

---

# 2011 RUDY BRUNER AWARD PROJECT DATA



# PROJECT DATA

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

*NOTE: This sheet and a selected image will be sent to the Committee in advance.*

Project Name \_\_\_\_\_ Location \_\_\_\_\_

Owner \_\_\_\_\_

Project Use(s) \_\_\_\_\_

Project Size \_\_\_\_\_ Total Development Cost \_\_\_\_\_

Annual Operating Budget (if appropriate) \_\_\_\_\_

Date Initiated \_\_\_\_\_ Percent Completed by December 1, 2010 \_\_\_\_\_

Project Completion Date (if appropriate) \_\_\_\_\_

Attach, if you wish, a list of relevant project dates \_\_\_\_\_

## Application submitted by:

Name \_\_\_\_\_ Title \_\_\_\_\_

Organization \_\_\_\_\_

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone ( \_\_\_\_\_ ) \_\_\_\_\_ Fax ( \_\_\_\_\_ ) \_\_\_\_\_

E-mail \_\_\_\_\_ Weekend Contact Number (for notification): \_\_\_\_\_

## Perspective Sheets:

Organization	Name	Telephone/e-mail
--------------	------	------------------

Public Agencies \_\_\_\_\_

Architect/Designer \_\_\_\_\_

Developer \_\_\_\_\_

Professional Consultant \_\_\_\_\_

Community Group \_\_\_\_\_

Other \_\_\_\_\_

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).

Direct Mailing     Magazine Announcement     Previous Selection Committee member     Other (please specify)

Professional     Previous RBA entrant     Online Notice

Organization     Bruner/Loeb Forum

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, and to post on the Bruner Foundation web sites, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

Signature \_\_\_\_\_ Date \_\_\_\_\_

---

# 2011 RUDY BRUNER AWARD PROJECT AT-A-GLANCE



# PROJECT AT-A-GLANCE

---

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

*NOTE: This sheet and a selected image will be sent to the Committee in advance.*

Project Name \_\_\_\_\_

Address \_\_\_\_\_

City/State/ZIP \_\_\_\_\_

1. Give a brief overview of the project.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.)

---

# 2011 RUDY BRUNER AWARD PROJECT DESCRIPTION



# PROJECT DESCRIPTION

---

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project?

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project?



---

# 2011 RUDY BRUNER AWARD AWARD USE



# AWARD USE

---

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided.

Please separate this page from the rest of the application. Award Use should be submitted in a sealed envelope along with the application materials. It will not be used in judging entries or be seen by members of the Selection Committee.

Please describe how *Award* monies will be used to benefit the project. (The *Award* check will be made out to the Applicant unless otherwise specified.)

\*\* This statement should be signed by the applicant. Photocopies or facsimile copies of the statement with original signature is acceptable. Award Use statement should be submitted in a sealed envelope along with the application materials.

---

Name and Title

---

Date

---

**2011**  
**RUDY BRUNER AWARD**  
**COMMUNITY**  
**REPRESENTATIVE**  
**PERSPECTIVE**



# COMMUNITY REPRESENTATIVE PERSPECTIVE

---

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by someone who was involved, or who represents an organization that was involved, in helping the project respond to neighborhood issues.

Name \_\_\_\_\_ Title \_\_\_\_\_

Organization \_\_\_\_\_ Telephone (       ) \_\_\_\_\_

Address \_\_\_\_\_ City/State/ZIP \_\_\_\_\_

Fax (       ) \_\_\_\_\_ E-mail \_\_\_\_\_

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, for any purpose whatsoever, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

1. How did you, or the organization you represent, become involved in this project? What role did you play?

2. From the community's point of view, what were the major issues concerning this project?

# COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

---

3. Has this project made the community a better place to live or work? If so, how?

4. Would you change anything about this project or the development process you went through?

---

**2011**  
**RUDY BRUNER AWARD**  
**PUBLIC AGENCY**  
**PERSPECTIVE**



# PUBLIC AGENCY PERSPECTIVE

---

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by a staff representative of a public agency directly involved in the financing, design review, or public approvals that affected this project.

