

May 14, 2020

Minutes of the Virtual Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh.

May 14, 2020 – 2:00 P.M., E.S.T.

Members Present: Williamson, Powell, Lavelle, Hirsh, Gainey

Members Absent: None

Staff Present: Walker, Flisram, Cummings, Clark, Smith Perry, Wilhelm, Link, Fedorek, Geiger, Saladna, Grantham, Bohince and Schacht.

Mr. Williamson called the Meeting to order and declared a quorum present.

1. Roll Call
2. Mr. Williamson presented all Public Comments. See attached.
3. General
  - a. Approval of Meeting Minutes of the Regular Board Meeting of April 16, 2020
4. RFP's, RFQ's RFI's and Bids
  - a. Request for proposals (RFP) – Housing Stabilization Program (HSP) Provider.
5. Announcements
  - a. COVID-19 Response Update
  - b. Briefing and review of the Small Business Recovery Loan Fund Guidelines contingent on final HUD guidance. *(Pages 4 to5)*
  - c. On May 1, 2020, the 100th Down Payment and Closing Cost Assistance Loan closed!
  - d. The Roof-A-Thon will occur in June 2020; 25 homes will receive roofs sponsored by Wells Fargo and the Housing Opportunity Fund.
  - e. Appointment of Jessica Smith Perry to the Board of Directors of the National Association of Local Housing Finance Agencies (NALHFA).
  - f. Recognition of 30 + years of service to the URA by Tom Cummings.

- g. Agenda Item 5b: Briefing and review of the Small Business Recovery Loan Fund Guidelines contingent on final HUD guidance.

### ***Background***

The COVID-19 outbreak has forced small businesses across Pittsburgh to shut down. Revenue for many of these small businesses, especially in neighborhood business districts, has dropped 70-90% or more. Most have laid off employees and require patient capital to continue to pay fixed costs such as rent, utilities, payroll, and insurance to stay in business. Minority and women-owned businesses have been particularly affected. Already operating in a climate of inequality and lower access to capital, COVID-19 has amplified these struggles.

In response to this need, on Tuesday, March 17, 2020 the URA launched a COVID-19 Small Business Emergency Loan Fund (ELF) program offering up to \$15K, 0% interest loans. Since inception, demand has outpaced funding ability.

Despite its good intentions, federal and state action have proven insufficient, in size and scope, to address the enormous and specific needs of local small businesses; many local small businesses may have trouble accessing SBA and state emergency funds through CWCA.

It is critical the URA be positioned to meet the growing needs of Pittsburgh small businesses, especially minority and women-owned businesses. This program will benefit those businesses by providing much needed access to patient capital to help them recover and grow.

As Pittsburgh emerges from the immediate economic fallout from COVID-19, small businesses will need substantial support to stabilize, ramp up, and grow in the face of uncertain economic times. Steep and sudden losses in GDP combined with a slow and uncertain recovery will make availability of capital to invest in small businesses extraordinarily important.

### ***About the Small Business Recovery Fund***

The COVID-19 Small Business Recovery Fund (“Program”) will provide funds for Pittsburgh small businesses affected by and working to recover from the pandemic and position them to stabilize and grow when the economy returns to pre COVID-19 conditions. The existing COVID-19 Small Business ELF will be merged into the Program.

The Program will target neighborhood-serving small businesses, minority and/or women-owned businesses, businesses in low and moderate-income communities, and those small businesses most adversely affected by the COVID-19 crisis. The Program will be a continuation of our efforts to support the most vulnerable of businesses to help them not only survive but to thrive in the post COVID-19 environment.

### ***Program Terms and Conditions***

#### **Recovery Loans**

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Loan Amount: up to \$75,000

Interest rate: 0% for first year, 2% for balance of loan term

Loan payment deferral period: one year

Loan Terms: 7 years

Fees: none

Pre-payment penalties: none

Collateral / security: personal guarantees not required, business and corporate guarantees as appropriate.

Use of funds: hiring and payroll, inventory, sales/marketing, e-commerce, rent, utilities, and other approved fixed costs related to business recovery.

**Emergency Loans**

Loan Amount: up to \$15,000

Interest rate: 0%

Loan payment deferral period: 6 months

Loan Terms: 3 years

Fees: none

Pre-payment penalties: none

Collateral/security: personal guarantees not required, business and corporate guarantees as appropriate.

**Use of Funds:** Hiring and payroll, inventory, sales/marketing, e-commerce, rent, utilities, and other approved fixed costs related to business emergency operation needs.

**Funding Source:** Community Development Block Grant funding, private corporate contributions, and other local, state, and federal monies, as appropriate.

**Note:** Today's briefing does not require board action.

6. Financial Feasibility Services

a. Authorization is requested to include the below listed firms on a slate of financial consultants to provide financial feasibility services:

- Affirmative Investments - Boston, MA
- BJH Advisors - New York City, NY
- David Paul Rosen & Associates - Lafayette, CA
- Hunden Strategic Partners - Chicago, IL
- JLL Capital Markets - Pittsburgh, PA
- Palo Alto Partners - Pittsburgh, PA
- Partners for Economic Solutions - Washington, DC
- Baker Tilly (now joined with Springstead) - St. Paul, MN
- RKG Associates - Alexandria, VA
- SB Friedman Dev't Advisors - Chicago, IL

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- TCAM Asset Management - Boston, MA/Pittsburgh, PA
- Mullin & Lonergan Associates - Pittsburgh, PA

Ms. Walker requested Board approval of the above item.

Ms. Jessica Smith Perry, Director of Housing Lending and Investments presented that On April 15, 2020, the URA issued a Request for Proposals (RFP) for economic development consultants to provide qualifications to be included on a list of firms that can review the financial feasibility of large-scale development projects. Responses to the RFP were due on May 6, 2020. The above firms submitted responses and will be included on the slate.

Either before or during the Exclusive Negotiation period for developments to be constructed on URA land, or during the pre-development phase for projects not requiring URA land, the URA will use one of the firms on the slate to perform an overall financial analysis of the proposed project. This will include reviewing the overall economics and financial feasibility of large-scale development projects including, but not limited to: proposed proforma; construction costs; proposed sources and uses of funds; the financial strength of the developer; a comparison of rents and sales comps, etc. The study will be funded by the developer and/or the URA.

Mr. Williamson thanked all parties in moving forward with this project. He also stated that some critical components in utilizing the presented firms are to safeguard public funding by assessing projects, determining how much public funding is needed for mixed use projects and determining how much public funding is needed for gap financing to private developers.

Ms. Powell asked if any MWBE firms had responded to the RFP. Ms. Walker answered that there were no MWBE firms that had responded to the RFP. but moving forward will encourage such firms to engage.

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey and unanimously carried, the following resolution was adopted:

#### **RESOLUTION NO. 154 (2020)**

RESOLVED: That the addition of the below listed firms to a slate of financial consultants to provide financial feasibility services is hereby approved:

- Affirmative Investments - Boston, MA
- BJH Advisors - New York City, NY
- David Paul Rosen & Associates - Lafayette, CA
- Hunden Strategic Partners - Chicago, IL
- JLL Capital Markets - Pittsburgh, PA
- Palo Alto Partners - Pittsburgh, PA
- Partners for Economic Solutions - Washington, DC

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- Baker Tilly (now joined with Springstead) - St. Paul, MN
- RKG Associates - Alexandria, VA
- SB Friedman Dev't Advisors - Chicago, IL
- TCAM Asset Management - Boston, MA/Pittsburgh, PA
- Mullin & Lonergan Associates - Pittsburgh, PA

7. California-Kirkbride, Central Northside, & Perry South – Northside Residences Phase III

- a. Pittsburgh Development Fund (PDF) Loan Agreement in the amount of \$1,050,000 with Northside Properties Residences III LLC.

Ms. Walker requested Board approval of the above item.

Ms. Smith Perry presented that authorization is requested to enter into a Pittsburgh Development Fund (PDF) loan agreement in the amount of \$1,050,000 with Northside Properties Residences III LLC to support the preservation and substantial rehabilitation of 70 scattered site, affordable rental units in three Northside neighborhoods.

At the January 16, 2020 URA Board meeting, authorization was approved for a Housing Opportunity Fund Rental Gap Program (RGP) loan in the amount of \$700,000 and Rental Housing Development Improvement Program (RHDIP) loan in the amount of \$700,000 for the subject development. Since that meeting, the appraisal was completed for a proposed permanent first mortgage loan which came in lower than expected. After negotiations and discussions with the bank, appraiser, and developer, and based on the Red Stone LLC loan to value and debt service coverage requirements, the developer is able to secure an \$8.4 million permanent first mortgage loan which created a financing gap of \$1,050,000. We are recommending that this gap be filled with the proposed amortizing URA PDF loan.

### **About the Project**

North Side Associates (NSA) previously owned 324 units located in 239 separate buildings spread out across the historic Northside area. M. Robert and Sarah Mistick (Northside Properties R & S LLC) as developer have since led several phases of construction for the purpose of renovating these units and providing all of them at affordable levels. The previously owned development is collectively known as Northside Properties. The units, which are a mix of 1, 2, 3, 4, and 5-bedroom apartments, were originally built between 1870 and 1910. To date, 197 of the units have been sold to affiliated limited liability companies in two phased developments (Phase I, containing 75 units, has been completed; Phase II, containing 122 units, closed in August 2019 and is currently under construction).

