

May 9, 2017

To Our Development Partners:

With the increasing volume and competitiveness of applications for the Pennsylvania Housing Finance Agency (PHFA) Low-Income Housing Tax Credit (LIHTC) program, it is critical that local governments be more selective with the applications they support. In the interest of vetting each prospective project in a clear and even manner, the City of Pittsburgh (City) and Urban Redevelopment Authority of Pittsburgh (URA) have developed the attached pre-application that we are sending to potential 2017 LIHTC applicants.

We intend to use the pre-application as a means to allow the City and the URA to rank the potential projects relative to one another. We will then establish an appropriate number to support in pursuing an award of tax credits from PHFA. While all the items outlined in the pre-application are important, the City and URA will place a particular emphasis on the following criteria:

- The experience and capacity of the development team to undertake the specific project;
- The project's readiness to proceed;
- The ability of the project to advance a mixed-income community through the mix of units and/or site selection;
- The utilization of innovative and environmentally sustainable design and construction practices including the ability of the project to meet Enterprise Green Communities criteria;
- The ability of the project to provide services, features, and opportunities, in addition to housing, that improve the quality of life for residents and the surrounding community;
- How the project contributes to a broader community revitalization plan;
- The creation of construction and permanent employment opportunities;
- How the project works to advance goals under the relevant p4 Performance Measure categories; and
- The amount of public subsidy being requested.

We are grateful and extremely fortunate to have so many development teams looking to invest in our City by providing high quality affordable housing in our neighborhoods. This is something Pittsburgh desperately needs, so to not be able to support every project is disheartening. However, the reality is that with the increase in interest and decrease in resources, we need to be more effective and strategic in working with PHFA during this extremely competitive selection process.

Submission Requirements

Please submit four (4) hard copies and one (1) electronic copy (pdf format) of your completed pre-application to Thomas E. Cummings, Director of Housing, Urban Redevelopment Authority, 200 Ross Street, 10th Floor, Pittsburgh, PA 15219 (tcummings@ura.org) no later than Wednesday, June 14, 2017, Noon ET. Should you have any questions, please contact either Thomas Cummings, tcummings@ura.org (412-255-6670) or Jessica Smith Perry, jsmithperry@ura.org (412-255-6575).

Thank you for considering to invest in the City of Pittsburgh.