Name \_\_\_\_\_ Title \_\_\_\_\_

Organization \_\_\_\_\_ Telephone (       ) \_\_\_\_\_

Address \_\_\_\_\_ City/State/ZIP \_\_\_\_\_

Fax (       ) \_\_\_\_\_ E-mail \_\_\_\_\_

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, for any purpose whatsoever, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements).

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them?

3. Describe the project's impact on your city. Please be as specific as possible.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities?

5. What do you consider to be the most and least successful aspects of this project?

---

2011  
RUDY BRUNER AWARD  
OTHER  
PERSPECTIVE



# OTHER PERSPECTIVE

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Name	Scott Bricker	Title	Executive Director
Organization	Bike Pittsburgh	Telephone ( 412 )	325.4334
Address	3410 Penn Avenue	City/State/ZIP	Pittsburgh, PA 15201
Fax ( )		E-mail	scott@bike-pgh.org

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, for any purpose whatsoever, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

Signature 

Date 12/7/10

1. What role did you play in the development of this project?

Bike Pittsburgh is a member-based organization that works to protect cyclist's rights and promote the vision of making Pittsburgh a safer and more enjoyable place to live and to ride. The work we do is at the heart of urban environmentalism – raising awareness about oil dependency, pollution, congestion, safe streets, good urban design, and public health. We are partnering with local stakeholders to improve our streets, bridges, and trails in order to make riding to work, shopping, and exercising by bicycle safe and fun for everyone in Pittsburgh.

We are very excited to work in partnership with TREK Development Group and Century Building Housing Limited Partnership to develop the City of Pittsburgh's first Bicycle Commuter Center as part of the Century Building development. We provided assistance to the development team in the following areas:

1. technical design
2. links to funding: grant funding was provided by Commute Info (a program of the Southwestern Pennsylvania Commission)
3. local approvals: the Commuter Center required approvals from the local Planning Commission

Since 2002, Bike Pittsburgh has been here helping, asking, training and working to make Pittsburgh a better place to live, work, and ride. We bring cyclists in the region together with the know-how to make bicycling a safe, convenient and fun way to get around.

2. Describe the impact that this project has had on the your community. Please be as specific as possible.

The Bicycle Commuter Center provides secure indoor bicycle parking for residents of the Century Building and 26 downtown commuters and 18 outdoor secure spaces. The people interested in biking to work downtown have informed us on many occasions that one of the barriers to doing so was the lack of secure bike parking. No one wants to go outside their office after a long day of work to find parts pilfered from it, or worse, the entire bike gone. In order to encourage a greater number of bike commuters we need to provide worry-free bike parking options.

Biking provides the convenience, flexibility, control, and independence commuters seek as they consider less expensive alternatives to driving downtown. Having a great place to park their bike within a 5-minute walk to work encourages them to choose biking, especially on good weather days. The Century Building bicycle facility increased the quantity of secure, sheltered public bicycle parking available in the Cultural District by nearly 75%. The facility serves both as a functional space for storing bicycles as well as an attractive addition to the pedestrian space along Seventh Street. Lighting serves an integral role in the design, creating a sense of place while providing security to the project. The glow of light emanating through the polycarbonate cantilevered roof over the private bicycle storage room will certainly draw people to the site whether or not they have need to park a bicycle!

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them?

Although limited in scope (\$150,000 of an \$18 million development), our aspect of the overall development has had a tremendous impact on the surrounding neighborhood. The bold graphic design has raised the awareness of bicycling in downtown Pittsburgh significantly.

Early plans called for the development of a more comprehensive program including shower facilities. These facilities were scaled back significantly due to funding and space constraints. We did not participate in making these decisions.

