

URA Board Agenda



Date/Time Thursday September 10, 2020 at 2:00 p.m.

Web Access: <https://zoom.us/j/99113664490>

Dial In: +1 929 205 6099 ID # 991 1366 4490

URA Regular Board Meeting AGENDA "A"

1. Roll Call
2. Public Comment
3. General
 - a. Approval of Meeting Minutes of the Regular Board Meeting of August 13, 2020
4. RFPs, RFQs, RFIs & Bids
 - a. Request for Proposals (RFP) to assemble a panel of tree service providers.
 - b. Request for Proposals (RFP) for projects to be funded with the East Liberty Housing Fund (ELTRIDA).
 - c. Biz Buzz 2020
 - i. Request for Proposals (RFP) to business district groups to provide up to 10 grants for small business promotion activities.
5. Announcements
 - a. COVID-19 Impacts
 - i. Housing Support
 - ii. Small Business Support
 - iii. Commercial Lending Dashboard
 - b. Recap of 4% and 9% LIHTC Preliminary Commitments.
 - c. 2020 RGP Application Funding Cycle Closed.



- d. Homeowner Assistance Program – update of successes; Announcement about temporarily closing the application process.
 - e. 2021 HOF Allocation Plan Public Outreach Process.
 - f. Centre Ave. RFQ Round 1 Community Meeting - September 29, 2020, at 6 p.m.
 - g. Former Fairywood School Site – Extended due diligence period with Tryko Partners, LLC.
 - h. Woods Village – Extended due diligence period with Oak Moss Associates.
 - i. Get Online and Grow Online: Round 1 participant update; Round 2 general update.
6. Residential Lending and Investments *(Pages 3 Through 5)*
- a. Allegheny Dwellings Choice Neighborhood Planning Application *(pp 3-5)*
 - i. Authorization to serve as the Neighborhood Entity for the Housing Authority of the City of Pittsburgh (HACP) Planning Grant Choice Neighborhood Application for Allegheny Dwellings.
 - ii. Authorization to provide a \$10,000 grant to HACP for the Choice Neighborhood Planning Process related to Allegheny Dwellings.
7. Commercial Lending & Investments *(Pages 6 Through 8)*
- a. Minority Business Recovery and Growth Fund *(pp 6-8)*
 - i. Ratification of updated Recovery Loan guidelines.
8. Development Services *(Pages 9 Through 11)*
- a. Hill District – New Granada Square Apartments *(pp 9-11)*
 - i. Amended and restated disposition contract for the sale of Block 10-N, Lots 267, 268, 269, 270, 274, 275, 276, 278, 279, 280, 289, 290, in the 5th Ward to Granada Apartments LP for \$125,000.
9. Business Solutions *(Pages 12 Through 14)*
- a. Commercial Rent Relief Matching Program *(pp 12-14)*
 - i. Authorization to accept guidelines for the Commercial Rent Relief Matching Program and enter into related agreements.
10. AGENDA B. *(Pages 15 Through 17)*



Director's Report

To: URA Board of Directors

From: Jessica Smith Perry, Director of Lending and Investment

Cc: Greg Flisram, Executive Director

Date: September 10, 2020

Re: Agenda Item 6: Residential Lending and Investments

Residential Lending Agenda Item Overview

6A. Allegheny Dwellings Choice Neighborhood Planning Application

- i. Authorization to serve as the Neighborhood Entity for the Housing Authority of the City of Pittsburgh (HACP) Planning Grant Choice Neighborhood Application for Allegheny Dwellings.
- ii. Authorization to provide a \$10,000 grant to HACP for the Choice Neighborhood Planning Process related to Allegheny Dwellings.

Authorization Requested

Authorization is requested to serve as the Neighborhood Entity for the HACP Planning Grant Choice Neighborhood application to the U.S. Department of Housing and Urban Development (HUD). HACP (in partnership with Fineview Citizens Council and Perry Hilltop Citizens Council) is applying for funding from HUD to support a local, resident-driven planning process centered on the future redevelopment of Allegheny Dwellings and create an action-oriented neighborhood plan that improves neighborhood housing choices, resident health and educational opportunities, and local amenities.

The Fineview and Perry Hilltop Choice Neighborhood is anchored by Allegheny Dwellings, one of Pittsburgh's oldest public housing communities that is currently planned to be redeveloped as mixed-income housing. The surrounding neighborhoods of Fineview and Perry Hilltop are well positioned to be integrated with and benefit from investment and preservation of residential neighborhoods, parks, and business districts.

The Choice Neighborhood Program has three primary components - Housing, People, and Neighborhood. The Authority's role in this process will be to serve as the Neighborhood Implementation Entity. In the planning stages, the URA will help to identify development sites



and secure site control. URA staff will also participate in planning meetings with HACP, the City, and the community, with the goal to assist with a larger Choice Neighborhood Implementation application in a future year. If HACP is awarded a Choice Neighborhood Planning Grant, it will be used to create a plan for the replacement of Allegheny Dwellings and the development of the surrounding area. The plan will then be used to apply for a future round of Choice Neighborhood Implementation funding. If implementation funds are awarded in the future, the URA will help implement neighborhood development strategies.