The third phase consists of the rehabilitation of 70 units located within 69 buildings. The borrower is Northside Properties Residences III LLC, the entity formed to own and manage Phase III. Northside Properties R&S LLC is the project developer. Renovations will include complete

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interior makeover and re-purposing of the unit layout to make for more modern and functional units for today's market requirements. Of the 69 buildings, 48 are historic and will be renovated to historic standards. The approximate cost per unit is \$216,439.

Of the 70 units: 12 will be rented to households with incomes at or below 30% of area median income (AMI), 31 will be rented to households with incomes at or below 50% AMI; 20 will be rented to households with incomes at or below 60% AMI, and 7 will be rented to households with incomes at or below 80% AMI. The development is seeking Pennsylvania Housing Finance Agency (PHFA) approval as an "income averaging" development, meaning that 10% of the total units will be able to be rented to households with incomes up to 80% AMI. Project based Section 8 assistance is being provided for all units by the U.S. Department of Housing and Urban Development (HUD).

The Initial Application for Tax Exempt Volume Cap and the 4% Low Income Housing Tax Credit (LIHTC) application is expected to be submitted to PHFA prior to the July 10, 2020 deadline. The tax-exempt volume cap allocation will require PHFA approval prior to a projected fall, 2020 closing. The URA previously approved an inducement resolution regarding its intent to issue tax-exempt bonds in an amount up to \$18 million with current projections in the approximate amount of \$15.3 million. Red Stone Tax Exempt Funding, LLC will purchase the tax-exempt bonds and provide construction and permanent financing.

### **Advisory and Committee Recommendations**

The requested URA \$1,050,000 PDF loan and the previously approved \$700,000 RHDIP loan were approved at the May 6, 2020 Real Estate Loan Review Committee meeting. The previously approved \$700,000 HOF RGP loan was approved at the January 8, 2020, HOF Advisory Board meeting. The total development cost is approximately \$25,175,444. The permanent financing plan will also include an \$8.4 million permanent first mortgage loan, LIHTC equity, federal Historic Tax Credit equity, seller financing, and interim income.

### **Details of the development are as follows:**

<b>Developer:</b>	Northside Properties Residences III LLC
<b>Property Locations:</b>	A Street, Arch Street, Brighton Place, Brightridge Street, Chautauqua Street, Chester Avenue, Garfield Avenue, Kirkbride Street, Monterey Street, Morrison Street, N. Charles Street, Sampsonia Street, Strauss Street, and St. Ives Street
<b>Ward(s):</b>	21 <sup>st</sup> , 22 <sup>nd</sup> , 25 <sup>th</sup> , & 26 <sup>th</sup> Wards
<b>Council District:</b>	6

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**Description:** Rehabilitation and renovation of 70 units throughout the California-Kirkbride, Central Northside, and Perry South neighborhoods

**General Contractor:** Mistick Construction  
1300 Brighton Road  
Pittsburgh, PA. 15233

**Total Development Costs:** \$25,175,444

**Proposed Development Sources:**

<b>Committed Sources of Financing</b>	
1st Mortgage – RedStone Tax-Exempt Funding	\$8,400,000
RBC – LIHTC Equity	\$7,995,648
RBC – HTC Equity	\$2,310,827
3 <sup>rd</sup> Mortgage – URA RHDIP	\$700,000
3 <sup>rd</sup> Mortgage – URA HOF RGP	\$700,000
4 <sup>th</sup> Mortgage – Seller Note	\$3,480,000
Interim Income	\$383,262
Deferred Development Fee	\$155,708
<b>Total Committed Project Financing</b>	<b>\$24,125,444</b>

**URA Sources Under Review**

2 <sup>nd</sup> Mortgage – URA PDF Loan	\$1,050,000
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**Authority Financing:** \$1,050,000 – PDF Loan - 4.15% interest rate, 16-year term plus construction period, 40-year amortization, 2<sup>nd</sup> lien position

\$700,000 – URA RHDIP loan - 0% interest rate, 40-year term, 40% cashflow repayment split with HOF RGP loan, shared 3<sup>rd</sup> lien position (previously approved)

\$700,000 - HOF RGP loan - 0% interest rate, 40-year term, 40% cashflow repayment split with URA RHDIP loan, shared 3<sup>rd</sup> lien position (previously approved)

**Program Benefit:** This development will rehabilitate 70 affordable units across the California-Kirkbride, Central Northside, and Perry South neighborhoods and complete the third phase of the Northside Properties development project.

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**HOF Advisory Board Review:** Presented and approved at the January 8, 2020 meeting

**Real Estate Loan Review Committee:** Presented and approved at the May 6, 2020 meeting.

Mr. Lavelle thanked Mr. Cummings, Ms. Smith Perry and Mistick Construction for their hard work in moving this project forward. He also stated that the residents are satisfied with this project.

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey and unanimously carried, the following resolution was adopted:

**RESOLUTION NO. 155 (2020)**

RESOLVED: That a loan with Northside Properties Residences III LLC, to support the preservation and substantial rehabilitation of 70 scattered site, affordable rental units in three Northside neighborhoods, in an amount of up to \$1,050,000, payable from the Pittsburgh Development Fund (PDF) is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. Upper Hill - Pittsburgh Housing Development Corporation (PHDC) - Upper Hill Rehabilitation for Resale
  - a. Pittsburgh Housing Construction Fund (PHCF) Loan Agreement amendment with Pittsburgh Housing Development Corporation in the amount up to \$185,593 (increase of \$50,000).
  - b. Pittsburgh Housing Construction Fund (PHCF) Grant Agreement amendment with Pittsburgh Housing Development Corporation in the amount up to \$437,500 (increase of \$212,500).
  - c. Housing Recovery Program – Developer (HRP-D) Agreement amendment with Pittsburgh Housing Development Corporation in the amount up to \$245,000 (increase of \$35,000).



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Ms. Walker requested Board approval of the above items.

Mr. Tom Cummings presented that authorization is requested to enter into the above mentioned PHCF construction loan and grant amendments with the PHDC in the amounts of \$185,593 and \$437,500, respectively, to provide additional construction financing for rehabilitation and re-sale for affordable homeownership of five housing units in the Upper Hill District. Authorization is also requested for an amendment to the HRP-D Agreement with PHDC to provide an additional \$35,000 in deferred second mortgage financing to make the homes more affordable. The project initially closed on December 21, 2018.

### **About the Project**

PHDC is the Authority's nonprofit housing development affiliate. Schenley Heights Collaborative (SHC) is the nonprofit community group which represents residents of the City's Upper Hill neighborhood. PHDC and SHC are working together to bring upwards of 30 units of rehabilitated housing over several phases to the Upper Hill; the captioned development is Phase 1 of this initiative consisting of five units.

PHDC initially attempted to complete the Phase 1 project using a construction management approach in lieu of hiring individual general contractors to perform the work. This arrangement was intended to enable PHDC to directly reach more smaller contractors than it would have otherwise. The construction management arrangement did not work as intended. Several identified contractors had capacity issues and it also became apparent that the full scope of required renovations was not properly identified or budgeted for in the original project financing plan.

In late 2019, the PHDC staff assumed construction management responsibilities for the project; brought in its own subcontractors to complete the work at 912 & 734 Anaheim Street (which were under sales agreements); and retained these subcontractors to complete the work on the remaining three unsold units (802/804 Bryn Mawr Road and 740 Adelaide Street).

The requested increased grant and loan funds will be used to bring the final three units to completion, including the provision of additional off-street parking to the Bryn Mawr Road units. The Bryn Mawr units are expected to be completed in the next 45 days and the Adelaide Street unit within 90 days. Given the current market in the Upper Hill District, it is expected that these units will sell quickly.

### **Advisory and Committee Recommendations**

The original project financing was approved at the October 10, 2018 Real Estate Loan Review Committee meeting. The requested PHCF grant increase of \$212,500, PHCF loan increase of \$50,000 and HRP-D deferred second mortgage commitment increase of \$35,000 were approved at the May 6, 2020 Real Estate Loan Review Committee meeting. The total revised development

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cost is \$1,296,695. Other sources of funds include Dollar Bank and the Heinz Endowments (via Schenley Heights Collaborative).

**Details of the development are as follows:**

**Developer:** Pittsburgh Housing Development Corporation  
Jerome Jackson, President  
412 Boulevard of the Allies, Suite 901  
Pittsburgh, PA 15219

**Property Location:** 802 & 804 Bryn Mawr Road  
734 & 912 Anaheim Street  
740 Adelaide Street

**Ward:** 5th

**City Council District:** 6

**Description:** Rehabilitation and renovation of five vacant and/or abandoned single-family homes in the Upper Hill District neighborhood. Four homes will be sold to homebuyers with incomes at or below 80% AMI and one home will be affordable to a household with income at or below 100% AMI.

**Community Partner:** Schenley Heights Collaborative

**Total Development Costs:** \$1,296,695

<b>Proposed Construction Sources</b>	
Dollar Bank FSB Loan	\$542,370
URA PHCF Loan (Original)	\$135,593
<b>URA PHCF Loan Increase</b>	<b>\$50,000</b>
URA PHCF Grant (Original)	\$225,000
<b>URA PHCF Grant Increase</b>	<b>\$212,500</b>
Heinz Endowments Grant (via SHC)	\$45,754
Seller's Assist (Fannie Mae)	\$6,709
Permanent Financing	\$78,769
<b>Total Project Financing</b>	<b>\$1,296,695</b>

**Authority Construction Financing:** \$185,593 PHCF Loan (includes \$50,000 increase), 0% annual interest rate, 36-month term.