4. What do you consider to be the the most and least successful aspects of this project?

For decades the Pittsburgh Cultural Trust has focused on furthering the economic growth and cultural development of Pittsburgh's Cultural District. Its recent efforts have revolved around creating residences and improving the public realm in the Cultural District. Beyond encouraging commuters to get out of their cars and onto their bikes, the Century Building Bicycle Center has resulted in bike commuters spending more time in the Cultural District than they have before. From stopping to a corner café on their walk to the office from the Project or lingering after work to attend an event, these commuters will discover benefits to their biking commute beyond convenience and cost savings. They discover places they hadn't seen before. As fuel prices continue to increase, more citizens will choose to bike. This project has helped keep supply of bike parking slightly over demand to accommodate for this ever-increasing mode share. The bold way in which this project is marketed is also a constant reminder that this is a mode of transportation that is being planned and provided for in the City of Pittsburgh. The bike commuter center encourages more people to bike, and contributes to the vitality and economic health of Pittsburgh's Cultural District. The only aspect of the project that Bike Pittsburgh would address pertains to the outdoor wall-mounted racks, which, unfortunately Bike Pittsburgh helped choose. In retrospect a different rack should have been chosen to allow for more types of locks to be used.

---

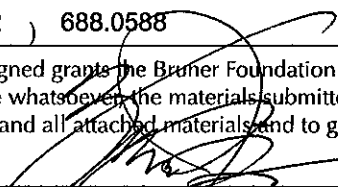
2011  
RUDY BRUNER AWARD  
DEVELOPER  
PERSPECTIVE



# DEVELOPER PERSPECTIVE

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by the person who took primary responsibility for project financing or is a representative of the group which did.

Name	William J. Gatti	Title	President
Organization	TREK Development Group	Telephone	( 412 ) 688.7200
Address	130 7th Street, Suite 300	City/State/ZIP	15222
Fax	( 412 ) 688.0588	E-mail	wgatti@trekdevelopment.com
Signature		Date	12.9.10

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, for any purpose whatsoever, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

1. What role did you or your company play in the development of this project? Describe the scope of involvement.

We were approached by representatives from the Downtown Housing Working Group in the fall of 2006 to analyze the feasibility of a mixed income residential loft development in downtown Pittsburgh. We developed 900 Penn Avenue (a market rate historic loft conversion development) in 1999 but were having difficulty adding to our portfolio in the market. We had been discussing purchase with the owner of the Century Building (a largely under-utilized class B/C office space) for several years. Due to its location in the Cultural District, the center core, windows on 4 sides, we always felt that the Century Building was an excellent candidate for a residential conversion but we were having difficulty making the numbers work. Overlaying a mixed-income financial structure on to the Century Building resulted in a successful development. We quickly assembled a team of design (Koning Eizenberg Architects and Moshier Studios) and construction professionals to develop our ideas further. A full development presentation was made to the foundation community (Heinz and RK Mellon) in January of 2007 in conjunction with the Pittsburgh Cultural Trust and other Working Group representatives. The foundation approved the granting of \$3,155,000 to the Trust which the Trust in turn loaned (at below market interest rates) to a newly formed entity (Century Building Housing Limited Partnership) as purchase money financing. The property was purchased on March 1, 2007.

TREK serves as the managing general partner of the housing partnership. TREK managed the development process from conception to completion with primary focus on financing and construction management. TREK continues to serve as the property manager and is a commercial tenant as well.

