

Women's Center & Shelter of Greater Pittsburgh



"The NMTC allocation and additional tax credits invested in this project are vitally important as they help to ensure WC&S meets the current and future needs of our community."

Sara Davis Buss
Chairman of the Board, Women's Center and Shelter of Greater Pittsburgh

Project

Since 1974, Women's Center & Shelter of Greater Pittsburgh (WC&S) has served victims of domestic violence and helped women regain their independence and confidence. One of the first shelters for domestic violence victims in the country, WC&S has long been at the forefront of the movement against this egregious crime. In 2016 alone, WC&S served 496 residents, providing 13,846 safe bed nights for women and children fleeing abusive relationships. It also provided more than 28,800 hours of resident counseling, non-resident counseling, legal aid referrals and support and other services to a total of 6,508 women and children. Based on WC&S data, the per capita income of women served during FY 2014/15 was \$4,093 and household income was \$7,607.

Sadly, the need for WC&S's services far outweighs its 38,000 square foot capacity. In 2016, 500 women and children were turned away from the shelter due to overcrowding. There has also been a dramatic rise in the number of children needing to be served, and the accessibility of information on the Internet has made "hiding in plain sight" impossible, requiring a complete overhaul to the way the facility is accessed and monitored for safety.

The renovation of the shelter will: (i) add and enhance children's areas; (ii) increase bed counts by 33%, from 36 to 48; (iii) create better, more efficient office, clinical and administrative space; (iv) completely overhaul the security and safety measures at all access point and provide safe sanctuary space within the facility; (v) update all of the mechanical and roof systems, which have reached the end of their useful life; and (vi) vastly improve energy efficiency with a LEED-certified design. This project supported 25 full-time construction jobs at an average wage of \$42.50 an hour. Upon completion, the shelter expects to hire and retain a total of 51 permanent employees at wage of \$16.82 per hour to support operations. Economic estimates predict the project will create 23 indirect and induced jobs providing \$1,129,000 in added wages for the region.

The Financing

With total project costs of \$13.2 million, WC&S combined financing from a number of community partners, including a NMTC Allocation from Commonwealth Cornerstone Group (\$5 million) and Allocation from Pittsburgh Urban Initiatives (\$7.5 million), to fully fund the project. In addition to the Allocation and charitable contributions, permanent debt was provided by Huntington Bank.

TOTAL PROJECT COST:

\$13,200,000

NMTC ALLOCATION:

\$12,500,000

FINANCING COMPLETE:

February 2017

PROJECT SPONSOR:

Women's Center & Shelter of Greater Pittsburgh

CDES:

Pittsburgh Urban Initiatives / Commonwealth Cornerstone Group

NMTC INVESTOR:

PNC Bank

LEVERAGED LENDER:

Huntington Bank

ADDRESS:

Pittsburgh, PA

CENSUS TRACT:

42003070900

COMMUNITY OUTCOMES:

38,000 Square Feet
 76 Direct Jobs
 Capacity: 700

LOW-INCOME COMMUNITY:

State/Local Economic Zone
 Federal MUA