Authorization is also requested to provide a \$10,000 grant, sourced by Community Development Block Grant (CDBG) funding or LLEA, to HACP for the planning efforts. The grant is contingent upon receiving a Planning Grant award from HUD



Resolutions for Agenda Item 6A

RESOLUTION NO. _____ (2020)

RESOLVED: That the URA will serve as the Neighborhood Entity for the Housing Authority of the City of Pittsburgh Planning Grant Choice Neighborhood Application for Allegheny Dwellings.

RESOLUTION NO. _____ (2020)

RESOLVED: That a grant to the Housing Authority of the City of Pittsburgh (HACP) for the Choice Neighborhood Planning Process related to Allegheny Dwellings, for an amount of \$10,000 to be sourced by CDBG and/or LLEA is hereby approved, contingent upon HACP receiving a planning grant, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director 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.



Director's Report

To: URA Board of Directors

From: Jennifer Wilhelm, Director of Commercial Lending

Cc: Greg Flisram, Executive Director

Date: September 10, 2020

Re: Agenda Item 7: Commercial Lending

Commercial Lending Agenda Item Overview

- 7A.** Minority Business Recovery and Growth Loan Program
- i. Ratification of updated Recovery Loan guidelines.

Authorization Requested

The URA is dedicated to assisting businesses affected by COVID-19 and those that are trying to grow in this difficult economic environment. Since March, the URA has provided loan capital to 277 local businesses, 123 of which are minority-led. Minority-owned businesses are some of the most deeply affected. Already operating in a climate of inequality and lower access to capital, COVID-19 has amplified these struggles.

In an effort to deepen assistance to minority-led businesses, the URA is increasing its commitment by adjusting the current COVID-19 Recovery Loan Program to focus entirely on businesses owned by minorities. Through support from the PNC Foundation, the updated program - the Minority Business Recovery and Growth Loan Program - will enable the URA to expand its assistance of minority-owned businesses across the city.

Program Terms and Conditions:

Loan Amount: Up to \$100,000
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, equipment, and other approved fixed costs related to business recovery or growth

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



Resolution for Agenda Item 7A

RESOLUTION NO. _____ (2020)

RESOLVED: That updates to the Minority Business Recovery and Growth Loan Program Guidelines are hereby ratified.



Director's Report

To: URA Board of Directors

From: Emily Mitchell, Assistant Director of Neighborhood Development

Cc: Greg Flisram, Executive Director

Date: September 10, 2020

Re: Agenda Item 8: Development Services

Development Services Agenda Item Overview

8A. Hill District – Granada Square Apartments

- i. Amended and restated disposition contract for the sale of Block 10-N, Lots 267, 268, 269, 270, 274, 275, 276, 278, 279, 280, 289, 290, in the 5th Ward to Granada Apartments LP for \$125,000.

Authorization Requested

In March 2020, the Board approved URA financing and final drawings, final evidence of financing, and authorization to execute a deed for the sale of the above property to Granada Apartments LP, a partnership between Hill Community Development Corporation (Hill CDC) and CHN Housing Partners (CHN). The project as originally conceived included a five-story mixed-use commercial and residential building and surface parking on the historic New Granada Theater block in the Middle Hill.

Since that time, the scope of the project has evolved to include construction of a 77-stall parking garage on the Wylie Avenue side of the block adjoining and primarily designed to serve the New Granada Theater, which is owned by Hill CDC and slated for redevelopment. URA still plans to convey the above property to Granada Apartments LP; however, following the conveyance, the property will now be subjected to a condominium regime that will divide it into residential, commercial, and parking units, with the residential unit to be retained by Granada Apartments LP, the commercial unit to be conveyed to NGS Commercial LLC or a related Hill CDC-controlled entity, and the parking unit to be conveyed to Hill CDC. Today's request for authorization to amend and restate the disposition contract will accommodate these changes.

The preliminary budget for the parking garage is just over \$2 million, and approved MWBE and MWI narratives are on file.



Prior to beginning construction of the garage, Hill CDC will be required to return to the URA board for approval of final drawings and final evidence of financing, which will include a construction schedule, expression of community input, evidence of City approvals and permits, and an approved MWBE plan.

Granada Apartments LP is a Pennsylvania limited partnership between Hill CDC and CHN, with a mailing address of 2015 Centre Avenue #2, Pittsburgh, PA 15219. Granada Square Apartments, LLC is the General Partner.

Hill CDC is a Pennsylvania nonprofit with a mailing address of 2015 Centre Avenue #2, Pittsburgh, PA 15219. Marimba Milliones is President and CEO.



Resolution for Agenda Item 8A

RESOLUTION NO. _____ (2020)

RESOLVED: That the amended Redevelopment Proposal submitted by Granada Apartments LP for the sale of Block 10-N, Lots 267, 268, 269, 270, 274, 275, 276, 278, 279, 280, 289, 290, in the 5th Ward, and execution of a restated disposition contract for the sale of the property, are hereby approved, and the Executive Director, Deputy and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute said disposition contract, and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



Director's Report

To: URA Board of Directors

From: Tom Link, Director of Business Solutions

Cc: Greg Flisram, Executive Director

Date: September 10, 2020

Re: Agenda Item 9: Business Solutions

Business Solutions Agenda Item Overview

9A. Commercial Rent Relief Matching Program

- i. Authorization to accept guidelines for the Commercial Rent Relief Matching Program and enter into related agreements.