2. What trade-offs or compromises were required during the development of the project?

TREK nominated the structure to the National Historic Registry in order to take advantage of the 20% historic tax credit. Adhering to PHMC standards led to a number of design-oriented trade-offs. Initial plans called for the exposing of concrete structural members to create a more urban/loft feel. Historic reviewers insisted on the installation of dry-wall in these areas. Initial facade plans called for the installation of a very interesting non-traditional side wall window pattern. Reviewers insisted on a traditional single-hung window grid and would not allow installation of windows in certain areas that would have greatly improved the quality of the indoor spaces. Initial design plans called for the painting of the side wall over-looking Katz Plaza in a bright color. This idea was resisted by the developers of the public plaza as a detraction from the art in that area. From a planning/zoning standpoint a number of compromises were made. In order to receive approval to add side-wall windows over Katz Plaza, a letter from the Cultural Trust pledging to never build a structure in this area was required. Additionally, wall-washing sprinklers were installed. To develop the roof-deck, a second stairwell needed to be extended to the roof and the elevator shaft was extended to accommodate handicapped residents. In order to receive an allocation of low income housing tax credits from the Pennsylvania Housing Finance Agency, TREK agreed to set aside 3 fully-accessible units at a substantially reduced rental rate. (20% of AMI). The low rents are in turn subsidized from a reserve fund that was capitalized by a contribution from TREK's budgeted development fee. The project was closed in October of 2008. This was at the depths of the financial recession. The primary investor/ purchaser of the tax credits (PNC Multi-Family Capital) was seriously considering pulling out of the project. Many compromises were required by TREK in order to keep PNC involved including additional personal financial guarantees, net worth covenants, longer waiting periods for collection of development fees and increased reserve requirements.

### 3. How was the project financed? What, if any, innovative means of financing were used?

The Century Building Financial structure is very unique. There is not another true mixed income development anywhere in the region and we are unaware of another in Pennsylvania. The financial structure (with descriptions of terms) are as follows:

**Pittsburgh Cultural Trust:** \$3.155 million of purchase money financing was contributed to the development by the RK Mellon and Heinz Foundations. The foundation provided grants to the Pittsburgh Cultural Trust which in turn was loaned to the partnership at below market rate interest. The funds were provided under the condition that the project would be (at a minimum) LEED Certified and deed indentures were recorded to insure that 40% of the apartments were reserved for tenants earning less than 60% of the area median income. The remaining 60% are available to individuals earning up to 150% of the AMI.

**The Strategic Investment Fund** Loaned \$2.8 million to the development. The need for a complimentary private sector financing resource inspired the Allegheny Conference on Community Development to create the Strategic Investment Fund. Thirty-three corporations, foundations and individuals helped to capitalize the initial fund. The Fund provides gap financing that facilitates the development of retail, housing, hotel and urban entertainment projects that serve to preserve and strengthen Downtown Pittsburgh and its surrounding neighborhoods.

The Urban Redevelopment Authority committed \$2.8 million (\$600,000 of which is state HRA funding) to the project in the form of hard and soft loan commitments. The Allegheny County Department of Economic Development committed \$750,000 to the redevelopment effort. Cooperation of city and county funds is unusual but the universal support of the development made this possible. The Federal Home Loan Bank of Pittsburgh provided a direct subsidy of \$255,000.

\$7.8 million of equity was contributed by PNC Multifamily Capital. PNC's tremendous commitment to the project was illustrated through the willing to pay \$.888 for LIHTC's and \$1.10 for historic credits at a time when equity markets were collapsing (October of 2008). Their willingness to step up made the project feasible.

