



First Quarter Resource Fair and Mixer

January 30, 2020

Urban Redevelopment Authority
of Pittsburgh



[ura](#)

Welcome Everyone



WELCOME FROM DISTRICT 6

MEET GREG AND PIERCE

PROJECT UPDATES

UPCOMING PROJECTS

NEW PROJECTS

NETWORKING



1. **Welcome from Councilman Lavelle**
2. **Meet Pierce and Greg**
3. **Project Updates**
 - **Lower Hill**
 - **Centre Avenue RFQ**
 - **Centre Heldman Plaza**
4. **Upcoming Projects**
5. **New Programs**
6. **Networking**



Meet Greg & Pierce!



Emerging Mission

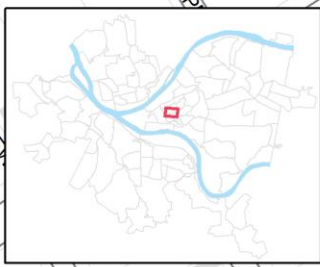
We exist to support the City of Pittsburgh's economic development goals, which are designed to create a city of inclusive opportunity for residents, stakeholders, and communities.

In essence, we are here to help our neighbors.



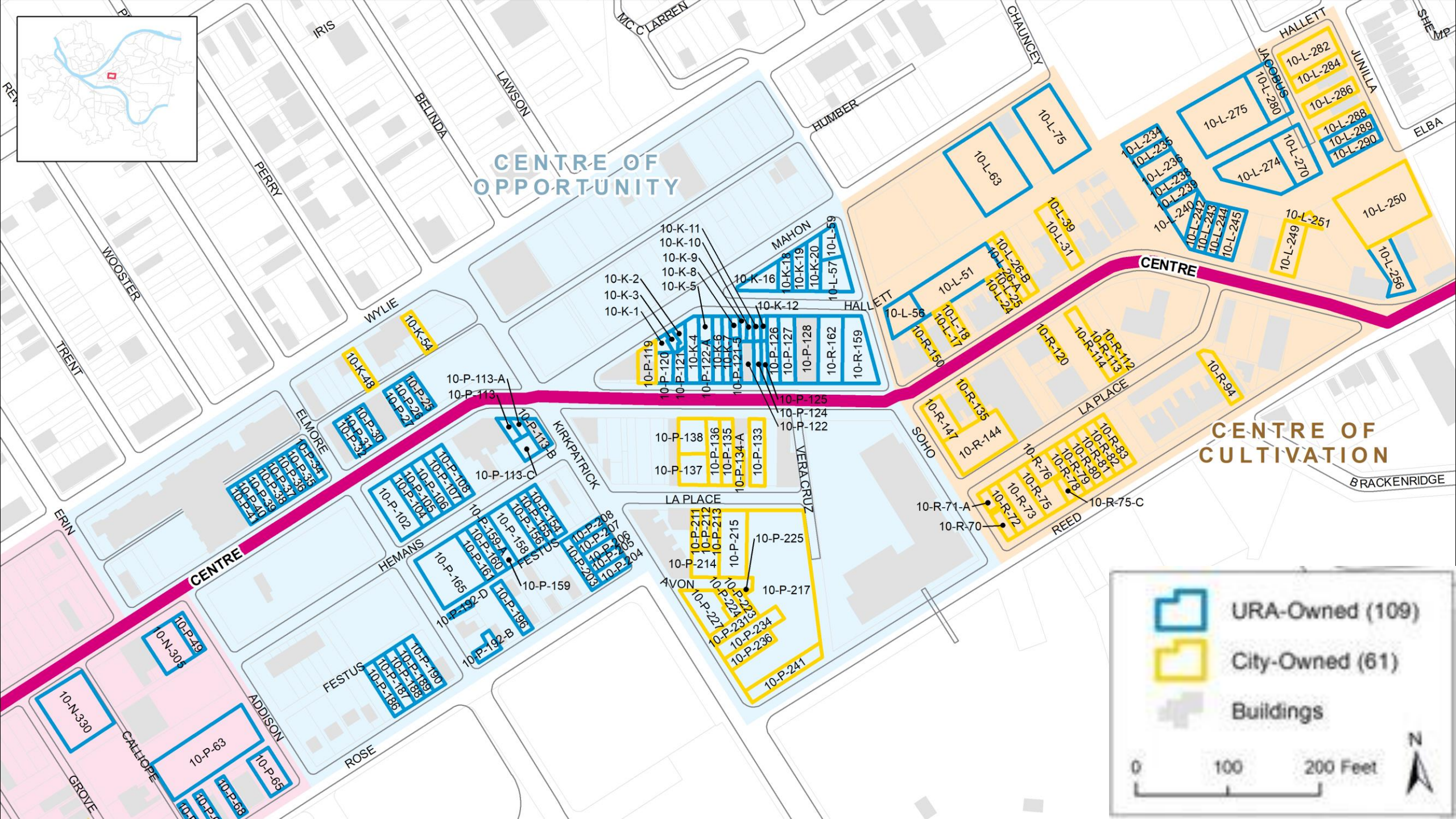
Lower Hill Redevelopment

Centre Avenue RFQ



CENTRE OF OPPORTUNITY

CENTRE OF CULTIVATION



URA-Owned (109)