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	\$437,500 PHCF Grant (includes \$212,500 increase)
<b>Total URA Construction Financing:</b>	\$623,093
<b>Authority Permanent Financing:</b>	\$245,000 HRP-D (includes \$35,000 increase) - 0% interest, due on sale of property
<b>Program Benefit:</b>	This project is part of an ongoing housing strategy in the Upper Hill District to convert vacant structures back into single-family, for-sale opportunities, increase the overall number of for-sale units in the neighborhood, and balance the mixture of unit types.
<b>Real Estate Loan Review Committee:</b>	The project was initially approved by the Real Estate Loan Review Committee on October 10, 2018 and by the URA Board on October 11, 2018. The loan and grant increases were presented to and approved by the Real Estate Loan Review Committee on May 6, 2020.
<b>M/WBE Review:</b>	The MWBE Plan for this project was approved on October 3, 2018.

Mr. Lavelle thanked Mr. Cummings Dave Majcher and Rich Snipe, of the Authority for their hard working on this project.

Mr. Williamson asked about the sales price on these properties. Mr. Cummings stated that one will have a sales price of \$225,000 and \$150,000 for the remaining two. Mr. Cummings also stated that there will also be an Authority second deferred mortgage to individuals that have a household income of 80% or less AMI. He stated that the first two buyers will also receive funding from HACF.

Upon a motion to approve by Mr. Lavelle, seconded by Ms. Powell and unanimously carried, the following resolutions were adopted:

#### **RESOLUTION NO. 156 (2020)**

RESOLVED: That amendment of a Loan Agreement with Pittsburgh Housing Development Corporation (PHDC), dated December 21, 2018, to provide additional construction financing for rehabilitation and re-sale for affordable homeownership of five (5) housing units in the Upper Hill District, for an increase of up to \$50,000, for a total Agreement amount of \$185,593, payable from the Pittsburgh Housing Construction Fund (PHCF) is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is

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hereby authorized to execute an amendment of loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 157 (2020)**

RESOLVED: That amendment of a Grant Agreement with Pittsburgh Housing Development Corporation (PHDC), dated December 21, 2018, to provide additional construction financing for rehabilitation and re-sale for affordable homeownership of five (5) housing units in the Upper Hill District, for an increase of up to \$212,500, for a total Agreement amount of \$437,500, payable from the Pittsburgh Housing Construction Fund (PHCF) is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an amendment of grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 158 (2020)**

RESOLVED: That amendment of an Agreement with Pittsburgh Housing Development Corporation (PHDC), dated December 21, 2018, to provide additional permanent financing for income eligible buyers for affordable homeownership of five (5) housing units in the Upper Hill District, for an increase of up to \$35,000, for a total Agreement amount of \$245,000, payable from the Housing Recovery Program – Developer (HRP-D) is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an amendment of agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

9. Larimer – 131 & 133 Meadow Street

- a. Pittsburgh Housing Construction Fund (PHCF) Grant Agreement with Mary Rose and Martha Rose in an amount up to \$40,000.
- b. Neighborhood Housing Program (NHP) Loan Agreement with Mary Rose and Martha Rose in an amount up to \$75,000.

Ms. Walker requested Board approval of the above items.

Mr. Cummings presented that authorization is requested to enter into the above mentioned PHCF grant agreement in the amount of up to \$40,000 and NHP loan agreement in the amount of up to \$75,000 with Mary and Martha Rose to support the site development and construction of a new owner-occupied home to be located at 131-133 Meadow Street in the Larimer neighborhood.

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**About the Project**

Under the Choice Neighborhoods Homeowner Assistance Program (CNHAP), eligible owner-occupants in the Larimer neighborhood qualify for façade grants. Mary and Martha Rose, who lived at 133 Meadow Street, participated under the program and closed on a CNHAP grant in the amount of \$20,000.

The owners entered into a construction contract and the work on their façade began in January 2018. Unfortunately, their house caught on fire during the scope of the renovations and was unable to be saved. The twin sisters moved in with relatives and have been living with them ever since.

Since the time of the fire, the sisters' desire has been to build a new home on their property. Prior to the URA's involvement, the sisters were working with Riverview Builders, Inc., a modular builder, because this was the type of house they wanted, they assumed it would take the shortest amount of time to rebuild and would best fit their budget. The sisters acquired the adjacent vacant lot, located at 131 Meadow Street, from the City of Pittsburgh to accommodate the construction of the home. In order to advance the project through the city development processes and to facilitate the development of a replacement home on this site, the Authority entered into a contract with Studio Volcy (Alicia Volcy) to work with the Rose sisters and the builder.

Although not responsible for the events that transpired and/or the displacement of the Rose sisters, the URA would like to continue to work in good faith with the community and its residents. Accordingly, the URA would like to support the Rose sisters in their efforts to rebuild a replacement home on the site of their original home.

**Advisory and Committee Recommendations:**

The requested \$40,000 PHCF grant and \$75,000 NHP loan were approved at the May 6, 2020 URA Real Estate Loan Review Committee Meeting. The total development cost is \$279,150. Other financing sources include insurance proceeds, URA funds for the project consultant (Studio Volcy), a Larimer Consensus Group (LCG) contribution, plus the remaining balance of the Rose sisters' original CNHAP grant.

**Details of the development are as follows:**

<b>Borrowers:</b>	Mary Rose and Martha Rose
<b>Property Location:</b>	131/133 Meadow Street, Larimer neighborhood
<b>Ward:</b>	12th Ward
<b>City Council District:</b>	9

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<b>Description:</b>	The development of an affordable owner-occupied replacement unit
<b>Project Manager:</b>	Studio Volcy 7711 Waverly Street Pittsburgh, PA 15221
<b>Modular Builder:</b>	Riverview Builders, Inc. 595 Route 119 Greensburg, PA. 15601
<b>Contractor:</b>	Mistick Construction 1300 Brighton Road Pittsburgh, PA 15233
<b>Total Development Costs:</b>	\$279,150
<b>Construction Financing Sources:</b>	
Larimer Consensus Group	\$7,500
URA CNHAP Grant Balance	\$14,150
URA funds (Volcy)	\$35,000
Property Insurance Proceeds	<u>\$107,500</u>
Total Other Sources:	\$164,150
<b>Authority Financing Sources:</b>	\$40,000 Pittsburgh Housing Construction Fund grant
	\$75,000 - Neighborhood Housing Program loan (0% interest, due on sale or transfer of property)
Total URA financing:	\$115,000
<b>Program Benefit:</b>	The project will add an affordable housing unit in the Larimer neighborhood and will enable two elderly displaced residents to return to their property.
<b>Real Estate Loan Review Committee:</b>	Presented and approved at the May 6, 2020 meeting.

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**M/WBE Review:**

MWBE Narrative has been approved by URA MWBE Compliance staff. Final plan to be approved prior to closing.

Mr. Gainey thanked Mr. Cummings for his hard work on the project.

Mr. Cummings thanked Colette O'Leary and Constance Mayer, of the Authority and Alicia Volcy, of Studio Volcy for their hard work on this project.

Upon a motion to approve by Mr. Gainey, seconded by Ms. Hirsh and unanimously carried, the following resolutions were adopted:

**RESOLUTION NO. 159 (2020)**

RESOLVED: That a grant to Mary Rose and Martha Rose, to support the site development and construction of a new owner occupied home to be located at 131-133 Meadow Street in the Larimer neighborhood, in an amount of up to \$40,000, payable from the Pittsburgh Housing Construction Fund (PHCF) is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 160 (2020)**

RESOLVED: That a loan to Mary Rose and Martha Rose, to support the site development and construction of a new owner occupied home to be located at 131-133 Meadow Street in the Larimer neighborhood, in an amount of up to \$75,000, payable from the Neighborhood Housing Program (NHP) is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

10. URA/Honeycomb Loyalty Bond Gift Card Program

- a. Authorization to enter into a contract with Honeycomb Credit for an amount not to exceed \$30,000 for the development of a program to assist small entrepreneurs by enabling them to sell gift cards.

**Authorization Request**

Mr. Tom Link, Director of Business Solutions presented that URA staff, in partnership with the Mayor's Office and Honeycomb Credit, has developed a program that will enable small entrepreneurs to gain cash flow without taking on a loan through a crowd funded gift card

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purchase program. It is an adaptation of the Loyalty Bond program that Honeycomb Credit launched in late April.

- The program provides up to 25% match on up to \$1000 in gift cards purchased per business.
- It is expected the program would support a minimum of 100 businesses at 25% match up to \$250 per business.
- URA funds will also cover \$50 in program registration fees for each participating business.
- Honeycomb Credit will administer the program, including providing technical assistance to businesses to help them set up their campaigns.
- Staff will work with community partners, including business district organizations and Neighborhood Allies, to market the program equitably to businesses throughout the City.
- The URA's contribution will be leveraged to seek other funding sources to grow the program.

The Funding Source for this project will be UDF State Repay.

Mr. Lavelle asked how the 100 businesses are being selected. Mr. Link stated that the Authority staff is working with our Community Partners to ensure participation.

Mr. Lavelle is concerned about businesses that are not in what is considered a business district and therefore, would not be able to participate in this program. Mr. Link stated that all businesses in the City of Pittsburgh are eligible to participate in this program.