### 4. What do you consider to be the most and least successful aspects of the project?

The most successful aspect of this project is its creative financial structure. 40% tax credit equity allowed us to leverage multiple financing sources and lower the cost of debt and hence lower rents to the point that the project became affordable to our target market: tenants earning between \$20,000 and \$90,000 per year. This has never been accomplished in this market to date. The mix of incomes has led to an active and vital tenant mix that accurately represents a cross section of the community. Our residents reside in the city 365 days per year and substantially add to the vitality of the Cultural District. We drilled 4 wells outside the footprint of the building. This was a complicated endeavor in an urban environment. These four wells draw water directly from the aquifer and are the backbone of the open-loop geothermal HVAC system. The wells pump 60 degree water through a heat exchanger 365 days per year. This energy is used to heat and cool the building at a substantially reduced costs thus keeping rents affordable. We received a 5+ energy star rating and passed the Home Energy Rating System (HERS) standard for residential efficiency to become certified Green by state of PA standards. We are awaiting a LEED Gold accreditation by the USGBC. The Bicycle Commuter Center has allowed the positive reach of the project to extend beyond the residential tenants to the community as a whole. In addition to the positive environmental and health impacts, the Bike Center has raised the awareness of Bike Commuting in the city. The overall building design takes advantage of the historic skin of the Century Building, maximizing the benefits of natural daylight into each apartment. Operable windows allow natural ventilation in rooms, while thermally efficient windows and frames ensure that heat stays in, and cold stays out. Even with the windows closed, fresh air is delivered to the indoor spaces via a demand energy recovery ventilation system (ERV). The ERV pre-conditions the incoming air with energy from the exhaust air, without co-mingling the airstreams. Inside the building, materials with recycled content were used throughout. Residents are encouraged to carry this same line of thought into their own daily life, taking advantage of the recycling areas provided on each floor and reduce the amount of waste we generate. Low-VOC (Volatile Organic Compound) content in the paints and adhesives used during construction combined with cabinets, doors, flooring and other composite wood products that were made without added urea-formaldehyde. The Century Building also boasts a reduction in water usage through a number of efficient systems. Low-flow fixtures reduce water consumption, and dual flush toilets allow residents to control their level of water savings. The least successful aspect of the development was the need for public subsidy. We are using the information gleaned from the development process to continue further development of this type in downtown Pittsburgh that is less reliant on public resources. We intend to use the proceeds from the prize money to leverage further development of this type.

---

**2011**  
**RUDY BRUNER AWARD**  
**ARCHITECT**  
**OR DESIGNER**  
**PERSPECTIVE**



# ARCHITECT OR DESIGNER PERSPECTIVE

---

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services.

Name	Title
Organization	Telephone (      )
Address	City/State/ZIP
Fax (      )	E-mail

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, for any purpose whatsoever, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

<b>Signature</b>	Date
------------------	------

1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc.

2. Describe the most important social and programmatic functions of the design.

## ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

---

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project.

4. Describe the ways in which the design relates to its urban context.

---

**2011**  
**RUDY BRUNER AWARD**  
**PROFESSIONAL**  
**CONSULTANT**  
**PERSPECTIVE**



# PROFESSIONAL CONSULTANT PERSPECTIVE

---

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by a professional who worked as a consultant on the project providing services other than physical design or planning (e.g., legal services).

Name	Title
Organization	Telephone (       )
Address	City/State/ZIP
Fax (       )	E-mail

The undersigned grants the Bruner Foundation permission to use, reproduce, or make available for reproduction or use by others, for any purpose whatsoever, the materials submitted. The applicant warrants that the applicant has full power and authority to submit the application and all attached materials and to grant these rights and permissions.

