

June 11, 2020

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

June 11, 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 Special Meeting to order and declared a quorum present.

1. Roll Call
2. Mr. Williamson presented Public Comments. See attached.
3. General
 - a. Approval of Meeting Minutes of the Regular Board Meeting of May 14, 2020.
4. Announcements
 - a. EcoDistrict Accredited Professional – Lilly Freedman.
 - b. 4800 Block of 2nd Avenue - Extended due diligence period with the Community Builders.
 - c. Authorization for sponsorship of Cocoapreneur’s Black Business Relief Fund.

Background

Authorization is requested to sponsor the Cocoapreneur’s Black Business Relief Fund in the amount of \$10,000. Following the murder of George Floyd on May 25th, peaceful protests in downtown Pittsburgh were interrupted by vigilantes who incited violence and damaged local businesses. Three Black owned businesses were vandalized in the incident.

In response, Cocoapreneur established a fund to support those businesses in their recovery. All capital raised will go to the repair and inventory replacement of Black owned businesses damaged during the protests. Citizens Bank will contribute a 50% match, in the amount of \$5,000.

The URA is committed to supporting Black entrepreneurs and during this time of adversity it is more important than ever to demonstrate our values as an organization and as a city.

June 11, 2020

Total cost: \$10,000
Citizens Bank Match: \$5,000
Total Contribution: \$15,000

Payable from Paygo 2019

Khamil Scantling, CEO, of Cocoapreneur, was present. Ms. Scantling thanked the URA and Citizens Bank for their contributions. She stated that this is a step in the right direction toward supporting more black grass root organizations. She stated that a lot of larger organizations have initiatives but don't necessarily have the same connections. She stated that currently, they are working on a model of what this Fund would look like in a grander scheme. She stated that this Fund will be available strictly for small black business in the greater Pittsburgh Area. She stated that because of the uncertainty of the next couple of weeks, business sustainability will be the goal of the Fund. She stated that there have been discussions of inclusion but believes that the equity concept is being left out.

Ms. Wilhelm thanked Ms. Scantling for her hard work.

Ms. Walker thanked Ms. Scantling for having the vision and forethought of grass root initiatives that can be supported by the corporate and civic sector of the community. She also thanked Councilman Lavelle for bringing attention to the URA in calling for action. She stated that they have the partnership and support of the URA and encouraged the URA Board to use this as a platform for the kind of work the URA will be doing moving forward.

d. Ms. Walker announced the retirement of Clevera "CC" Creer.

5. 2020 Housing Stabilization Program Administrators

a. Agreements with the following 11 nonprofit organizations in the amounts shown below to perform program administrator services:

- i. Macedonia Family and Community Enrichment Center (Macedonia FACE) in the amount of \$100,000
- ii. Urban League of Greater Pittsburgh in the amount of \$550,000
- iii. Young Women's Christian Association (YWCA) of Pittsburgh in the amount of \$500,000
- iv. Pittsburgh Mercy in the amount of \$100,000
- v. ACTION Housing in the amount of \$550,000
- vi. Chartiers Center in the amount of \$270,000
- vii. Veterans Leadership Program (VLP) in the amount of \$95,000
- viii. NeighborWorks Western Pennsylvania in the amount of \$150,000
- ix. Goodwill of Southwestern Pennsylvania in the amount of \$200,000
- x. Pittsburgh Community Services, Inc. in the amount of \$200,000

June 11, 2020

- xi. Jewish Children and Family Services (JCFS) in the amount of \$300,000.

Ms. Walker requested Board approval of the above items.

Ms. Jessica Smith Perry, Director of Housing Lending and Investments presented that authorization is requested to enter into the above-mentioned agreements with 11 nonprofits to serve as program administrators for the Housing Stabilization Program (HSP). The main objective of the HSP is to provide one time or short term (no more than three months) funding to individuals and families who are struggling with housing expenses including rent, mortgage, and utilities. It is designed to help stabilize participants' current housing, or facilitate access to appropriate housing, and prevent homelessness. The program also allows for legal eviction prevention services including legal consultation and representation for eviction defense and/or related supportive services. Tenants who utilize the program must have annual household incomes less than 50% of the Area Median Income (AMI). Homeowners who utilize the program must have annual household incomes less than 80% AMI.