Upon a motion to approve by Mr. Lavelle, seconded by Ms. Hirsh and unanimously carried, the following resolution was adopted:

#### **RESOLUTION NO. 161 (2020)**

RESOLVED: That an agreement with Honeycomb Credit for the development of a program to assist small entrepreneurs by enabling them to sell gift cards, for an amount not to exceed \$30,000, payable from UDF State Repay is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **8A. Lower Hill – Block G-1 (FNB Tower)– Buccini/Pollin Group, Inc. tabled**

- i. Preliminary approval of Lower Hill Developer LLC (or an affiliated entity) as a redeveloper for the take down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward ("Take Down Tract #10").



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- ii. Preliminary approval of a Conceptual Development Plan for the take down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3<sup>rd</sup> Ward (“Take Down Tract #10”).

### **Authorization Request**

At the April 14, 2020, Board meeting, staff briefed the Board on Take Down Notice #10 received from Lower Hill Developer, LLC. The URA is now seeking preliminary approval of the redeveloper and the redeveloper’s Conceptual Development Plan.

### **About the Project**

Lower Hill Developer LLC, which is an affiliate of The Buccini/Pollin Group, Inc. (BPG), plans to construct a 26-story mixed-use tower that will include approximately 382,000 square feet of office space; approximately 35,000 square feet of retail; and approximately 100 structured parking spaces. The future headquarters of First National Bank (FNB), the proposed tower will be adjacent to the new Cap Park above I-579, which will provide pedestrians who work and shop in the Central Business District easy access to the site, with additional commercial amenities for residents in the nearby Greater Hill District. Two floors of structured parking will serve the tower’s commercial tenants and visitors.

- Project costs are budgeted at approximately \$200 million.
- The project will be developed in conformance with applicable LEED-ND requirements.
  - BPG has selected Gensler to design the building. Construction will be overseen by BPGS Construction.

Block G-1 (a portion of Block 2-C, Lot 401) comprises approximately 1.34 acres of the larger block bounded by Bedford Avenue to the north, Logan Street to the east, Wylie Avenue to the south, and Washington Place to the west. The property is owned by the Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA).

The development team has been engaged with the Community Collaboration and Implementation Plan (“CCIP”) Executive Management Committee since August 2019. The team also submitted the Block G-1 project to the Hill CDC’s Development Review Panel (DRP) in early January 2020 and presented to the DRP on April 1, 2020. The DRP’s initial scoring of the project was below a passing score; however, the DRP invited the team to meet with them again on May 6, 2020, to review the scoring and explore solutions that would bring the project into closer alignment with DRP goals. The development team is committed to working through the DRP process.

Anchor tenant FNB has committed to a Community Impact Plan that currently includes:

- Monetizing the off-site LERTA for the Greater Hill Reinvestment Fund;
- Expanding FNB’s existing relationship with Greater Hill Federal Credit Union;

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- Monetizing the public portion (25%) of the approved Block E Parking Tax Diversion for the URA’s Hill District Housing Opportunity Fund;
- Partnership with URA to serve as Small Business Administration Loan Partner;
  - Strengthening community partnerships through the Neighborhood Partnership Program; and
- Community wealth building and special initiatives programming.

This authorization is subject to receipt and staff review and approval of all attachments to the Take Down Notice.

**RESOLUTION NO. \_\_\_\_ (2020)**

RESOLVED: That preliminary approval of Lower Hill Developer LLC (or an affiliated entity) as a redeveloper for the take down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward (“Take Down Tract #10”) is hereby approved. This item is contingent on the URA receiving all required attachments to the Take Down Notice.

**RESOLUTION NO. \_\_\_\_ (2020)**

RESOLVED: That preliminary approval of a Conceptual Development Plan for the take down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3<sup>rd</sup> Ward (“Take Down Tract #10”) is hereby approved. This item is contingent on the URA receiving all required attachments to the Take Down Notice.

8B. Amendment of Resolutions Nos. 356, 357, 358, 359, 360, and 365 (2019) to extend the expiration dates from May 10, 2020, to December 10, 2020. Extension of Previous Lower Hill Resolutions. Tabled.

**Authorization Request**

Several of the Lower Hill resolutions (including preliminary approval of Lower Hill Developer LLC as redeveloper of Block E; preliminary approval of the Conceptual Development Plan for Block E; authorization to advance a Parking Tax Diversion Plan and related cooperation, funding, administrative fee, a trustee agreements; and authorization of a loan commitment with Intergen Lower Hill Initial Phase LLC) that were approved in October 2019 were based on previous development schedules and were to expire if closing did not occur by May 10, 2020. An extension is needed in order to allow the URA to continue to advance these Lower Hill developments and initiatives.

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**RESOLUTION NO. \_\_\_\_ (2020)**

RESOLVED: That Resolution Nos. 356, 357, 358, 359, 360, and 365 (2019) are hereby amended to extend the expiration dates from May 10, 2020, to December 10, 2020. Extension of Previous Lower Hill Resolutions.

Mr. Lavelle motioned to hold Items 8A and 8B for further review because of the growing concerns of the community not having adequate time to engage with the developers, and to ensure that the project is in line with the community needs. Ms. Powell seconded the motion.

Mr. Williamson motioned to hold Items 8A and 8B for further examination of all commitments, and to ensure that the community benefits are recognized. He stated that these items will be presented at a Special Board Meeting within the next two weeks. Mr. Lavelle motioned, and Mr. Gainey seconded.

**AGENDA "B"**

The Members reviewed the items on Agenda "B" upon motion made by Mr. Gainey, seconded by Mr. Lavelle, and unanimously carried, the following resolutions were adopted:

1. COVID-19 Response

- a. Authorization to accept donations, and to apply for and receive grants and capital contributions (but not secured debt), to support the URA's suite of COVID-19 response programs for business and housing relief.

**RESOLUTION NO. 162 (2020)**

RESOLVED: That acceptance of donations, and to apply for and receive grants and capital contributions (but not secured debt), to support the URA's suite of COVID-19 response programs for business and housing relief is hereby approved.

- b. Authorization for the URA's CFO to approve the movement of various internal URA funds and funding sources to support the URA's suite of COVID-19 response programs for business and housing relief.

**RESOLUTION NO. 163 (2020)**

RESOLVED: That the approval of the URA's Chief Financial Officer to move various internal URA funds and funding sources to support the URA's suite of COVID-19 response programs for business and housing relief is hereby approved.

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- c. Authorization to ratify the following COVID-19 related funding applications that were submitted prior to May 14, 2020:
- i. Pittsburgh Foundation - \$400,000, presented by Jessica Smith Perry;
  - ii. RK Mellon Foundation - \$250,000, presented by Jessica Smith Perry;
  - iii. Dollar Bank - \$100,000.

**RESOLUTION NO. 164 (2020)**

RESOLVED: That application to the Pittsburgh Foundation, for COVID-19 response funding, for an amount not to exceed \$400,000, is hereby ratified, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of funding from the Pittsburgh Foundation, for COVID-19 response funding, for an amount not to exceed \$400,000, is hereby ratified, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 165 (2020)**

RESOLVED: That application to the RK Mellon Foundation, for COVID-19 response funding, for an amount not to exceed \$250,000, is hereby ratified, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of funding from the RK Mellon Foundation, for COVID-19 response funding, for an amount not to exceed \$250,000, is hereby ratified, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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**RESOLUTION NO. 166 (2020)**

RESOLVED: That application to Dollar Bank, for COVID-19 response funding, for an amount not to exceed \$100,000, is hereby ratified, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of funding from Dollar Bank, for COVID-19 response funding, for an amount not to exceed \$100,000, is hereby ratified, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

- d. Administrative waiver of Pilot Neighborhood Initiative Fund Guidelines for the Northside Partnership Project to allow up to 25% of grant funds to be used for operational or administrative costs for hardships related to COVID-19.

**RESOLUTION NO. 167 (2020)**

RESOLVED: That wavier of Pilot Neighborhood Initiative Fund Guidelines for the Northside Partnership Project to allow up to 25% of grant funds to be used for operational or administrative costs for hardships related to COVID-19 is hereby approved.

2. Certificate of Completion

- a. Upper Lawrenceville
  - i. Certificate of Completion for Friends of the Pittsburgh Urban Forest d/b/a Tree Pittsburgh for Lot 3B in URA -Tippins Plan of Lots (now designated as Block 120-G, Lot 155, in the 10<sup>th</sup> Ward, and previously designated as all of Block 120-C, Lot 10, and a portion of Block 120-C, Lot 55) and authorization to return the Good Faith Deposit (commercial redevelopment).

**RESOLUTION NO. 168 (2020)**

RESOLVED: That issuance of a Certificate of Completion to Friends of the Pittsburgh Urban Forest d/b/a Tree Pittsburgh for Lot 3B in URA -Tippins Plan of Lots (now designated as Block 120-G, Lot 155, in the 10<sup>th</sup> Ward, and previously designated as all of Block 120-C, Lot 10, and a portion of Block 120-C, Lot 55), and return of the Good Faith Deposit (commercial redevelopment) are hereby approved, and the Executive Director or the Director of Finance/and or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion,

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and the Secretary or the Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

3. Disclosures

- a. HOF Down Payment & Closing Cost Assistance Program (DPCCAP)
  - i. Approval of Antoine Broadwater to participate in the DPCCAP for a property located at 320 Copperfield Avenue, Pittsburgh, PA 15210. Mr. Broadwater is a City of Pittsburgh Public Works employee.

**RESOLUTION NO. 169 (2020)**

RESOLVED That approval of Antoine Broadwater, a City of Pittsburgh Public Works employee to participate in the DPCCAP, for a property located at 320 Copperfield Avenue, Pittsburgh, PA 15210 is hereby approved.

