

## THE OHRINGER BUILDING

Submitted by: Allegheny County Residential Finance Authority

### Project Overview:

- 37-unit apartment building: 29 one-bedroom, 1 two-bedroom, and 7 studios
- All units will have preference to artists and local residents
- All units restricted to tenants with incomes below 60% Area Median Income

### Points of Interest:

- Building will provide live-in workspaces for artists and creatives
- The building exterior and interior design will incorporate the creations of resident artists and retain existing historical assets originating in the structure and community

### Goals and Benefits:

- An affordable housing opportunity within an economically distressed community located in the post-industrial area of the Mon Valley
- The addition of housing units designed for the physically and hearing impaired
- Improves the existing main pedestrian thoroughfare by rehabilitating a former prominent structure located in the main business district
- Market-rate design that transforms a currently underutilized property into multiple affordable apartments



### Project Team:

- Developer: Ohringer Arts of Braddock, LP
- Funding Sources:
  - Low-Income Housing Tax Credits awarded by PHFA
  - HOME funds awarded by Allegheny County, through their Economic Development Department and Residential Finance Authority
  - PA Historic Tax Credits
- Architect: Rothschild Doyno Collaborative
- General Contractor: Sota Construction Services
- Real-Estate Development Consultant: Diamond and Associates
- Supportive Services Provider: East End Cooperative Ministry