

## City of Pittsburgh – 2017 Low-Income Housing Tax Credit Pre-Application

*In addition to the information requested below, please provide the following materials as attachments to your response:*

- *A copy of the completed PHFA Intent to Submit Form;*
- *A copy of the completed PHFA Development Synopsis;*
- *Preliminary plans and renderings;*
- *Preliminary development budget, clearly listing all sources and uses of funds (in a format consistent with the PHFA Multifamily Core Application);*
- *Preliminary 15-year operating budget, cashflow analysis, and narrative (in a format consistent with the PHFA Multifamily Core Application); and*
- *An application fee of \$1,000 made payable to The Urban Redevelopment Authority (URA) of Pittsburgh. For projects that are not supported by the City of Pittsburgh/URA for submission to PHFA in the 2017 LIHTC application round, the fee will be refunded to the applicant.*

*We ask that you limit the completed pre-application (exclusive of attachments) to five (5) pages and submit your response to Tom Cummings at 200 Ross Street, 10th Floor, Pittsburgh, PA 15219, no later than Wednesday, June 14, 2017 at 12:00 p.m. Should you have any questions related to the pre-application, please direct them to Mr. Cummings at [tcummings@ura.org](mailto:tcummings@ura.org).*

Project Name:

Project Location:

- Single Structure     Multiple Structures, Contiguous     Scattered Site  
 High Cost Area, Qualified Census Tract, or Difficult to Develop Area

Development Entity:

Development Entity Partners (Include Ownership Stake):

Architect:

Contractor:

Total Projected Development Cost:

Total Projected Local Funding Request:

Projected Number of Construction Jobs Created:

Projected Number of Permanent Jobs Created or Retained:

Project Background Narrative (can reference the Development Synopsis):

Does the project meet all of the Application Threshold Criteria, as outlined by PHFA (including the mandatory measures of Enterprise Green Communities Criteria)?  Yes  No  
 If not, please explain why.

Unit Type and Affordability Breakdown:

Income Level	Unit Type					TOTAL
	SRO/Eff.	1 BR	2 BR	3 BR	4 BR	
20% AMI						
40% AMI						
50% AMI						
60% AMI						
Market Rate						
TOTAL						

How many accessible units does the development include?

Are there Section 811 units? If so, how many?

Will the development convert to homeownership after 15 years?  Yes  No

Please select the Preferences & Set-Asides from PHFA the development will pursue:

- |   |  |
|---|--|
| <input type="checkbox"/> General Occupancy    | <input type="checkbox"/> Strategic Investment                  |
| <input type="checkbox"/> Senior Occupancy     | <input type="checkbox"/> Community Revitalization/Mixed Income |
| <input type="checkbox"/> Preservation         |  |
| <input type="checkbox"/> Supportive Housing   | <input type="checkbox"/> Nonprofit                             |
| <input type="checkbox"/> Innovation in Design | <input type="checkbox"/> Request for Additional Tax Credits    |

Please explain how the development will expand residents' quality of life. This can be evidenced through a combination of site location (e.g. proximity to transit, employment centers, or other amenities), building features and amenities (e.g. low utility costs; indoor air quality), and supportive services (e.g. case management; employment center).

Please explain if the development is serving an underserved area for affordable housing (e.g. low poverty rates; limited affordable housing options; high owner-occupied market).

Please explain how the development will benefit the larger community and how it fits into a broader community revitalization plan. Has there been any community outreach regarding this project?

Please explain how the development incorporates environmentally sustainable concepts and design features including the Enterprise Green Communities Criteria.

Please explain how the development aids the City of Pittsburgh's efforts to affirmatively further fair housing.

Please provide a self-assessment as to how the project works to advance goals under the relevant p4 Performance Measure categories. You can find a document outlining the Performance Measures [here](#), with detailed descriptions of the metric categories beginning on Page 11.

Please explain any other relevant features of the development that may not have been addressed above.