4. Funding Authorizations

- a. Authorization to apply for Department of Community and Economic Development's Greenways, Trails, and Recreation Program grants and, if required, enter into related grant contracts, subgrant and fee agreements.
  - i. Broad Street Plaza, East Liberty - \$250,000
  - ii. Summerset - Shelburne Park, Squirrel Hill/Swisshelm Park - \$250,000

**RESOLUTION NO. 170 (2020)**

RESOLVED: That application to the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) for a Greenways, Trails, and Recreation Program grant for the Broad Street Plaza, East Liberty Project, for an amount not to exceed \$250,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Greenways, Trails, and Recreation Program grant from the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) for the Broad Street Plaza, East Liberty project, for an amount not to exceed \$250,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement(s) and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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**RESOLUTION NO. 171 (2020)**

RESOLVED: That application to the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) for a Greenways, Trails, and Recreation Program grant for the Summerset - Shelburne Park, Squirrel Hill/Swisshelm Park Project, for an amount not to exceed \$250,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Greenways, Trails, and Recreation Program grant from the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) for the Summerset - Shelburne Park, Squirrel Hill/Swisshelm Park project, for an amount not to exceed \$250,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement (s) and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

5. Amendments

a. Mackin Engineering Company

- i. Amendment of Agreement with Mackin Engineering Company dated May 18, 2017 for the Two-Way Traffic Conversion and Public Improvements Design Contract for Harvard/Beatty and Station Street and Euclid Avenue Two-Way Conversion in East Liberty, for an increase not to exceed \$782,779.42.

**RESOLUTION NO. 172 (2020)**

RESOLVED: That amendment of Agreement with Mackin Engineering Company, for the Two-Way Traffic Conversion and Public Improvements Design Contract for Harvard/Beatty and Station Street and Euclid Avenue Two-Way Conversion in East Liberty, for an increase of \$130,000, for a total amount of up to \$782,779.42, is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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b. Littler Mendelson PC

- i. Amendment of Agreement with Littler Mendelson PC dated September 27, 2017, for employment law services for an increase of \$20,000, for a total Agreement amount of \$170,000.

**RESOLUTION NO. 173 (2020)**

RESOLVED: That amendment of Agreement with Littler Mendelson PC, for employment law services, for an increase of \$20,000, for a total amount of up to \$170,000, payable from the Administrative Revolving Fund (ARF) is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

- c. Amendment of Resolution No. 313 (2019) to waive the RHDIP Administrative Program Guidelines to provide financing in excess of \$40,000 per unit and to provide the financing in the form of a grant.

**RESOLUTION NO. 174 (2020)**

RESOLVED: That Resolution No. 313 (2019) is hereby amended to waive the RHDIP Administrative Program Guidelines to provide financing in excess of \$40,000 per unit and to provide the financing in the form of a grant.

6. Transfer of Funds

- a. Requesting authorization for the transfer of \$4M from Mortgage Revenue Bond Program (MRBP) to the Commercial Lending Loan Fund source to be used for commercial lending. -175

**RESOLUTION NO. 175 (2020)**

RESOLVED: That reallocation of \$4M from the Mortgage Revenue Bond Program (MRBP) to the Commercial Lending Loan Fund source to be used for commercial lending is hereby approved.



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**7. Business Solutions**

- a. Authorization to apply for and receive Minority Business Development Agency (MBDA) grants through the US Department of Commerce in support of Catapult and Gallery on Penn.

**RESOLUTION NO. 176 (2020)**

RESOLVED: That application to the US Department of Commerce for Minority Business Development Agency (MBDA) grants in support of Catapult and Gallery on Penn, is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer on behalf of the Authority, is hereby authorized to execute an application(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of Minority Business Development Agency (MBDA) grants from the US Department of Commerce in support of Catapult and Gallery on Penn, is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement(s) and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

There being no further actions to come before the Members, the Meeting was adjourned.

DocuSigned by:  
*Theresa Schacht*  
742E4DAGD6874B0...

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Assistant Secretary



**Public Comment**  
**May 14, 2020 Regular Board Meeting**

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**Name:** Craig Stevens

**E-mail Address:** [craigrs1949@gmail.com](mailto:craigrs1949@gmail.com)

**Neighborhood:** North Point Breeze

**Email Subject:** Canceling HOF Meeting wrong

**Public Comment:** We need the URA to be transparent and open about what resources are available to assist low income renters and homeowners at the local, State and federal level including funds in the Pittsburgh HOF.

Involving the community means we can make sure isolated people can be informed about the assistance available to them to cover their housing and utilities costs and needs.

Come on people, time to serve the People!

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**Name:** Anne Wright

**E-mail Address:** [anne.r.wright@gmail.com](mailto:anne.r.wright@gmail.com)

**Email Subject:** May URA Board meeting testimony

**Public Comment:** This testimony pertains to the Housing Opportunity Fund.

Anne Wright and the Visualization for Equity team at the CREATE Lab are interested to work with the HOF to visualize where money from the various programs, including the COVID response program has been used. We have been working closely with local Black leaders in accessing and evaluating daily data related to COVID testing with a racial equity lens. Being able to similarly assess distribution of funds for housing assistance is an important piece of the puzzle.

This could be of value to the HOF and to the community in two ways: 1) It would allow the HOF internally to improve understanding and awareness of the timing and geographic distribution of the applications and grants and how they relate to other demographics and trends over time, such as race, renting vs ownership, income, rental prices, etc. 2) It would support storytelling

around how the HOF has been contributing to housing stability in Pittsburgh. Carol Hardeman at the Hill Consensus group is interested to work with us on telling this story. Examples of similar work can be found at <https://pgh.earthtime.org>.

The data that would be needed to support these uses is the historical and ongoing records of applications and outcomes for the set of HOF housing assistance programs. This would include program type, dates, race of recipients, grant amounts, and locations of applications/applicants. Outcome types would include things like an application being accepted and granted, or accepted but fell through, or denied, or withdrawn.

We can 1) Work with you to securely convert the data from its original form to an anonymized form which supports client privacy while maintaining the important demographic context, 2) Work with you in streamlining internal processes and data exchange, and 3) Assist in working with the Western Pennsylvania Data Center on making anonymized data available as an open data set.

Thanks,

Anne Wright  
CREATE Lab  
Carnegie Mellon University  
[arwright@cmu.edu](mailto:arwright@cmu.edu)  
650 575-1610

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**Name:** Cleophus Harris

**E-mail Address:** [cleo3122@gmail.com](mailto:cleo3122@gmail.com)

**Phone Number:** 4125275767

**Neighborhood:** Hill District

**Board agenda item:** Lower Hill

**Public Comment:** I want more information about the advisory board for the Hill Fund. Residents should have a voice about our community. I don't like that non-profits dominate all the conversations and residents are in the cold. URA was having meetings in the Hill and things were transparent. Now it looks like we still have to depend on non profits to give us the truth. We need more information from C-CIP and whatever this advisory board is that was talked about on the call. I speak for me not the non profits looking to keep their doors open while our community falls apart. Whatever happened to Centre Avenue? Need more information and want to ensure residents actually benefit from what's happening not just the Penguins and Hill groups. It's about the people.

**Name:** Mark Masterson

**E-mail Address:** masterson@nscdfund.org

**Public Comment:** Comments for URA Board regarding HOF Advisory Board

Mark P. Masterson, Housing Opportunity Fund Advisory Board Member

As a member of the HOF Advisory Board, I would like to say state that I am proud of the accomplishments we have made in the short period of time that the Housing Opportunity Fund has been up and running.

During this pandemic, it is important we be creative and deliberate in maintaining public meetings and soliciting public input on important policy initiatives related to housing and how public funds are used.

We know that the economic devastation from the pandemic will be hardest on low-income people. It is critical that affordable housing resources are deployed to those most impacted. We have unemployment that is in excess of that experienced during the Great Depression. Many businesses will not survive and we don't really know when any of this will end.

That is why we have an obligation to understand whether people most in need of our help are having trouble accessing our resources. We also should be publicly sharing information about how the new 211 system working and how are people faring with the coordinate response approach? What is the status of eviction defense program as it relates to the Housing Stabilization Program?

We also have an obligation to make public information about demographic information on who is being served. And we should also be publicly discussing how HOF resources will be deployed after eviction and other moratoriums are lifted.

We must have public discussions about what comes next. There are some studies that point to a need for as much as \$40-50 million in rental stabilization funding being needed in Allegheny County – the bulk of that being in the City of Pittsburgh. How are we going to address that need?

Because we are living in an unprecedented time, we must encourage public input and we must operate as transparently as possible. Now is not the time to cancel HOF Advisory Board Meetings. We need to be creative in finding ways for citizens to participate in decisions about how funds are spent.

Respectfully,

- Mark

**Name:** Rhonda Hall

**E-mail Address:** rlhpgh@gmail.com

**Phone Number:** 412-527-3559

**Neighborhood:** Hill District-Schenley Heights

**Board agenda item:** General comment regarding Lower Hill Development

**Public Comment:** Thank you for the opportunity to provide public comment remotely during this unprecedented time. I would like to go on record offering full support of the Lower Hill Development and what it means for the Hill District at large. I have concerns about the management and oversight of the Fund that has been earmarked to help revitalize the middle and upper Hill District. As a resident I would like to see transparency from the Fund's advisory board. Additionally, the board should really be a resident influenced body and not just non profit organizations. Also, I don't like when information is filtered by organizations and residents don't get the full picture of what is discussed and decided for our community. I speak for myself and think for myself. No entity speaks for me. That's important to mention because as a resident I believe important information is not making it's way to residents. It's my opinion, some organizations are only operating in their own self interest. Residents cannot make intelligent decisions based on limited information. Decisions are made that directly impact residents and we are not always given the opportunity or the information to weigh in before decisions are finalized. Thanks for your time and everyone stay safe.