On April 23, 2020, the URA released a Request for Proposals (RFP) for Program Administrators for the HSP. Program Administrators will work with households to determine their eligibility for the program, coordinate construction inspections with the URA, make payments to the landlords and/or lien holders, and perform at least three follow-up visits to the households to ensure continuing housing stability. Program Administrators will coordinate the work with the URA's HOF Department and the Engineering and Construction Department.

The URA will enter into contracts with the Program Administrators and reimburse them for costs incurred on a per household basis. Once Program Administrators are awarded a contract, households/applicants will be referred to the program through the United Way's 211 hotline.

Currently, the HSP is funded by the CDBG-CV, HOF funds, Pittsburgh Foundation funding, and Wells Fargo funding.

The URA received 16 responses to the RFP totaling \$5,223,750. Currently, the URA will be allocating \$3,015,000 of HSP related funds. Of the 16 responses received, 11 are being brought to the URA Board for approval at this time. Program Administrators can charge 25% for overhead costs. If performing legal work, the Program Administrator can bill an hourly rate.

Approximately \$200,000 of available funding is being reserved to make future awards for "Neighborhood Ambassadors." The URA is working in conjunction with Allegheny County Economic Development (ACED) and the Department of Human Services (DHS) to create a Neighborhood Ambassador program for small, community-based nonprofits. The goal of the program is to engage organizations that serve underrepresented/disadvantaged populations to help market the program and help their constituents complete the application processes for assistance. The URA, ACED, and DHS have heard concerns from housing advocates that the program is difficult to navigate. The Neighborhood Ambassadors will help to make the program more user friendly. Over the next month, the URA, ACED, and DHS will review the non-funded

June 11, 2020

proposals that the URA received from the small, community-based nonprofits to determine their eligibility for the program.

The current Program Administrator awards are as follows:

HOUSING STABILIZATION PROGRAM FY2020 - SERVICE PROVIDER PROPOSALS

Service Provider	Requested Amount	Citywide?	HOF 2020 Award	CDBG-CV Rental Award	CDBG-CV Mortgage Award	Pittsburgh Foundation	TOTAL AWARD
Macedonia FACE	\$275,000	Yes		\$100,000			\$100,000
Urban League	\$400,000	Yes	\$100,000	\$100,000	\$350,000		\$550,000
YWCA	\$400,000	Yes	\$100,000	\$200,000		\$200,000	\$500,000
Pittsburgh Mercy	\$400,000	Yes		\$100,000			\$100,000
ACTION Housing	\$400,000	Yes			\$350,000	\$200,000	\$550,000
Chartiers Center	\$400,000	Yes	\$165,000	\$105,000			\$270,000
VLP	\$93,750	Yes		\$95,000			\$95,000
NeighborWorks	\$400,000	Yes			\$150,000		\$150,000
Goodwill	\$400,000	Yes	\$200,000				\$200,000
PCSI	\$400,000	Yes		\$200,000			\$200,000
JCFS	\$400,000	Yes	\$300,000				\$300,000

Macedonia Family and Community Enrichment Center (Macedonia FACE) - \$100,000:

Macedonia FACE began as the social outreach arm of Macedonia Church of Pittsburgh in 1994. More than 20 years later, the organization is still strengthening and empowering families in the Hill District community. Macedonia FACE is one of two contracted county-wide providers of the Department of Human Services' Family and Community Teaming (FACT) program in Allegheny County. Families who are not subject to a formal proceeding by the DHS Office of Children, Youth, and Families (CYF) but who need community resources are referred to the FACT program for assistance in utilizing natural resources, such as family members, and finding service agencies that can help them achieve greater stability. Clients in the FACT program may also be eligible for the HSP. The offices are located at 1835 Centre Avenue, Suite #285, Pittsburgh, PA 15219.

