

**PROJECT PROFILE**

# Pittsburgh Glass Center

Pittsburgh, PA



**THE PROJECT:**

The Pittsburgh Glass Center (PGC) project involves the renovation and expansion of a multi-faceted studio space in Pittsburgh’s Friendship neighborhood. Originally built in 1920, the 16,000-sq. ft. building was last renovated in 2000. The first floor includes a reception and retail area, a gallery, office space, and flame and artist studios. Currently, the second floor is comprised of a hot shop, cold shop, kiln classroom, and tech shop.







The renovation includes improvements to the first and second floors, as well as upgrades to the HVAC, electrical, and plumbing systems. The expansion will extend the second floor and add a third story, adding 11,000 sq. ft. to the existing building. The new third-floor will offer additional hot shops, storage, and office space.

The PGC provides numerous free workshops for local schools along with free classes for veterans and community members. Currently, the demand from schools is far greater than the Center can accommodate, leaving several low-income schools without an arts program. With the expanded Center, PGC will be able to accommodate twice the number of students on an annual basis and provide greater opportunities for residents.

**FINANCING:**

Financing for the \$12.6 million Pittsburgh Glass Center project will include \$10 million in NMTC, of which \$5 million was allocated by Building America CDE.

**ECONOMIC IMPACT OF INVESTMENT\***

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|  <p>Building America NMTC Allocation<br/>\$5.0 Million</p> |  <p>Total Development Cost<br/>\$12.6 Million</p> |  <p>Rehabilitation of 27,000 SF facility with and 38 permanent jobs</p> |  <p>160,040 Hours of Union Construction Work Generated</p> |  <p>\$5.7 Million Tax revenue generated</p> |  <p>\$36.5 Million Total economic benefit</p> |
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*\*Job and economic impact figures are estimates calculated using IMPLAN, an input-output model, based on Building America project data. The data is current as of December 31, 2022. Economic impact data is in 2022 dollars and all other figures are nominal.*

*"Projects that champion fair paying, family-supporting union jobs help optimize economic impacts to local communities where union members live, work, and play. Further, union labor delivers a highly skilled and trained professional workforce to the contractor and project sponsor, which is especially critical with our current overall labor shortage."*

— Tom Melcher, Business Manager  
Pittsburgh Regional Building Trades Council

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## COMMUNITY IMPACT:

The Pittsburgh Glass Center (PGC), a local non-profit, will shape the next generation of glass artists and makers in Pittsburgh, grow Pittsburgh's creative economy, and reinforce the region's history as a major producer of glass.

The renovated and expanded space will serve over 9,000 students in more than 130 schools. The community and exhibition spaces, studio units, and meeting rooms will serve over 4,000 community members annually. The glass center offers free access to glass art and creative experiences for youth and adults. As the largest arts organization on Penn Avenue, PGC has played a major role in the redevelopment of the city's rapidly growing East End. PGC is a center for thriving glass art enthusiasts where they can learn, teach, and thrive together to grow the region's creative economy.

This project has overwhelming support by all, including support from Friendship Community Group, a volunteer-based advocacy group for the Friendship neighborhood, and Bloomfield Garfield Corporation, a community-based and board-driven organization whose primary goal is to get as many people in the community as possible to participate in efforts aimed at physical revitalization, an improved economy, and strengthened well-being.

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## ABOUT BUILDING AMERICA:

Building America CDE was established as a subsidiary of the AFL-CIO Housing Investment Trust in 2010. The U.S. Treasury Department's CDFI Fund certified Building America as a Community Development Entity, making it eligible to offer federal New Markets Tax Credits to investors. Building America has been awarded \$240 million of these tax credits since 2011. The HIT is a fixed income investment company registered with the Securities and Exchange Commission. Its investors include union and public employee pension plans and labor organizations. The HIT is one of the earliest and most successful practitioners of socially responsible impact investing, with a track record beginning in 1984 that demonstrates the added value derived from union-friendly investments.