

# Women's Center & Shelter

## Community Facility Renovation & Expansion



**Total Project Costs:**  
**NMTC Allocation:**  
**CCG Allocation:**  
**Closing Date:**  
**NMTC Investor:**  
**Status:**

\$13,251,645  
\$12,000,000  
\$5,000,000  
March 1, 2017  
PNC New Markets Investment Partners  
Complete

Pittsburgh's Women's Center & Shelter ("WC&S") had been located since 1994 in a converted three story 38,000 SF former automobile showroom in the North Oakland neighborhood. WC&S sought \$12.5 million in NMTC allocation to make necessary improvements that resulted in an expansion of the shelter to 48 beds from the existing 36, enhance living spaces, administrative areas and therapy resources, while enlarging the facility's children's areas and creating shelter space for pets, along with updating security and safety systems, parking and storm water systems, and updating building systems to be a LEED certified building.

WC&S clients are predominantly minority individuals (64%) with household income far below the area's median. The average income for a shelter resident is \$4,092 per person and \$7,606 per household. Demand for the shelter had evolved, and the existing operational set up and space configuration no longer met the Women's Center & Shelter's needs. In 2016 alone, the center was forced to turn away 262 women and 234 children and was regularly operating at more than 110% of occupancy, resulting in turning away those in critical need of shelter. Additionally, the project greatly improved the existing facility's design to aid in healing and recovery from abusive situations. Significant security upgrades were made while ensuring an inviting, safe space for clientele.

CCG provided \$5 million in NMTC allocation and partnered with Pittsburgh Urban Initiatives, who provided an additional \$7.5 million in NMTC allocation. PNC Bank was the credit investor on the project. Without access to NMTCs, the organization's leadership estimated it would have taken years to fundraise the additional money needed to complete the project, and it helped the organization by allowing other funds to go directly into programming and other operating expenses. The organization also received a planning grant from the Heinz Endowments to fund design work for the new facility, creating a facility stakeholder review that resulted in improved system designs for the renovated facility. In addition, the project received a \$1 million RACP grant.

### **Project Details:**

- Complete renovation of a 38,465 SF Women's Center and Shelter

### **Distress Criteria:**

- 23.1% Poverty Rate
- Medically Underserved Area
- State Enterprise Zone
- Highly Distressed

### **Community Impacts:**

- 3 permanent jobs
- 10 construction jobs
- 23 indirect jobs
- 6915 served annually