Urban League of Greater Pittsburgh - \$550,000: The Urban League of Greater Pittsburgh is a comprehensive social service/civil rights organization in Southwestern Pennsylvania. The Urban League has extensive experience working with diverse populations and currently operates numerous programs including a rental assistance program and CYF services programs. Through the HSP, the Urban League will service households above 30% AMI but below 50% AMI. The offices are located at 332 Fifth Avenue, Pittsburgh, PA 15222.

Young Women's Christian Association (YMCA) of Pittsburgh - \$500,000: YWCA Greater Pittsburgh is a 150+ year-old organization dedicated to eliminating racism, empowering women, and promoting peace, justice, freedom, and dignity for all. They currently run four supportive housing programs. Through the HSP, the YWCA will service households below 50% AMI but will

June 11, 2020

focus on households below 30% AMI. The offices are located at 305 Wood Street., Pittsburgh, PA 15222.

Mercy Life Center Corporation (Pittsburgh Mercy) - \$100,000: Pittsburgh Mercy is a person-centered, population-based, trauma-informed community health and wellness provider. They currently operate six permanent supportive, four rapid, and two homeless prevention projects. Through the Housing Stabilization Program, Pittsburgh Mercy will service households underneath 50% AMI but will focus on households underneath 30% AMI. The offices are located at 1200 Reedsdale Street, Pittsburgh, PA 15233.

ACTION-Housing - \$550,000: ACTION-Housing Inc. is a nonprofit organization that seeks to create, preserve, manage, and protect affordable housing in Allegheny, Washington, and Greene Counties. ACTION-Housing was organized in 1957 by Mayor David L. Lawrence and Richard King Mellon to address the region's most pressing housing need: the demand for safe, high-quality, affordable housing. Over the past 30 years ACTION-Housing has either directly or in partnership, developed over 4,500 units of critical single and multi-family housing, and the agency currently manages approximately 2,000 units serving seniors, people with physical or developmental disabilities, veterans, and other specific vulnerable populations. The offices are located at 611 William Penn Place, Suite 800, Pittsburgh, PA 15219-6927.

Chartiers Center - \$270,000: Chartiers Center is guided by its mission to provide compassionate support to families and individuals who face behavioral health, co-occurring disorders (behavioral health and substance abuse) or intellectual and developmental challenges as they transform their lives. Their service offerings strive to make it possible for every person to receive the kind of treatment he or she needs; when and where he or she needs it. Chartiers Center has a wide array of services with experienced leaders guiding treatment, medical management and support services. The offices are located at 437 Railroad Street, Bridgeville, PA 15017.

Veterans Leadership Program - \$95,000: Veterans Leadership Program of Western Pennsylvania, Inc. (VLP) is a 501(c)3 organization with a mission of empowering Veterans to navigate the transitions of life. VLP has been in existence since 1982 and currently operates nine housing programs ranging from emergency shelter, bridge housing, homeless prevention, rapid rehousing, to permanent supportive housing; two employment programs to assist Veterans who are un/underemployed with job placement opportunities; and five supportive service programs that provide emergency financial assistance, benefits assistance, a Women Veterans program, Veterans Court justice program, and a wellness program that assists Veterans in combating substance abuse and Post-Traumatic Stress. The offices are located at 2934 Smallman Street Pittsburgh, PA 15201.

NeighborWorks Western Pennsylvania - \$150,000: Neighborhood Housing Services, Inc. dba NeighborWorks Western Pennsylvania (NWWPA) is a HUD-certified housing counseling agency with a mission of promoting stable, vibrant communities by providing their neighbors with comprehensive financial empowerment and homeownership services. Their work inspired a

June 11, 2020

national model of resident-led community development and led to the congressional charter of the Neighborhood Reinvestment Corporation (now called NeighborWorks America). The offices are located at 710 Fifth Ave., Suite 1000, Pittsburgh, PA 15219.

