and public engagement efforts

Support for 2021 - 2023 Black History Month Programming

Curtain Call Funding and implementation

Call for Artists for public space is advancing

WHAT WE'RE DOING

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Illustrative Block E Legacy Enhancements for Corner of Wylie Avenue and Fullerton Street

VIEW FROM INTERSECTION OF WYLIE AND FULLERTON



Illustrative Block E Legacy Enhancements for Corner of Bedford Avenue and Fullerton Street



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Developer Worked with Hill District's ACH Clear Pathways and local Graphic Designer on the Design and Installation of the Youth Arts Mural



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Summary of Community Legacy Initiatives



- *Open space has been designed in alignment with Hill District history, broader neighborhood plans and demand for passive and active parkland*



- *Master planning incorporated strategies for community Presence and round-the-clock activation*



- *Project has explored partnerships with local artists from the time of planning and construction*

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CCIP Focus Area VII

(Coordinated Community Development)

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Coordinated Community Development Strategies

Community Engagement Strategies & Actions

CCIP GOAL

To coordinate community development efforts including communication and marketing efforts with respect to Downtown and the Greater Hill District to present an inclusive community and to maximize economic benefit for all residents and stakeholders.



CATALYTIC GATEWAY PROJECT

Block G + Block E projects will add to the reestablishment of the Lower Hill as the gateway to the Greater Hill District and will be the cornerstone of the Lower Hill commercial development. The projects create a destination public open space that benefits the entire community, as part of the overall open space master plan that exceeds the planning requirements



WHAT WE'RE DOING

LERTA & PARKING TAX DIVERSION (PTD)

Project tax abatement (LERTA) shared 50-50 with the Greater Hill. Reinvestment Fund PTD funds (years 1-20) from parking district to support Greater Hill District housing stabilization goals

PRIVATE FINANCING AND PUBLIC INVESTMENT PURSUIT

Project will fund Aspire's (WBE) continued pursuit of possible grants for health, education and infrastructure along the Centre Avenue Corridor. FNB underwriting one and half dozen priority projects along the Centre Avenue Corridor (URA selected projects include Big Tom's Barbershop, etc.) Introductions to Lower Hill private equity investor to explore Centre Ave and other Hill projects

LEAD PARTNERS

(BPG) Dr. Kimberly Ellis
(PAR) Craig Dunham

SUCCESS METRICS / CURRENT STATE

- Deliver \$ millions in funding for community-led Reinvestment Fund (approx. \$7.2MM delivered from 1st phase alone)
- Financing support for community-led redevelopment projects
- Fundraising assistance for infrastructure investments and community health and education initiatives
- Strengthen community services through direct reinvestment
- First phase of public open space (0.7 acres) is under construction and Block E will initiate and additional .45 acres of open space development

Preliminary Block E LERTA Projections

BLOCK G LERTA DELIVERED

Block G LERTA worth \$7.18M delivered on September 13, 2021 to Greater Hill District Neighborhood Reinvestment Fund.

(agreement to fund an additional \$300K at Block G opening in 2024)

PRELIMINARY BLOCK E LERTA PROJECTIONS

Estimated Construction Budget (Garage and Music Venue)	\$76.5 M
Estimated Assessed Value	\$35.6 M
Current Millage Rate	2.304%
Maximum Abatement per Taxing Body	\$250,000
Potential Total Annual Real Estate Taxes	\$803,972
Potential 50% Annual to Hill Reinvestment Fund	\$401,986
10-year Aggregate Total – not Capitalized	\$8.04 M
10-year Aggregate Total to Reinvestment Fund- not Capitalized from Garage and Music Venue	\$3.8 M - \$4.3 M

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Project Partners Have Supported Hill District Initiatives that Strengthen Community Services

A newly renovated tech learning lab is now open at Ammon Rec Center in the Hill District. The Departments of Parks and Recreation (Citiparks) and Public Works (DPW) along with partners and the community cut the ribbon in October 2021 on the new state of the art facility that will serve as one of two new hubs for the City's Rec2Tech program. With generous support of the Pittsburgh Penguins and F.N.B. Corporation, the City of Pittsburgh has transformed Ammon Recreation Center's second floor into a new dynamic technology lab that will serve as a hub for Rec2Tech.



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The Developer Has Directed Its Grant Writer to Pursue Fundraising to Support Hill District Initiatives



\$80,000 raised in 2021 to support a series of COVID-19 vaccination Clinics to provide initial vaccinations, boosters and shots for kids

Jointly applied for federal infrastructure funding from the Economic Development Authority

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Anchor Tenant and Development Partner First National Bank (FNB) Has A Growing Portfolio of Hill District Investments

Participating in Centre Ave YMCA project with \$2.2 million in HTCs, construction loan and \$750k AHP grant

FNB is evaluating projects in the Hill to fund housing and mixed-use initiatives with minority developers in the form of loans, equity and tax credit investments

In the past few years, FNB has issued 8 senior loan term sheets (additional pending) for a total of \$8.8 million in the Greater Hill; Proposals pending for over \$5 million in tax credit investments



Summary of Coordinated Development



- *Support development in the Middle and Upper Hill through innovative gap funding products and direct investment in community-led projects*



- *Lower Hill 10-year tax abatement to be shared 50-50 with neighborhood partners and, in the case of first commercial development, was delivered (\$7.2MM) at the time of financial closing*



- *Promote healthy neighborhoods by strengthening community health services (secured funding for COVID vaccination clinics) and funding youth recreational programming (provided capital for tech lab at Ammon Rec Center)*

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