<b>Signature</b>	Date
------------------	------

1. What role did you or your organization play in the development of this project?

2. Describe the project's impact on its community. Please be as specific as possible.

## PROFESSIONAL CONSULTANT PERSPECTIVE (CONT'D)

---

3. How might this project be instructive to others in your profession?

4. What do you consider to be the most and least successful aspects of this project?



## Century Building

Katz Plaza

R. O. W. to Public Garage

# Century Building

mixed use/mixed income housing and commuter bicycle center

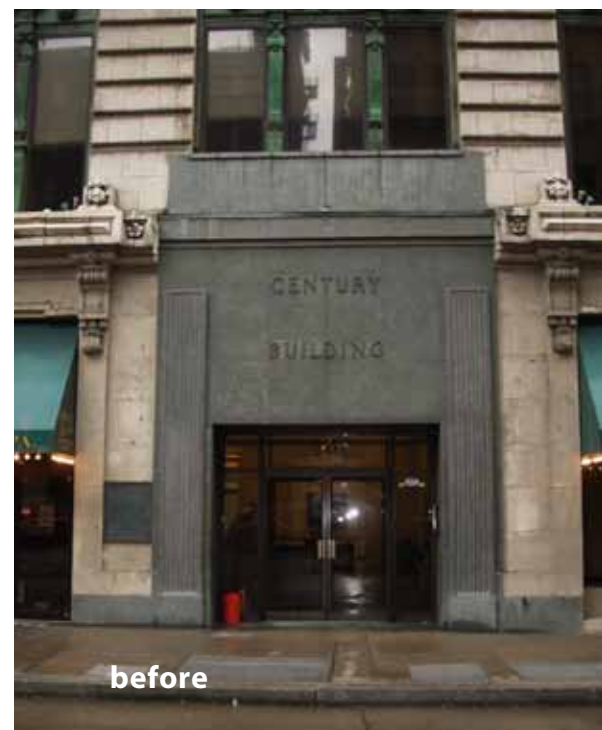