Goodwill of Southwestern Pennsylvania - \$200,000: Goodwill of Southwestern Pennsylvania is one of Allegheny County's most diverse, largest and longest standing 501(c)3 Human Service organizations. Goodwill serves diverse populations with a variety of disadvantages including those who have or are experiencing temporary setbacks to those who have multiple barriers to self-sufficiency. Goodwill operates numerous programs and services that each focus upon the individual needs and strengths of each client ranging from intensive services and supports to one-time or short-term assistance. The offices are located at 118 52nd Street, Pittsburgh, PA 15201.

Pittsburgh Community Services, Inc. - \$200,000: Pittsburgh Community Services, Inc. (PCSI) incorporated in 1983, was designated by the Federal Government as the Community Action Agency (CAA) for the City of Pittsburgh. PCSI serves as the Anti-Poverty agency for the city and in that capacity provides services to individuals, families, and communities whose income are at 200% of the 2020 Federal Poverty Income Guidelines or below. The goal of a CAA is to encourage and support families to make life-altering changes, which can reduce barriers preventing them from moving beyond poverty. PCSI serves approximately 7,500 individuals annually through its various programs and services. They are referred from social service networks, most nonprofit agencies, and the greater communities within the City of Pittsburgh. The offices are located at 249 N. Craig Street, Pittsburgh, PA 15213.

Jewish Children and Family Services (JCFS) - \$300,00: Jewish Family & Children's Service, doing business as Jewish Family and Community Services (JFCS), is the proposing Program Administrator. JFCS will partner with the member agencies of Immigrant Services and Connections (ISAC), a five-agency partnership that connects individuals with barriers of language and culture to existing resources. JFCS is the lead agency of ISAC, and the other partners are Casa San Jose, Allegheny Intermediate Unit/Latino Family Center, Literacy Pittsburgh, and South Hills Interfaith Movement. These agencies will work with JFCS to increase awareness of the program and receive referrals. The offices are located at 5743 Bartlett Street, Pittsburgh, PA 15217.

HOF Advisory Board Review:

The HOF Advisory Board reviewed and approved the HOF funded awards at the June 4, 2020 HOF Advisory Board Meeting.

MWBE Review Committee Status:

Total per household project costs will be less than \$250,000; therefore, this program is not subject to the URA's MWBE review process. All program administrators are still encouraged to make good faith efforts to be inclusive and equitable with their hiring practices.

June 11, 2020

Brenda Green, of the Jewish Children and Family Services, was present. Ms. Green thanked Ms. Smith Perry for the opportunity. Ms. Green spoke about their organization.

Odell Richardson, Executive Director of Pittsburgh Community Services, Inc., was present. Mr. Richardson thanked the HOF, URA and Ms. Walker for their support. Mr. Richardson spoke about their organization.

Ms. Hirsh asked if a standardized process is in place because of the number of services providers being added. Ms. Smith Perry answered that a standardized process is being put in place.

Ms. Powell asked if providers could be added in helping reach the LGBT community and that the standardized process that is in place will ensure status updates for individuals. Ms. Smith Perry stated that she will work with URA staff to work with the providers in ensuring a unified response to all recipients.

Mr. Williamson asked if there is a clear process when individuals call the 211 line. Ms. Smith Perry explained that the 211 is there for individuals to call and be directed to the provider that most fits their needs. She stated that there are some obstacles with the information that operators have but that will be corrected.

Mr. Williamson asked if application rejections and delays in the process due to proof of a stabilization plan require legislation being put in place. Ms. Smith Perry answered that initially the guidelines were written to provide temporary help, but currently the providers are providing more flexibility. Most individuals that are rejected because they live outside the City of Pittsburgh.