City-Owned (61)

Buildings

0 100 200 Feet

N

- 10-K-11
- 10-K-10
- 10-K-9
- 10-K-8
- 10-K-5
- 10-K-2
- 10-K-3
- 10-K-1
- 10-K-16
- 10-K-18
- 10-K-19
- 10-K-20
- 10-L-57
- 10-L-59
- 10-K-4
- 10-K-6
- 10-K-7
- 10-P-121.5
- 10-P-126
- 10-P-127
- 10-P-128
- 10-R-162
- 10-R-159

IRIS
BELINDA
LAWSON
HUMBER
PERRY
WOOSTER
TRENT
ERIN
ADDISON
ROSE
FESTUS
HEMANS
KIRKPATRICK
LA PLACE
AVON
VERACRUZ
SOHO
REED

CHAUCEY
HALLETT
JACOBUS
JUNILLA
ELBA
MAHON
HALLETT
LA PLACE
BRACKENRIDGE

10-N-330
10-N-305
10-P-63
10-P-68
10-P-180
10-P-188
10-P-187
10-P-186

10-P-49
10-P-34
10-P-35
10-P-36
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10-P-156
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10-P-160
10-P-161
10-P-162
10-P-192
10-P-192-B
10-P-196
10-P-208
10-P-209
10-P-204

10-K-54
10-K-48
10-P-113-A
10-P-113
10-P-113-B
10-P-113-C
10-P-138
10-P-136
10-P-135
10-P-134-A
10-P-133
10-P-125
10-P-124
10-P-122
10-P-211
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10-P-241

10-L-63
10-L-75
10-L-39
10-L-51
10-L-56
10-L-18
10-L-17
10-L-24
10-L-26-A
10-L-25
10-L-24
10-L-242
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10-L-275
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10-L-274
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10-L-251
10-L-256
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10-L-289
10-L-290

10-R-120
10-R-112
10-R-113
10-R-114
10-R-120
10-R-135
10-R-144
10-R-147
10-R-76
10-R-75
10-R-78
10-R-77
10-R-73
10-R-72
10-R-71-A
10-R-70
10-R-94



RFQ Process Steps

Community informs process



RFQ released; responses received



Responses vetted for qualifications



Community input (do you want to see more?)



URA Board action #1 (Exclusive due diligence or closed RFP)



Community Review of proposals



Full proposals submitted



URA Board Action #2 (Proposal acceptance)