6th Street Bridge

7th Street Bridge

Penn Ave

Pittsburgh 2007

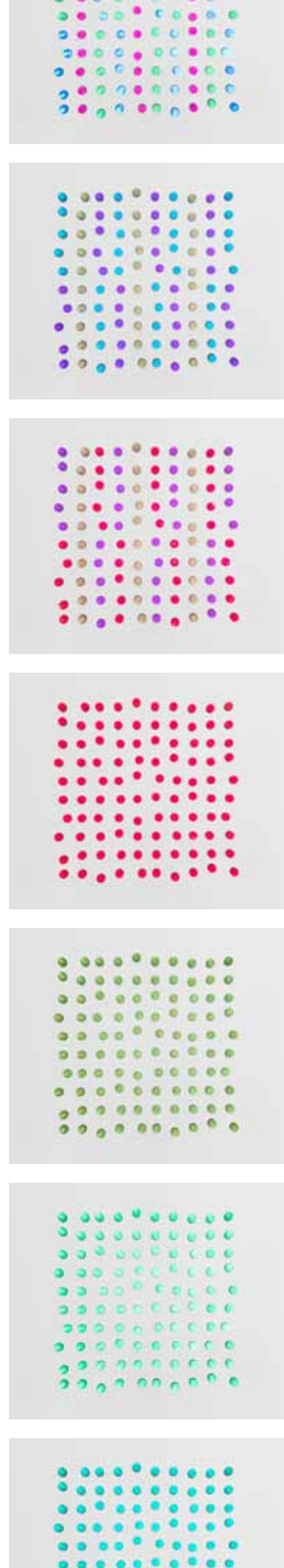




before



after

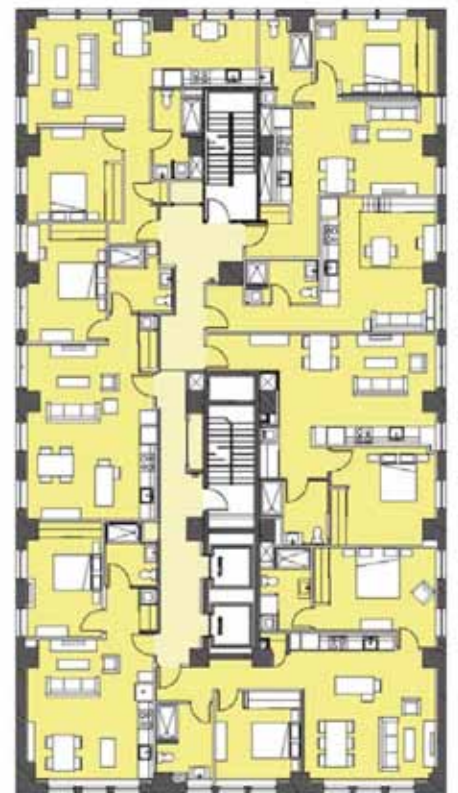


100 LED color changing light display activated when people enter and leave the building.

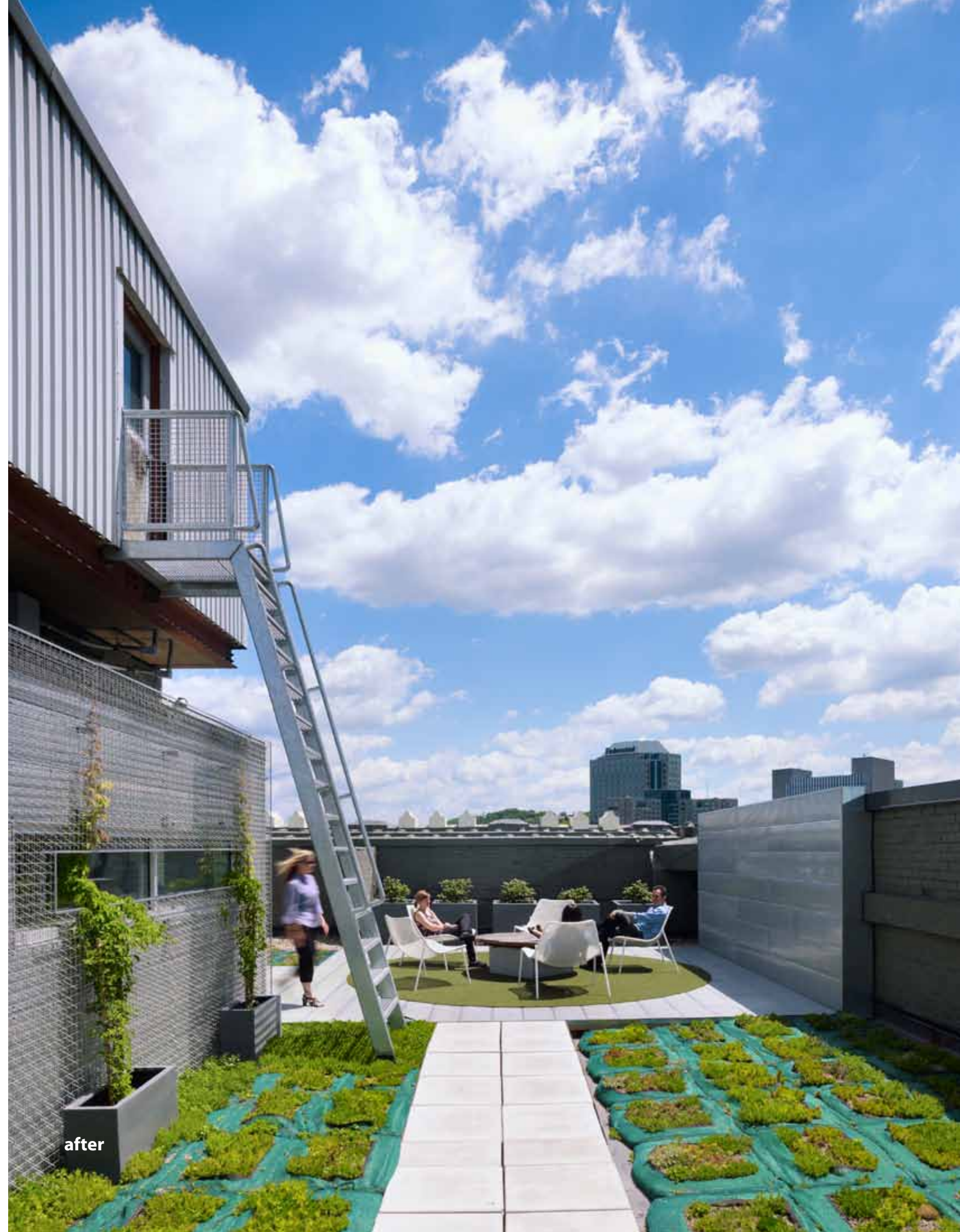


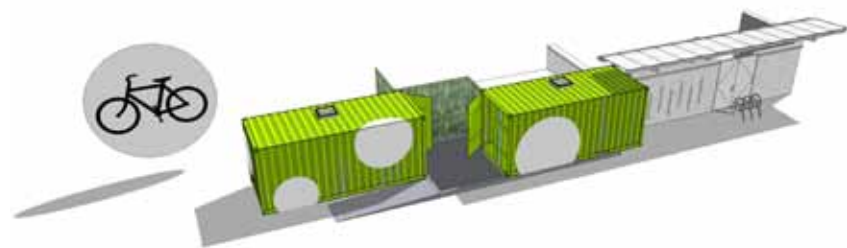


3rd Floor



Typical Residential Floor







BIKE RACKING  
INSTRUCTIONS  
1. Park your bike in the designated area.  
2. Lock your bike to the rack.  
3. Do not use the rack for other purposes.  
4. Report any damage to the rack to the building manager.