Upon a motion to approve by Ms. Hirsh, seconded by Mr. Lavelle, the following resolution was adopted by those present, except for Ms. Powell, who abstained:

RESOLUTION NO. 181 (2020)

RESOLVED: That an agreement with Macedonia Family and Community Enrichment Center (Macedonia FACE) to perform program administrator services, for an amount not to exceed \$100,000, payable from the Housing Opportunity Fund Housing Stabilization Program 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.

June 11, 2020

RESOLUTION NO. 182 (2020)

RESOLVED: That an agreement with the Urban League of Greater Pittsburgh to preform program administrator services, for an amount not to exceed \$550,000, payable from the Housing Opportunity Fund Housing Stabilization Program 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.

RESOLUTION NO. 183 (2020)

RESOLVED: That an agreement with the Young Women's Christian Association (YMCA) to preform program administrator services, for an amount not to exceed \$500,000, payable from the Housing Opportunity Fund Housing Stabilization Program 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.

RESOLUTION NO. 184 (2020)

RESOLVED: That an agreement with ACTION-Housing to preform program administrator services, for an amount not to exceed \$550,000, payable from the Housing Opportunity Fund Housing Stabilization Program 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.

RESOLUTION NO. 185 (2020)

RESOLVED: That an agreement with the Chartiers Center to preform program administrator services, for an amount not to exceed \$270,000, payable from the Housing Opportunity Fund Housing Stabilization Program 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.

June 11, 2020

RESOLUTION NO. 186 (2020)

RESOLVED: That an agreement with the Veterans Leadership Program (VLP) to preform program administrator services, for an amount not to exceed \$95,000, payable from the Housing Opportunity Fund Housing Stabilization Program 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.

RESOLUTION NO. 187 (2020)

RESOLVED: That an agreement with the NeighborWorks Western Pennsylvania to preform program administrator services, for an amount not to exceed \$150,000, payable from the Housing Opportunity Fund Housing Stabilization Program 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.

RESOLUTION NO. 188 (2020)

RESOLVED: That an agreement with Goodwill of Southwestern Pennsylvania to preform program administrator services, for an amount not to exceed \$200,000, payable from the Housing Opportunity Fund Housing Stabilization Program 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.

RESOLUTION NO. 189 (2020)

RESOLVED: That an agreement with Pittsburgh Community Services, Inc. to preform program administrator services, for an amount not to exceed \$200,000, payable from the Housing Opportunity Fund Housing Stabilization Program 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.

RESOLUTION NO. 190 (2020)

RESOLVED: That an agreement with Jewish Children and Family Services (JCFS) to preform program administrator services, for an amount not to exceed \$300,000, payable from the Housing Opportunity Fund Housing Stabilization Program is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is

June 11, 2020

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.

RESOLUTION NO. 226 (2020)

RESOLVED: That an agreement with Pittsburgh Mercy to preform program administrator services, for an amount not to exceed \$100,000, payable from the Housing Opportunity Fund Housing Stabilization Program 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.

6. Small Business Recovery Loan Fund

a. Authorization of the Small Business Recovery Loan Fund guidelines

Ms. Walker requested Board approval of the above item.

Ms. Jennifer Wilhelm, Director of Commercial Lending presented that businesses across Pittsburgh have been hit hard by the COVID-19 shutdowns. While some have managed to continue partial operations, many have not. 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.

As the economy reopens, the URA plans to support small businesses on their path to recovery by providing favorable, patient capital. The Small Business Recovery Loan Fund will target neighborhood-serving small businesses, minority and 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

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 are not required; business and corporate guarantees as appropriate.

June 11, 2020

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 are 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

Mr. Gainey asked how the URA is reaching minority businesses. Ms. Walker answered that the URA will have an aggressive marketing strategy in place that will target minority and women owned businesses. Ms. Wilhelm stated that there will also be translated materials provided in five different languages.

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

RESOLUTION NO. 191 (2020)

RESOLVED: That approval of the Small Business Recovery Loan Fund guidelines is hereby approved.