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**Name:** Derrick Tillman

**E-mail Address:** [dtillman@btgdevelopment.net](mailto:dtillman@btgdevelopment.net)

**Email Subject:** HOF Public Comment from Advisory Board Member

**Public Comment:**

The HOF has helped a lot of people and I believe we are doing great work and it's great to hear all the success stories. I am proud to be on this board and appreciate the opportunity to serve the community through the services and assistance available through this fund.

However, we are not adequately hearing about what is not going as well as anticipated, therefore we can't come up with solutions to improve. I believe we need to implement a new monitoring process that we can call the Quality Assessment and Improvement tool (QA&I) of which other agencies have incorporated a similar process.

This plan should include a dialogue with the public and advocates for maybe up to 30 minutes to the extent that it is necessary to be this long and we can include it as a part of our monthly meeting. Additionally, we need to be more intentional and responsive to what the community is complaining about such as painfully long application processing times and antiquated or burdensome application processes. I also believe we need more strategic ideas to ramp up doing scale homeowner repair projects.

Lastly, I believe that all additional funds raised or subsequent programs added such as the CDBG grant funds and the Small Landlord Fund needs to have oversight from the Advisory Board. All these other spin-off programs/funds are branded under HOF but are not officially under the HOF Advisory Board's purview and this causes confusion. I look forward to our continued collaboration to help more individuals and businesses in our City while constantly working to improve the administration of the program.

- Derrick Tillman, HOF Advisory Board Member (Developer)

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**Name:** Celeste Scott

**E-mail Address:** [celeste@pittsburghunited.org](mailto:celeste@pittsburghunited.org)

**Email Subject:** MAY URA Board Meeting Comment Re: Housing Opportunity Fund

**Public Comment:** To the URA:

As a member of the working-class Pittsburgh community, I am very disappointed in your decision to cancel your Housing Opportunity Fund Advisory Board's monthly public meeting in this time of great need for so many in our community.

As COVID has resulted in the loss of income for a great number of families, to no fault of their own, many have found themselves in a housing crisis and facing the loss of safe shelter.

If there were ever a time for the URA's board to meet and listen to the needs of our communities, it is now. The Housing Opportunity Fund (HOF) was created for times specifically like this, and it would be a shame to see all of the hard work of so many go to waste in a time of great need. Our community stakeholders that have worked endlessly to ensure a fair and efficient HOF are facing many barriers during the COVID crisis, and the Board's monthly meetings provide a needed setting for discussion and effective collaboration in making sure that the HOF can be utilized to it's full potential. Please strongly reconsider holding your monthly meeting so that our Pittsburgh

community can come together in these difficult times and work towards a solution for this community-wide crisis.

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**Name:** Roy Blankenship

**E-mail Address:** [roy@pghhilltopalliance.org](mailto:roy@pghhilltopalliance.org)

**Public Comment:** Has the URA taken into account the Corona Virus and the lack of income applicants are experiencing to become tax compliant for their application approval?? Especially those who owe 2020 taxes?

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**Name:** Laura Horowitz

**E-mail Address:** [12newmoons@gmail.com](mailto:12newmoons@gmail.com)

**Email Subject:** HOF board meeting cancellation

**Public Comment:** To Whom It May Concern,

I was dismayed to read that you have chosen to cancel a public meeting of the HOF board. It has never been more critical to have the operations of this board open and public than it is now. I urge you to reconsider and reschedule the meeting. Housing insecurity is real and it cannot wait to be addressed.

Sincerely-

Laura Horowitz  
6544 Darlington Rd  
Pittsburgh, PA 15217

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**Name:** Crystal Jennings

**E-mail Address:** [cjconsulting.business@gmail.com](mailto:cjconsulting.business@gmail.com)

**Email Subject:** Open Comment 5.14.2020

**Public Comment:** Good morning

My name is Crystal Jennings . I am submitting this testimony as the Founder of CJ Consulting.

I am writing today to express my discontent and disappointment with the cancellation of the Housing Opportunity Fund May Advisory Board Meeting. There was lots to discuss and have dialogue with the Advisory Board about, especially the HSP Covid 19 programming. I have heard that another meeting was scheduled alternatively at a later date, May 21st, but we do not know if we will be able to address the Advisory Board, an important component of maintaining community voice and balance for the Fund. As we understand, the Advisory Board did not have input on the decision to cancel or vote to cancel the meeting.

I am a community liaison, community member, daughter, caregiver, and grassroots housing advocate. I have been working to fight to win the fund and to make the fund accessible to those most impacted by the urgent housing crisis in our City.

The cancellation of the meeting during a global pandemic sent a message.

I physically assist people with housing issues many times. I have built relationships with many residents citywide. Those who may not have access to public forums share their stories with me and come to me for tangible assistance. We desperately need this Fund and have seen how it can work when we are all communicating and pushing together for progress.

The need for resources and the hope of being able to get help from the HOF is great, but that bridge to communication was shut down. It may not seem like a big deal, but it was.

The Pittsburgh United housing justice table, which I am a member of, has been working very hard throughout the life of this Fund to help to find solutions, authentically engage, community members, and work with the HOF Staff, Advisory Board, and the URA Governing Board. To date, we have not seen data and information requested in the past.

We hope that we will be able to move forward together intentionally in pursuit of a Fund that is truly equitable, accessible, transparent, and accountable to the people it serves.

I work on the ground directly with the people who are suffering in this crisis. The collective, authentic community voices of the people matter.

Thank you.

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**Name:** Alethea Sims

**E-mail Address:** aletheasims1@hotmail.com

**Email Subject:** Alethea Sims' comment to the URA Board

**Public Comment:** This was not easy for me. I am used to giving speeches without writing them out. Please excuse any typos.

My name is Alethea Sims. I am the President of the Coalition of Organized Residents of East Liberty (COR); an organization that has been advocating for more affordable housing since the year 2000. I have lived in East Liberty for nearly 40 years. Before that, I lived in Homewood.



I will not spend time talking about the COVID-19 pandemic and the effects on everyone – we hear about it all of the time and there are people who are more able to give statistical data than I can.

I will not spend time talking about the money that the Federal Government will be giving to local government agencies – everyone knows about that, and the Board of Directors that I am addressing is better able to tell me where the money is coming from and which agencies will be responsible for its distribution.

What I will say is that the people who are the most in need of this assistance have a serious distrust of the “suits” that are holding the purse strings.

In the brief time that the Housing Opportunity Fund (HOF) has been in existence, there have been enough people helped, that the HOF can be looked on as the definitive go-to organization.

The HOF has, is, and can remain the one organization that has both the pulse of the public – who has the need, and the ear of the URA - who has the means to help them.

It is my opinion that the HOF should continue to hold regular meetings. I personally feel that it would be a mistake for the HOF not to have their regular meetings. This is the one organization that can advise the URA on how this new round of funding should be spent since they have seen, first hand, the needs of the people.

This is the one organization that can give reports on how the funding is spent.

I feel that it would be a mistake to tie the hands of the Housing Opportunity Fund at this critical time.

Thank you.

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**Name:** Kenya Audain

**E-mail Address:** kenyaaudain@gmail.com

**Phone Number:** 4703894886

**Title:** HR Coordinator

**Neighborhood:** Hill District

**Board agenda item:** Lower Hill Redevelopment

**Public Comment:** I vote NO for the transfer of ownership for Block G1 on the Lower Hill to PAR (Penguins) and their development team. This community has suffered enough loss.

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**Name:** Celia LaRue

**E-mail Address:** laruec92@gmail.com

**Phone Number:** 4126285639

**Neighborhood:** Hill District

**Board agenda item:** Transferring of ownership

**Public Comment:** I have been a proud member of the hill district community since I was born. IT is disheartening what is becoming of such a promising community. It appears that things are slowly being stripped from the residents at no benefit to them . The residents of the community get nothing . Outsiders are allowed to come in and TAKE. For little to nothing . Which is in a way putting a value on our worth that is not at all accurate. It is saying we are nothing and we dont matter. I asked you to please reconsider this decision . The residents are hurting and more taking is not the answer. If something or someone came into your neighborhood and did this how would you feel? What would you do? I am sure that you wouldnt have to type a note like this because there is power from where you sit. Please stop taking our POWER. Think of your community when making this decision as well as my poorly represent community. We have noone to stand up for us and when we stand up it doesnt appear to be enough because the individuals with the POWER hold on to it and continue to take . Please thing about this. We MATTER.

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**Name:** Celeste Scott

**E-mail Address:** celeste@pittsburghunited.org

**Public Comment:** Good morning,

My name is Celeste Scott, I am the Housing Justice Organizer of Pittsburgh United.

The Housing Opportunity Fund is a critical vehicle to ensure that urgently needed resources are available to ensure all Pittsburghers have safe, accessible, sustainable, affordable housing.

Our housing table is comprised of over 40 organizations and individuals, including residents citywide, attorneys, CDCs, neighborhood community groups, grassroots activists, practitioners, and more. These organizations and individuals have been working tirelessly to win and

implement this Fund. With COVID-19, that work has increased a hundred-fold, but we continue on.