**The Century building enriches the urban experience. It serves as a model for social equity, sustainability and place making in an urban setting by demonstrating:**

A new model for public/private partnership –Thirty-three corporations, foundations and individuals collaborated to capitalize the initial fund; creativity was not limited to the design.

Historic preservation and rehabilitation- transformed a prominent and underutilized downtown building, now included on the National Register of Historic Places, to strengthen heritage and street.

Innovative design that cost effectively provides a high quality tenant experience, iconic gestures that connect to the city at large (bicycle center and visible roof top open space) and high performance sustainable design (pending LEED gold)

Addresses a deficiency of affordable housing needed to sustain the longterm revitalization of downtown community.

Approaches integration of socio-economic diversity by building a “community in miniature” with indistinguishable market rate and affordable units, existing businesses (including the restaurant) new office space (including the developer) and amenities to be shared by all. This is the only true mixed income development in the region.

Validation that economic diversity in housing is viable contrary to the conventional wisdom– 100% leased at the opening continues at full occupancy.

Incorporation of alternative transportation – increases the quantity of secure, sheltered public bicycle parking in the downtown area by 75%. 30% of residents at the Century do not own a car.



DAN ONORATO  
CHIEF EXECUTIVE

**COUNTY OF ALLEGHENY**



LUKE RAVENSTAHL  
MAYOR

*City of Pittsburgh*

May 31, 2007

Board of Directors  
Pennsylvania Housing Finance Agency  
211 North Front Street  
P.O. Box 8029  
Harrisburg, Pennsylvania 17105-8029

**Re: The Century Building Residential Renovation: Downtown Pittsburgh**

Dear Board Members:

It is with genuine enthusiasm that we write in support of the Century Building Residential Redevelopment in Downtown Pittsburgh. There is currently a tax credit application pending at the Pennsylvania Housing Finance Agency requesting that an allocation of housing tax credits be awarded to this development from the Community Impact Set-Aside. Allegheny County and the City of Pittsburgh jointly recognize this development as our #1 "Community Impact" priority in this funding round at PHFA.

This project has garnered broad-based community and political support as evidenced by financial commitments from the Urban Redevelopment Authority of Pittsburgh, Allegheny County Economic Development, Pittsburgh Cultural Trust and Strategic Investment Fund. The project concept corresponds directly with PHFA's criteria for "Community Impact" projects and the Downtown Housing Working Group's Affordable Housing Policy Statement.

The successful development of the Century Building is also important to the ongoing redevelopment of Pittsburgh's Cultural District as the home of a thriving arts community serving as a regional economic generator. In addition, the Century Building is the perfect complement to the RiverParc neighborhood development, which is located across the street and has already received important support from the Commonwealth.

The vibrancy and sustainability of the Cultural District and all of downtown will be enhanced and secured by the development of a variety of housing serving a broad range of incomes. The

Office of the Chief Executive ♦ 101 Courthouse ♦ 436 Grant Street ♦ Pittsburgh, PA 15219 ♦ (412) 350-6500

Office of the Mayor ♦ 512 City-County Building ♦ 414 Grant Street ♦ Pittsburgh, PA 15219 ♦ (412) 255-2626

*Letter to Pennsylvania Housing Finance Agency Board of Directors*  
*May 31, 2007*  
*Page 2*

Century Building offers a housing alternative to this previously unaddressed market segment:  
affordable and workforce housing.

If you need additional information or have any questions regarding our support for this project,  
please do not hesitate to contact us.



Dan Onorato  
Allegheny County Chief Executive

Sincerely,



Luke Ravenstahl  
Mayor, City of Pittsburgh

cc: The Honorable Edward G. Rendell, Governor  
Mr. Brian Hudson, PHFA Executive Director