Advanced To Exclusive Negotiations

- MOKA Art Gallery
- Amani Christian CDC
- Thomas Boyd / Tom's Barbershop

Modification of Parcels Requested

- The Sankofa Group
- Studio Volcy
- Salon XO

Properties On Hold for URA to Conduct Additional Diligence

- R. Kyndall Development Group

Asked To Resubmit in Future RFQ Rounds

- Taylor Construction & Development, Inc
- AED Development LLC
- KBK Enterprises

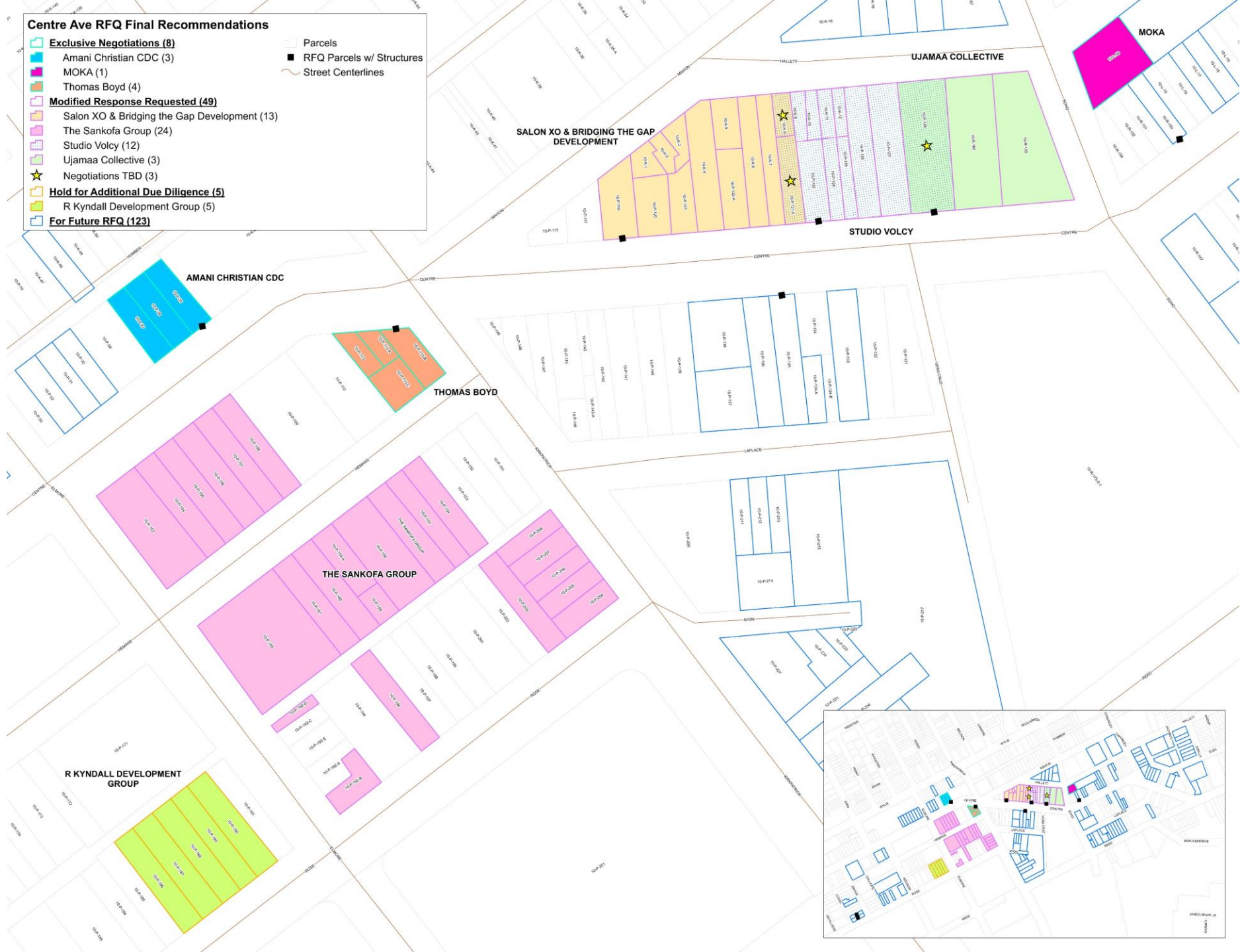
Engaging In Alternate Site Exploration

- Ujamaa Collective



Centre Ave RFQ Final Recommendations

- Exclusive Negotiations (8)**
 - Amani Christian CDC (3)
 - MOKA (1)
 - Thomas Boyd (4)
 - Modified Response Requested (49)**
 - Salon XO & Bridging the Gap Development (13)
 - The Sankofa Group (24)
 - Studio Volcy (12)
 - Ujamaa Collective (3)
 - Negotiations TBD (3)**
 - Hold for Additional Due Diligence (5)**
 - R Kyndall Development Group (5)
 - For Future RFQ (123)**
- Parcels
 RFQ Parcels w/ Structures
 Street Centerlines



Centre Heldman Plaza Update

ura | Centre Heldman Plaza

- URA acquired Centre Heldman Plaza on November 22, 2019.
- Release date for the RFI (Request For Interested Parties) Q1 2020



ura | Centre Heldman Plaza

- Future Market Study: Guiding Questions
 - How can the site be most valuable to the community?
 - What types of businesses will do well on the site?
 - How can we create opportunity for local residents, businesses, and developers?



ura | Centre Heldman Plaza

- Future Market Study: Priorities
 - Long-term redevelopment options
 - Potential site redesign, value capture analysis
 - Maximizing community benefits and opportunities



Upcoming Projects

ura | Project Pipeline

Schenley Heights Collaborative – Income Inclusive Homeownership

- 6 home rehabs (80% AMI and below) located on Bryn Mawr Road, Adelaide Street, Cherokee Street, and Shawnee Street
- 3 new home builds (1 affordable at 80% AMI and below) to be completed by A.C.E Construction located on Bryn Mawr Road and Anaheim Street

Communion Place on Herron and Wylie

- The URA would like to acquire the parcels located at 0 Wylie Avenue and 2932 Wylie Avenue
- The structure is to be redeveloped as the first floor of the new location for CommunionPLACE with apartments above
- CommunionPLACE provides community building, architectural and community design, and real estate development services