Authorization Requested

Authorization is requested to accept the guidelines for the Commercial Rent Relief Matching Program. This program is a new service managed by the Business Solutions team. The goal of this program is to directly reduce fixed costs for small businesses during this challenging time. The funding allocation for this first round would be \$40,000.

The approach is to entice landlords to give their tenants temporary reductions in their rent by committing to match that reduction with a grant to the business (for rent). As a simple example, let's say Store ABC has a monthly rent of \$1,000. The landlord agrees to reduce the rent by \$200. The URA matches that \$200. Store ABC now has a rent of \$600 for that month.

The grant would run for three months and would cap out at \$1,000 of matching funds (so the maximum monthly grant would be \$333). Eligible applicants would be brick and mortar businesses in CDBG-eligible neighborhoods. These businesses would not necessarily need to be in a business district. Only businesses with less than 30 staff are eligible for the program. Technically the funds would go directly to the landlord but should still be considered a grant to the business (i.e. this is not a reimbursement to the landlord for their rent reduction). The landlord would need to make a simple commitment to reduce the rent by a fixed amount over three months.

The program is meant as emergency assistance to small businesses who may otherwise be nearing a point of closure (and applicants will be evaluated as such). The hope is that landlords



recognize the dire position of certain tenants and assist in helping them cope while they are dealing with reduced revenues. The program is meant as a pilot and may be adjusted in a second round based on response and feedback.

Funding Source: 2020 CDBG



Resolution for Agenda Item 9A

RESOLUTION NO. _____ (2020)

RESOLVED: That acceptance of the Commercial Rent Relief Matching Program Guidelines is hereby approved.



Regular Board Meeting
AGENDA "B"

1. Agreements/Amendments

- a. Authorization to provide a \$200,000 grant from the URA's LTV fund to Invest PGH for micro lending.
- b. Authorization to amend the loan term for the Larimer IV RHDIP and HOF loans to 50 years.
- c. Crawford Roberts - 1843 Webster Stabilization
 - i. Authorization to amend the professional services contract dated June 18, 2020, with Hilltop Rising (MBE) by \$3,375 for a new not to exceed amount of \$22,062.
- d. Agreement with Grunau Company, Inc. for the URA Server Room Pre-Action System proposal for 412 Boulevard of the Allies, for an amount of up to \$43,900.

2. Additions

- a. Authorization to add the following firms to the list of preapproved Community Outreach firms for Housing Opportunity Fund outreach:
 - Zoltun Design – MWBE firm
 - Trailblaze Creative
 - Scenius Strategies
 - McCormick Taylor
 - KRNLs – MWBE firm

3. Acquisitions

- a. Garfield – Future Infill Residential Development
 - i. 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>
10 th	50-G-60	0 Rosetta Street
10 th	50-G-62	0 Rosetta Street
10 th	50-G-63	0 Rosetta Street
10 th	50-G-65	0 Rosetta Street
10 th	50-G-66	0 Rosetta Street



10 th	50-G-68	0 Rosetta Street
10 th	50-G-69	0 Rosetta Street
10 th	50-G-70	0 Rosetta Street
10 th	50-K-172	0 Broad Street
10 th	50-K-173	0 Broad Street

b. Larimer – Steel City Squash

- i. 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-123	0 Joseph Street
12 th	124-K-124	0 Rapidan Way

c. Homewood – 7907 Susquehanna Street

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

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
13 th	175-H-49	7907 Susquehanna Street

d. Upper Hill – PHDC Parking

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

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
5 th	27-B-200	0 Anaheim Street
5 th	27-B-352	821 Shawnee Street

4. Conveyance

a. Chateau – Western Avenue

- i. Conveyance by quit claim deed of Block 7-B, Lot 501, in the 21st Ward, to Western Avenue Associates, for \$1.00.



5. Applications

- a. East Liberty – Station Euclid Two-Way Conversion
 - i. Authorization to apply for a Department of Community and Economic Development (DCED) Multimodal Funding Program grant in an amount up to \$2,000,000 and, if required, enter into related grant contracts, subgrant and fee agreements.

6. Memorandum of Understanding

- a. Citywide – Pittsburgh Housing Development Corporation
 - i. Memorandum of Understanding with Pittsburgh Housing Development Corporation providing for streamlined conveyance of URA properties to this affiliate.

7. Neighborhood and Small Business Support and Fundraising

- a. Citywide – Hillman Family Foundations
 - i. Authorization to apply to the Hillman Family Foundations for a \$500,000 grant to assist Neighborhood and Small Business support efforts.
 - ii. Authorization to ratify an application to the Hillman Family Foundations for a \$100,000 grant to assist Neighborhood and Small Business support efforts.
 - iii. Authorization to accept a \$100,000 grant from the Hillman Family Foundations to assist Neighborhood and Small Business support efforts.