7. Middle Hill – Centre Avenue Exclusive Negotiations

- a. Authorization to enter into exclusive negotiations with R. Kyndall Development Group for a period of six (6) months for the sale of the following publicly owned parcels:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
5 th	10-P-186	0 Rose Street	URA
5 th	10-P-187	0 Rose Street	URA
5 th	10-P-188	0 Rose Street	URA
5 th	10-P-189	0 Rose Street	URA
5 th	10-P-190	0 Rose Street	URA

Ms. Walker requested Board approval of the above item.

Mr. Chuck Alcorn, Project Development Manager, of Neighborhood Development presented that In July 2019, the URA released a Request for Qualifications (RFQ) seeking multiple developers to purchase and redevelop any portion of 170 publicly owned parcels along the Centre Avenue Corridor in the Middle Hill neighborhood. The goal of the RFQ was to select developers to work to implement uses and further concepts articulated by the community as described in the 2015 Centre Avenue Corridor Redevelopment and Design Plan and the 2011 Greater Hill District Master Plan. Central to the plans are the following priorities:

- Creating opportunities for minority and local developers;
- Revitalizing Centre Avenue as the neighborhood's primary retail, institutional, and cultural node as well as a strong residential neighborhood;
- Building upon the African American cultural legacy;
- Creating family-friendly housing without displacement;
- Fostering economic empowerment; and
- Producing comprehensive sustainability and quality design.

In order to lower barriers and encourage responses from local developers, small businesses, and existing community institutions, several resources were made available to interested respondents including the pilot of the Equitable Empowerment Fund. Education and technical assistance were provided through the Building CapaCITY development series and Neighborhood Allies Shared Real Estate program.

Responses were due on October 17, 2019; the URA received 11 responses. A technical review committee reviewed and evaluated the responses received, solicited community input, and made a series of recommendations that were considered at the February 2020 Board Meeting. This proposal did not advance in February, because the community voiced questions at the November 2019 Developer Shortlist Meeting regarding affordability in the proposed concept. The technical review committee recommended that these properties be held from the market for the URA to complete an appraisal and study the feasibility of affordability. After review of the diligence and discussions with the developer, the technical review committee is recommending this project to advance to a six-month period of Exclusive Negotiations.

Details of the Development:

R. Kyndall Development Group is proposing to purchase five (5) vacant lots on the 2100 block of Rose Street and build five (5) new construction for-sale homes, to be named 21 Rose. Four (4) of the units will be market rate, and one (1) will be affordable to households at or below 80% AMI. The proposed units will be 1,700-2,000 square feet and will feature 2-3 bedrooms, 2 bathrooms and an integral garage at the ground floor level. All units will include an optional rooftop deck with views of the downtown skyline.

June 11, 2020

Together the parcels contain approximately 10,710 square feet.
AN MWBE Narrative for this project is on file.

R. Kyndall Development Group is a Pennsylvania limited liability corporation with a mailing address of 300 Brush Creek Road, Suite 768, Warrendale PA, 15095. Steffan Johnson is Co-Founder and CEO.

Mr. Lavelle thanked the URA staff for their hard working on this project.

Ms. Powell stated that she would like to see more levels of affordability with this project. Ms. Walker stated that there are currently in discussions with the developer in adding more affordable levels to this development.

Mr. Williamson asked about the market rate sales prices for this development. Ms. Walker stated that she did not have the numbers currently but would gather and provide that information.

Mr. Lavelle stated that although there needs to be a comprehensive conversation about affordability, he believes that there should be a healthy mix of affordable and market rate housing in this development.