Income Eligibility

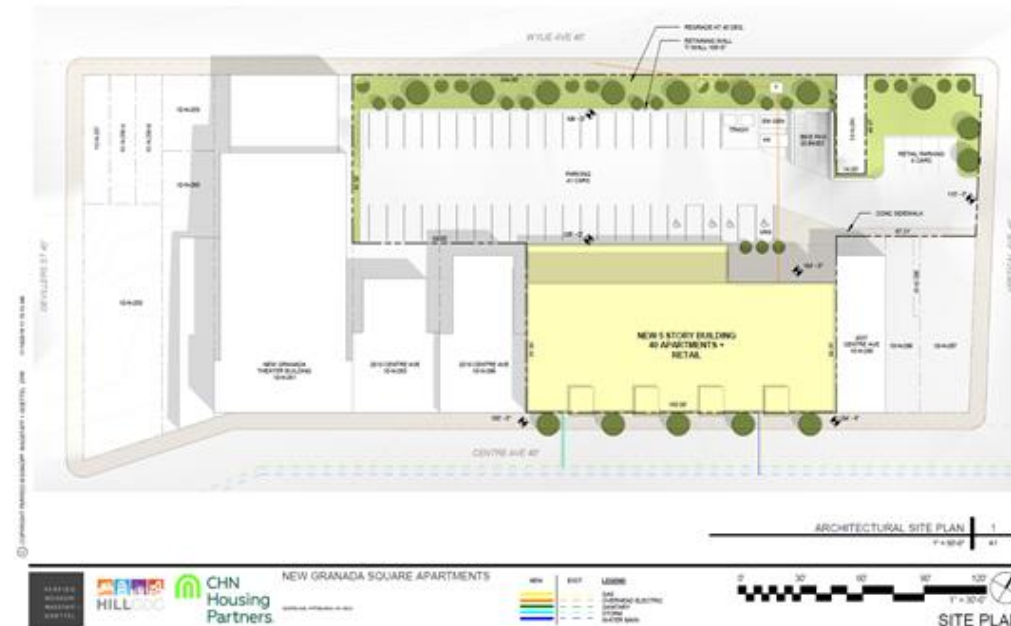
Household Size	50%	60%	80%
1	\$28,000	\$33,550	\$44,750
2	\$32,000	\$38,350	\$51,150
3	\$36,000	\$43,150	\$57,550
4	\$39,000	\$47,950	\$63,900
5	\$43,150	\$51,800	\$69,050
6	\$46,350	\$55,600	\$74,150



ura | Upcoming Projects

New Granada Square

- URA is in the process of selling property to Granada Apartments LP. URA Board authorized the second of three board actions at its January 2020 meeting.
- Granada Apartments LP is a limited partnership between the Hill CDC and CHN Housing Partners
- Awarded 9% Low Income Housing Tax Credits (LIHTC)
- 7,500 square feet of ground floor retail and 40 affordable apartments



Small M/WBE Contractor Line of Credit Program

- \$150,000 program at the Hill District Federal Credit union to provide lines of credit to women and minority-owned small businesses



Year Up

- 11-month program for adults 18-26 years old with 5 months of training and 6-month internship at BNY Mellon
- Each class has 40 participants starting in September 2020 with a new class every 6 months
- Recruitment begins in February



Networking

ura | Who's Who in the Room?

URA Staff

- Greg Flisram – Executive Director
- Diamonte Walker – Deputy Executive Director
- David Geiger – Government Affairs Officer
- Pierce Robinson – Community Affairs Officer
- Julie Edwards – Real Estate Outreach Manager
- Maya Fewes – Equity and Inclusion Coordinator
- Daniel Grantham – Operations Assistant and Special Assistant to the Deputy Executive Director
- Claren Healey – Real Estate Officer Development and Marketing

Centre Avenue RFQ

- Laya Mathews – Project Development Specialist
- Bethany Davidson – Asset Manager

Centre Heldman Plaza

- Susheela Nemani-Stanger – Director, Center for Community and Economic Development

Lower Hill

- Nick Fedorek – Project Development Specialist
- Delvina Morrow – Director, Strategic and Community Initiatives, Pittsburgh Penguins

ura | Who's Who in the Room?

Housing and Homeownership Resources

- Jessica Smith Perry – Director, Center for Housing Opportunities
- Vethina Hage – Program and Policy Strategist

Business Support

- Lynnette Morris – Program Assistant
- Josette Fitzgibbons – Neighborhood Business District Manager

Minority & Women-Owned Business Enterprise (MWBE)

- Lisa Moses – MWBE Program Coordinator

Year UP

- Kate Gerwig – Launch Project Management Lead