We thank the many residents who continue to believe in us, share their stories with us, and hope we can continue to have an open dialogue about solutions and creative ways to abate the urgent housing crisis happening in our city that has been exacerbated by COVID-19.

This is not the time to abruptly cancel meetings. The HOF Advisory Board needs to meet urgently to discuss how it can best address the housing crisis that is being exacerbated by this pandemic.

I have included below the letter we submitted last week directly to the Center for Housing Opportunities to express our concern with the cancellation of the May Housing Opportunity Fund Advisory Board Meeting. The letter also outlines requests for data and reports that the Advisory Board and public should have access to in order to evaluate and improve the operation and service of the fund. We respectfully request a timeline for when that information will be made available.

Following the letter, the Center for Housing Opportunities noted that they would schedule a meeting for May 21, 2020. Currently, there are no details shared publicly about this alternate meeting. The public has not been informed if the Advisory Board will be present, what the agenda will be, or the process for dialogue with or comment from the public.

We have seen how this Fund can work and create real change when we all are on the same page working together as advocates, HOF staff, Advisory Board, and Governing Board to get resources to those the Fund was intended to assist. We ask that these concerns be addressed with the urgency that this moment demands.

Jessica Smith Perry, Center for Housing Opportunities,  
Housing Opportunity Fund, Director  
Urban Redevelopment Authority  
412 Boulevard of the Allies  
Pittsburgh, PA 15222

Re: Cancellation Of Housing Opportunity Fund- May Advisory Board Meeting

Ms. Smith Perry:

We, the Housing Justice Table of Pittsburgh United, are incredibly concerned with the abrupt cancellation of this monthly public meeting during a global pandemic.

While thousands of Pittsburghers struggle to stay in their homes in order to prevent themselves and their neighbors from getting sick and dying, the Housing Opportunity Fund Advisory Board's quarterly meeting, scheduled for this week, was canceled. This change is unacceptable when our housing crisis is being exacerbated by COVID-19. Community organizers, activists and advocates – stakeholders who fought for the creation and funding of the Housing Opportunity Fund (HOF) – are working tirelessly during this crisis, especially with vulnerable populations. In the course of that work, we continue to run into barriers that prevent people from accessing the resources they need to get by — particularly during this global pandemic.

With the recent infusion of \$2 million of CDBG monies into the Housing Stabilization Program, the public should have information this month and be given the opportunity to comment directly to Staff and the Advisory Board regarding information previously requested, including, but not limited to:

- A. Racial and demographic information on who is being served by the consumer programs
- B. The plan for the \$2 million CDBG infusion
- C. How the Housing Opportunity Fund will resource residents after the moratoriums are lifted in order to help people get back on their feet
- D. Report on 211 referrals and how the coordinated response is faring
- E. The status of eviction defense programming under the Housing Stabilization Program

We are calling on the HOF Advisory Board to hold its meeting as scheduled and meaningfully discuss how it can better address the housing crisis that was already in place and the wave of evictions set to deepen that crisis barring serious action from City, County and other elected officials.

Many of our local elected officials will have a decisive say in how CARES Act funds are allocated locally. We know that this crisis requires an unprecedented level of response and support for Pittsburgh residents. The Advisory Board meeting is an important forum for the discussion of these issues, and we ask that it proceed as scheduled. Additionally, the Housing Opportunity Fund is a critical vehicle to ensure that urgently needed resources are available and being deployed equitably to those most impacted and experiencing housing issues during this time.

Respectfully Submitted,

The Housing Justice Table of Pittsburgh United

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**Name:** Beverly Walker

**E-mail Address:** bjwst3@hotmail.com

**Phone Number:** 4126834157

**Neighborhood:** Hill District-Schenley Heights

**Board agenda item:** General comment and Lower Hill

**Public Comment:** I fully support the Lowe Hill Development because if the impact it will have for the middle and upper Hill. We transparency in the allocation of the funds that the majority of the residents will agree on. Residents must come first.

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**Name:** Dave Breingan

**E-mail Address:** dave@lunited.org

**Public Comment:** Hello,

My name is Dave Breingan and I'm the Executive Director of Lawrenceville United. I wanted to speak today as a member of Pittsburgh United's Housing Justice Table.

In Lawrenceville, we're all too aware that there was a housing crisis even before the pandemic exacerbated many existing issues. Some of the trends that we've been seeing and speaking out about for years include: displacement disproportionately affecting Black and Brown residents and families of school-age children; low income, older adults and long-time residents struggling to keep up with home repairs and falling prey to predatory practices from flippers and investors; and LLCs and corporate investors purchasing properties in cash for rapid resales that drive up housing costs and remove local ownership of land and housing.

Unfortunately, without unprecedented levels of response and support, COVID-19 will only deepen and widen these issues -- and our most marginalized residents will suffer the most. According to estimates from the Reinvestment Fund, Allegheny County may need as much as \$50 million in rent stabilization funds.

I encourage the URA to:

- pro-actively address the critical housing needs of the City of Pittsburgh, recognizing that the housing crisis already existed before the pandemic.
- continue the Housing Opportunity Fund Advisory Board's meetings, which are necessary now more than ever to plan for the impacts of the COVID-19 crisis.
- provide robust opportunities for public input and engagement on the recent infusion of \$2 million of CDBG funds into the Housing Stabilization Program, so that these funds can best meet the needs of the moment.
- center equity and provide the public with regular reports and discussion on the racial and demographic information of people served by the consumer programs, 211 referrals, and the status of eviction defense programming.

Thank you for all that the URA is doing to meet the needs of the moment, and please let us know how community organizations like ours can partner with the URA to not only stabilize our communities. but to reimagine our neighborhoods' futures as drivers of equity, opportunity, and inclusion, where all can keep Pittsburgh home.

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**Name:** Randy Sargent

**E-mail Address:** randy.sargent@gmail.com

**Public Comment:** My name is Randy Sargent and I live at 3634 Frazier St. Together with fellow residents of South Oakland, we founded and run an after-school technology and arts program in our neighborhood, serving a 90% black population of local youth.

Over recent decades, as rents have gone up faster than the incomes of our families, we in Oakland have lost 40% of our black neighbors. In the past three years as I've been helping run our after school program I've watched 7 families of our kids lose their housing -- all families of color.

I've seen our neighborhood's evicted children and parents separated when they became homeless. I've seen our parents and children lose their possessions on the curb when they have no place to bring them. And I regret most that I've seen some of our youth lose their way after displacement away from their friends and support network, to neighborhoods with reduced public transit and opportunity.

COVID-19 threatens every resident's health safety and financial security, but data shows both these health and economic impacts are disproportionately borne by those same families who were already at risk before COVID-19 started.

In response, the Housing Opportunity Fund must focus efforts on support to residents for housing stabilization. Given the large number of families who couldn't make rent, and all the challenges moving forward, we need especially to focus resources on keeping families in their homes. This ought to include monies from the \$2 million CDBG grant as well as funding from the CARES act.

The Housing Opportunity Fund must be transparent in reporting the effectiveness of its programs, reporting demographic information including race of those helped. Transparency is critical to documenting the Housing Opportunity Fund's success in equitably reaching those most at risk. Democracy requires public input, and transparency to keep the public informed.

Lastly, I want to extend my gratitude for the difficult and critical work you do, and will do, to help those most in need from this crisis and the slow recovery afterwards.

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**Name:** Joanna Deming

**E-mail Address:** joanna@ourfuturehilltop.org

**Phone Number:** 412-689-0704

**Title:** Executive Director

**Neighborhood:** Perry Hilltop

**Board agenda item:** a. COVID-19 Response Update

**Public Comment:** This crisis requires an unprecedented level of response and support. The public needs an opportunity to provide input on how the CARES Act funds are allocated locally. The Reinvestment Fund indicate that Allegheny County might need \$40-50M of rent stabilization funds. The public needs an opportunity to provide input/engagement on the recent infusion of \$2 million of CDBG monies into the Housing Stabilization Program.

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**Name:** Wesley Speary

**E-mail Address:** wesley.speary@gmail.com

**Phone Number:** 5703375372

**Neighborhood:** East Liberty

**Board agenda item:** The transfer of property

**Public Comment:** What are the guaranteed, mandatory, and enforceable benefits to the community in exchange for the transfer of property? What is the equity analysis that was done regarding benefits and impacts of the transfer? If PAR is getting the property free, what is the constitutional analysis for that? How will the transfer benefit long-term community residents, as well as and including persons of color and other protected classes? How is the property transfer addressing issues of housing affordability and accessibility to resources for persons of color and other protected classes?

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**Name:** Janel Ganaway

**E-mail Address:** jcarter.jg@gmail.com

**Public Comment:** Good Afternoon,

Upon reviewing the information and details in the email describing the meetings held by the SEA & URA, I vote NO to Block C being owned by the PAR (Penguins), ESPECIALLY at no cost to them at all.

If Block C is available at no cost at all, I am interested in ownership. More importantly, I believe there are key leaders in the community, as well as in the making, that are interested in investing in Block C and further enriching our community.

Thank you,

Janel Ganaway, CEO of MoonLit Glo LLC.

**[FORWARD FROM Janel Ganaway]** Please excuse the term “Block C”. My vote is NO to the transfer of ownership of Block G1 to PAR (Penguins) and affiliates.