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

RESOLUTION NO. 192 (2020)

RESOLVED: That exclusive negotiations with R. Kyndall Development Group for the following properties, for a period of six (6) months at the discretion of the Executive Director, is hereby approved:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
5 th	10-P-186	0 Rose Street	URA
5 th	10-P-187	0 Rose Street	URA
5 th	10-P-188	0 Rose Street	URA
5 th	10-P-189	0 Rose Street	URA
5 th	10-P-190	0 Rose Street	URA

AGENDA "B"

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

1. Ratification of Certificate of Completion for Housing Authority of the City of Pittsburgh for Block 125-M, Lots 285, 326, 328, 330, 331, 332, 336, 337, 338, 352, 353, 354, 356, 356A, 357, 358, 359, 360, and 361; and Block 125-S, Lots 63, 65, 68, 73, 78-1, 89 (now

June 11, 2020

designated as Block 125-M, Lots 285, 337, and 353; and Block 125-S, Lot 73) in the 13th Ward and authorization to return the Good Faith Deposit (residential redevelopment – Kelly Hamilton Homes).

RESOLUTION NO. 193 (2020)

RESOLVED: That issuance of a Certificate of Completion to Housing Authority of the City of Pittsburgh for Block 125-M, Lots 285, 326, 328, 330, 331, 332, 336, 337, 338, 352, 353, 354, 356, 356A, 357, 358, 359, 360, and 361; and Block 125-S, Lots 63, 65, 68, 73, 78-1, 89 (now designated as Block 125-M, Lots 285, 337, and 353; and Block 125-S, Lot 73) in the 13th Ward, and return of the Good Faith Deposit (residential redevelopment- Kelly Hamilton Homes) are hereby ratified 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, and the Secretary or the Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

2. Approval of Jarnele Fairclough to receive a COVID-19 Emergency Loan for her business, Mele's Party Planning given approval by the URA's loan review committee.

RESOLUTION NO. 194 (2020)

RESOLVED That approval of Jarnele Fairclough to receive a COVID-19 Emergency Loan for her business, Mele's Party Planning given approval by the URA's loan review committee is hereby approved.

3. Approval of Karlee Turkaly to receive a HOF Down Payment & Closing Cost Assistance deferred loan for a property located at 3015-3017 Perrysville Ave, Pittsburgh, PA 15214. Ms. Turkaly is an Urban Redevelopment Authority of Pittsburgh employee.

RESOLUTION NO. 195 (2020)

RESOLVED That approval of Karlee Turkaly an Urban Redevelopment Authority of Pittsburgh employee to receive a HOF Down Payment & Closing Cost Assistance deferred loan for a property located at 3015-3017 Perrysville Ave, Pittsburgh, PA 15214 is hereby approved.

4. \$150k, 0%, 10-year loan from URA to Invest PGH, the URA's emerging Community Development Finance Institution, to be used for organizational seed and lending capital. The lending source will be the URA's Business Lending Fund.

RESOLUTION NO. 196 (2020)

RESOLVED: That a loan with Invest PGH for organizational seed and lending capital, in an amount of up to \$150,000, payable from the Business Lending Fund 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

June 11, 2020

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

5. Larimer – Steel City Squash Site Assembly

- a. Acquisition of the following publicly owned properties for \$1.00 plus costs using Strategic Site Acquisition funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
12 th	124-K-65	608 Regis Way
12 th	124-K-66	0 Shetland St
12 th	124-K-68	600 Larimer Ave
12 th	124-K-69	602 Larimer Ave
12 th	124-K-71	604 Larimer Ave
12 th	124-K-72	0 Larimer Ave
12 th	124-K-73	610 Larimer Ave
12 th	124-K-74	612 Larimer Ave
12 th	124-K-75	0 Larimer Ave
12 th	124-K-76	616 Larimer Ave
12 th	124-K-77	618 Larimer Ave
12 th	124-K-78	6300 Joseph St
12 th	124-K-78-A	6302 Joseph St
12 th	124-K-78-B	6304 Joseph St
12 th	124-K-127	0 Joseph St
12 th	124-K-128	0 Joseph St
12 th	124-K-129	0 Joseph St
12 th	124-K-130	0 Rapidan Way
12 th	124-K-131	0 Rapidan Way
12 th	124-K-132	0 Rapidan Way
12 th	124-K-133	6312 Rapidan Way
12 th	124-K-147	119 Shetland St
12 th	124-K-149	0 Shetland St