**[3<sup>RD</sup> SUBMISSION]** I am a resident of the lower hill district. My grandmother is a homeowner on the lower hill district — We vote NO to the transfer of Block G1 to PAR (Penguins) and affiliates.

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**Name:** Anna Clark

**E-mail Address:** anna@casasanjose.org

**Phone Number:** 412-758-4222

**Neighborhood:** Beechview

**Title:** ISAC Service Coordinator

**Board agenda item:** HSP

**Public Comment:** Hello,

I am the ISAC service coordinator at Casa San Jose and have been working extensively with Latino clients who are in desperate need of rental assistance during this pandemic. I have a list of 160 people who have called our office requesting rental assistance, because they lost their jobs in mid-March due to the coronavirus and have few resources available to them. The majority of these clients are not eligible for any type of government assistance, including the stimulus check or unemployment leaving them with no safety net during these very uncertain times. Many families with children are desperate for food, and worried that they will be evicted when the moratorium is lifted because they have not had any income with which they could pay their rent.

We had the opportunity to submit 30 applications to the Urban League for rental assistance through the housing stabilization fund. I am grateful for their willingness to provide spots for Latino applicants and their initial quick responses to my questions regarding the applications.

The application process was lengthy and the longest application I submitted was for a family with 5 adults in the household. The pdf file of that application was over 100 pages long, including IDs, lease, and other supporting documentation. Originally each application had to have a Form A for the head of household, and Form B for every other adult. Each application took at least 30 minutes to complete over the phone, depending on how many people were in the household. When they later changed the application they did not include all of the questions they required, so we had to go back and ask all of those questions again to the clients.

I submitted these 30 applications on April 22 and 23, 2020 and was told that they hoped to send checks to landlords the following week. However, I later learned that they have to get certain tax forms from the landlords and complete an inspection of the buildings. This deterred many of the landlords from participating and 9 applications were denied because of this. Had I known these requirements ahead of time I would have contacted the landlords to see if they were willing. I also do not know if the other 16 applications were approved, as of 5/14/2020. A month has passed since we started filling out these applications with our clients, and I still cannot tell them if they were approved.



These clients are terrified that they will be evicted when the moratorium is lifted. They have no safety net to fall back on and will have nowhere to go if they lose their homes. Applications for assistance should be easily accessible to all in need during this unprecedented time, including immigrant families. We are all struggling with this pandemic and all deserve access to resources. We need applications that are easy to understand, easy to complete, and able to be distributed quickly.

When I reached out to the URA for assistance on making this process better I received a response that was defensive, unprofessional, and showed no regard to the community I serve. Furthermore, it did not provide any suggestions on how to improve this process so that our families could access this fund. During a time of such uncertainty we cannot leave a community behind due to language and cultural barriers and so I am asking the URA to approach these issues I have presented here and in my email to the URA staff with understanding and respect and ensure access to all of the residents and not leave our families behind.

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**Name:** Tenaja Davis

**E-mail Address:** [tenajad@gmail.com](mailto:tenajad@gmail.com)

**Public Comment:** voting NO to the transfer of ownership of Block G1 to PAR (Penguins) and affiliates at no cost at all

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**Name:** Sharon Atkinson

**E-mail Address:** atkinsonsharon08@gmail.com

**Public Comment:** No

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**Name:** Free Ali

**E-mail Address:** kingruvision@icloud.com

**Public Comment:** My name is Darnell Frazier and I vote no to par  
FRC

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**Name:** Wesley Speary

**E-mail Address:** wesley.speary@gmail.com

**Phone Number:** 5703375372

**Neighborhood:** East Liberty

**Board agenda item:** COVID-19 Related Funding, and assistance to small businesses, small landlords, and tenants

**Public Comment:** Post COVID-19 restrictions, how much financial assistance has been provided to small business owners, small landlords, and tenants, and what are the demographics of those parties? Additionally, what funding currently exists for those parties, and what can we do to help get the funding to them quickly and effectively?

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**Name:** Taylajuneic Robison

**E-mail Address:** taylaju1@yahoo.com

**Public Comment:** I VOTE NO

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**Name:** Arbie Bankston

**E-mail Address:** mbx6293@yahoo.com

**Phone Number:** 4126810784

**Neighborhood:** Hill District

**Board agenda item:** Greater Hill District Reinvestment Fund Guidelines Presentation

**Public Comment:** The URA document entitled "Greater Hill District Reinvestment Fund Policies and Procedures" document is attempting to illegally determine who will sit on the Advisory Board (BOARD), what their board term length will be, how board vacancies will be filled and what for what spending purposes the LERTA money that will be in placed in the Reinvestment Fund (FUND) will spent. Both the BOARD and the FUND were created by the CCIP of September 2014. The CCIP was made a legally binding document when it was incorporated by reference in the Settlement Agreement of January 2015. The CCIP was signed by the Hill CDC, the Penguins (PAR), the City and the County on 11Sept14. The Settlement Agreement of 20Jan2015, was signed by the Hill CDC, PAR, and the City of Pittsburgh. That made the CCIP a legally binding document. The URA did not sign the CCIP. The URA did not sign the SA. The URA Board works for the City of Pittsburgh SO the URA must comply with the CCIP and cannot change requirements in the CCIP by creating a document called the "Reinvestment Fund Policies and Procedures (P &P)". The P&P will tell the Advisory Board how to conduct their business. The URA Board cannot tell the Advisory Board of

the Hill District how to conduct their business. TODAY, the URA BOARD should not consider reviewing the P&P. The URA BOARD should give the P&P to the Advisory Board for their consideration. The CCIP states that the URA Board ONLY approves the spending of and FUND monies, NOT how the monies will be spent!

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**Name:** Chris Hsu

**E-mail Address:** [chris@aequit.as](mailto:chris@aequit.as)

**Public Comment:** I am a resident of the Hill District, in the Upper Hill. I am opposed to simply handing over development rights to the Penguins who have continually not fulfilled their obligations.

Unless more stringent oversight and accountability is required that costs the Penguins, they should not continue to be supported. Additionally, they should be required to fulfil former obligations that did not have any consequences for them.

Healing the legacy of trauma to the Lower Hill can only occur when the URA is willing to make good on community commitments.

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**Name:** Megan Confer-Hammond

**E-mail Address:** [megan@fhp.org](mailto:megan@fhp.org)

**Phone Number:** 412-391-2535

**Title:** Fair Housing Partnership, Program Director

**Neighborhood:** Strip District

**Board agenda item:** 5a) COVID-19 & an item not on the agenda

**Public Comment:** On behalf of the Fair Housing Partnership, regarding the agenda item number 5a) COVID-19 Response Update. Remember that Fair Housing and that Affirmatively Furthering Fair Housing obligations to federal monies are not exempt to the funds being provided in response to the COVID-19 virus. The pandemic's exacerbation of pre-existing inequities amongst the Protected Classes is well-documented. As a result, the need and legal obligation to understand whether dollars spent to are creating deepening segregation and widening inequities is more important than ever. Additionally, FHP is voicing its concern that the Housing Opportunity Fund cancelled its May 2020 meeting. A critical factor during the pandemic is the URA and HOF's distribution of the Housing Stabilization Fund as a critical means of combating the

pandemic's disproportionate impact on communities of color. In fact, the HSP is not explicitly stated in today's agenda either. Further, as a separate matter, today's agenda does not acknowledge or have a statement of support from the URA about the City Council's recent vote to include Citizenship Status and Language Used as a Protected Class. Support from the URA would be instrumental in raising awareness about the pending new legislation amongst Pittsburgh's housing developers.

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**Name:** Raymond Moore

**E-mail Address:** ray@fhp.org

**Public Comment:** On behalf of the Fair Housing Partnership, regarding the agenda item number 5a) COVID-19 Response Update. Remember that Fair Housing and that Affirmatively Furthering Fair Housing obligations to federal monies are not exempt to the funds being provided in response to the COVID-19 virus. The pandemic's exacerbation of pre-existing inequities amongst the Protected Classes is well-documented. As a result, the need and legal obligation to understand whether dollars spent to are creating deepening segregation and widening inequities is more important than ever.

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Further, as a separate matter, today's agenda does not acknowledge or have a statement of support from the URA about the City Council's recent vote to include Citizenship Status and Language Used as a Protected Class. Support from the URA would be instrumental in raising awareness about the pending new legislation amongst Pittsburgh's housing developers.

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**Name:** Derrick Tillman [ATTACHED]

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**Name:** Hill CDC on behalf of the Development Review Panel [ATTACHED]

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**Name:** Lance Harrell

**E-mail Address:** lharrell@hilldistrict.org

**Public Comment:** Block G1 Memo [ATTACHED]

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# **LOWER HILL EXECUTIVE MANAGEMENT COMMITTEE**

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## **MEMO**

Date: May 14, 2020

To: URA Board of Directors

From: Lower Hill District Executive Management Committee (EMC)

Subject: Block G1, Board Consideration

Please accept this memo as formal notification that at a meeting of the EMC held on Monday May 11th, the body reached consensus that the current community reinvestment plan for Block G-1 is incomplete, and is therefore requesting that the URA postpone authorizing the preliminary approval of a redeveloper and a conceptual development plan for that site within the Lower Hill District.

Keeping in mind the urgency of this matter, the EMC will continue to work with the developer to achieve better alignment with the Community Collaboration and Implementation Plan (CCIP) and will submit to the URA Board, in writing, notification once that objective has been met.

Please direct inquiries to Lance Harrell, CCIP Project Administrator for the Lower Hill EMC. Contact information is attached for reference.