RESOLUTION NO. 197 (2020)

RESOLVED: That the acquisition of the following publicly owned properties for \$1.00 plus cost, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
12 th	124-K-65	608 Regis Way
12 th	124-K-66	0 Shetland St
12 th	124-K-68	600 Larimer Ave
12 th	124-K-69	602 Larimer Ave

June 11, 2020

12 th	124-K-71	604 Larimer Ave
12 th	124-K-72	0 Larimer Ave
12 th	124-K-73	610 Larimer Ave
12 th	124-K-74	612 Larimer Ave
12 th	124-K-75	0 Larimer Ave
12 th	124-K-76	616 Larimer Ave
12 th	124-K-77	618 Larimer Ave
12 th	124-K-78	6300 Joseph St
12 th	124-K-78-A	6302 Joseph St
12 th	124-K-78-B	6304 Joseph St
12 th	124-K-127	0 Joseph St
12 th	124-K-128	0 Joseph St
12 th	124-K-129	0 Joseph St
12 th	124-K-130	0 Rapidan Way
12 th	124-K-131	0 Rapidan Way
12 th	124-K-132	0 Rapidan Way
12 th	124-K-133	6312 Rapidan Way
12 th	124-K-147	119 Shetland St
12 th	124-K-149	0 Shetland St

6. Homewood – Kelly Street Site Assembly

- a. Acquisition of the following publicly owned properties for \$1.00 plus costs using Strategic Site Acquisition funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
12 th	125-G-42	0 Kelly Street
12 th	125-G-43	0 Kelly Street
12 th	125-G-51	0 Kelly Street
12 th	125-G-64	0 Frankstown Avenue

RESOLUTION NO. 198 (2020)

RESOLVED: That the acquisition of the following publicly owned properties for \$1.00 plus cost, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is authorized to execute all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
12 th	125-G-42	0 Kelly Street
12 th	125-G-43	0 Kelly Street
12 th	125-G-51	0 Kelly Street
12 th	125-G-64	0 Frankstown Avenue

June 11, 2020

7. Authorization to add Wright Childcare Solutions as a Technical Assistance to the URA's slate of small business providers.

RESOLUTION NO. 199 (2020)

RESOLVED: That the addition of Wright Childcare Solutions as a Technical Assistance to the URA's slate of small business providers is hereby approved.

8. Uptown – City's Edge / Lot F
 - a. Amendment of Resolutions Nos. 210, 211, and 213 (2019), as previously amended by Resolution 432 (2019), to extend the City's Edge/Lot F approval expiration dates from June 30, 2020 to October 31, 2020. Any other approvals contained in Resolution No. 432 (2019) are rescinded.

RESOLUTION NO. 200 (2020)

RESOLVED: That Resolutions Nos. 210, 211, and 213 (2019), as previously amended by Resolution 432 (2019), to extend the City's Edge/Lot F approval expiration dates from June 30, 2020 to October 31, 2020. Any other approvals contained in Resolution No. 432 (2019) are hereby rescinded.

9. Rescission of Resolution No. 212 (2019), which approved a loan to MidPoint Group of Companies, Inc. or a Limited Partnership to be formed, to provide combined construction/permanent financing for the residential portion of the City's Edge development, in the amount of up to \$1,000,000.00, payable from the Housing Opportunity Fund Rental Gap Program.

RESOLUTION NO. 201 (2020)

RESOLVED: That Resolution No. 212 (2019), which approved a loan to MidPoint Group of Companies, Inc. or a Limited Partnership to be formed, to provide combined construction/permanent financing for the residential portion of the City's Edge development, in the amount of up to \$1,000,000.00, payable from the Housing Opportunity Fund Rental Gap Program is hereby rescinded.

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

DocuSigned by:
Theresa Schacht
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Assistant Secretary