

June 17, 2021

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

June 17, 2021 – 2:00 P.M., E.S.T.

Members Present: Williamson, Powell, Lavelle, Hirsh

Members Absent: Gainey

Staff Present: Walker, Flisram, Clark, Geiger, Saladna, Grantham, Miller, Carter, Wilhelm, Shore, Snipe, Serbin, Freedman, Bohince and Schacht.

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

1. General

- a. Approval of Meeting Minutes of the Regular Board Meeting of April 8, 2021.

2. Public Comment

See attached.

3. Announcements

- a. Impact Dashboards
  - i. Commercial Lending
  - ii. Housing Stabilization Program

4. East Liberty - Harvard Beatty Housing

- a. Authorization to enter into a Rental Gap Program loan with Harvard Beatty Housing LLC in an amount up to \$450,000.
- b. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 83-P, Lot 225 in the 11th Ward to Harvard Beatty Housing LLC or a related entity to be formed for \$400,000.

Ms. Walker requested Board approval of the above items.

Evan Miller, of the Residential Lending and Investment Department presented that Trek Development Group has formed Harvard Beatty Housing LLC to acquire (from the URA) what is currently a parking lot on the edge of the East Liberty business district, at the corner of Harvard and North Beatty Streets. The developer plans to build a 42-unit, new construction, mixed-income apartment building. Harvard Beatty Housing will be the second mixed-income development that Trek has built in this corner of East Liberty. Mellon's Orchard was completed in late 2020 along Station Street, to the west of the Harvard Beatty site. The recently completed project has 47 total units, with 37 units of affordable housing.

In August 2020, Harvard Beatty was awarded an allocation of 9% Low-Income Housing Tax Credits (LIHTC) by Pennsylvania Housing Finance Agency (PHFA), providing a significant infusion of upfront financing to fund the project's construction. LIHTC equity comprises roughly 75% of the development budget. The

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remaining 25% will be sourced by this RGP request, a PHFA conventional first mortgage, PHFA's Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) program.

Additionally, Harvard Beatty is the first project to receive funding from the East Liberty Transit Revitalization Investment District Revitalization Authority's (ELTRIDRA) affordable housing program, known as East End Housing Development Program (EEHDP). EEHDP was funded by pledged tax increment from the former Penn Plaza site and was capitalized in a borrowing from the developer in 2020. An RFP for EEHDP was released in January 2021, and Harvard Beatty was awarded a \$500,000 loan in May 2021 by the ELTRIDA Housing Committee and ELTRIDRA Board.

The development of Harvard Beatty Housing, and Mellon's Orchard, are direct responses to the wave of high-end market-rate rental housing development in the area that has exacerbated the lack of affordable housing in the East End. Harvard Beatty aims to combat this by providing high quality, new-construction affordable housing with long-term deed restrictions. The redevelopment team will work closely with appropriate relocation agencies, such as Neighborhood Allies and Penn Plaza Support and Action Coalition, to notify displaced residents of the housing opportunities at Harvard Beatty.

In addition to the \$450,000 loan request, the URA is selling the land for this project; authorization is requested to accept the developer's proposal, form a sales contract, approve final drawings and evidence of financing, and to execute a deed for the sale of lot 83-P-225 for \$400,000.

<b>Borrower/Developer:</b>	Harvard Beatty Housing LLC
<b>Contractor:</b>	Mistick Construction Company
<b>Location:</b>	121 N. Beatty Street
<b>Neighborhood:</b>	East Liberty
<b>Council District:</b>	9
<b>Description:</b>	New construction of mixed-income apartment building with 42 total units; 33 one-bedroom units, nine (9) two-bedroom units. Four (4) units affordable to HH at or below 20% AMI, four (4) units affordable to HH at or below 30% AMI, 14 units affordable to HH at or below 50% AMI, 11 units affordable to HH at or below 60% AMI. Nine (9) market rate units.
<b>Authority Financing for Review:</b>	Rental Gap Program loan in an amount up to \$450,000.00, 0% interest rate, 40-year term.
<b>Collateral:</b>	URA-recorded mortgage and a HOME Declaration of Restrictive Covenants for four (4) units at or below 50% AMI for a period of 40 years.
<b>Required Approvals:</b>	Approved at the Real Estate Loan Review (RELRC) Committee meeting on June 3, 2021
<b>Program Sources:</b>	HOME 2019
<b>MWBE:</b>	Final MWBE Plan submitted by developer to URA MWBE program staff
<b>Commitment Expiration Date:</b>	December 17, 2021

Sources of Funds	
URA HOME Request	\$450,000
ELTRIDRA East End Housing Development Program Funds	\$500,000
PHFA Conventional First Mortgage	\$1,250,000

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PHFA Phare Funds	\$740,000
LIHTC Equity (Royal Bank of Canada)	\$10,075,638
Developer Equity	\$100
Deferred Development Fee	\$144,366
<b>Total Project Financing</b>	<b>\$13,160,104</b>

<b>Uses of Funds</b>	
Construction and Hard Costs	\$9,197,907
Fees	\$715,882
Miscellaneous Development Expenses	\$384,253
Construction and Financing Charges	\$268,730
Acquisition	\$431,000
Reserves and Developer Fee	\$1,868,463
Syndication Fees & Expenses	\$293,869
<b>Total Project Uses</b>	<b>\$13,160,104</b>

William Gatti, of TREK Development, was present. Mr. Gatti spoke about the project.

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

**RESOLUTION NO. 192 (2021)**

RESOLVED: That a Rental Gap Program loan with Harvard Beatty Housing LLC for new construction of mixed-income apartment building with 42 total units. 33 one-bedroom units, nine two-bedroom units, in an amount of up to \$450,000, payable from the Housing Opportunity Fund Rental Gap Program is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, 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.

**RESOLUTION NO. 193 (2021)**

RESOLVED: That the Redevelopment Proposal submitted by Harvard Beatty Housing LLC or a related entity to be formed, for the sale of Block 83-P, Lot 225 in the 11th Ward, and execution of a disposition contract by sale to Harvard Beatty Housing LLC, for \$400,000, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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; and it is

RESOLVED FURTHER: That the final drawings and evidence of financing submitted by Harvard Beatty Housing LLC or a related entity to be formed for the sale of Block 83-P, Lot 225 in the 11th Ward, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

5 \$1 Million First National Bank (FNB) Investment

- a. Ratification of \$1 million investment from FNB to be used for Avenues of Hope Small Contractor Line of Credit program.

Ms. Walker requested Board approval of the above item.

Ms. Jennifer Wilhelm, Director of Commercial Lending presented that First National Bank is providing \$1 million in capital investment to the URA to help seed the new Avenues of Hope Small Contractor Line of Credit program. This program will provide up to \$100,000 in a line of credit for small contractors actively working on projects within Avenues of Hope areas: Perry North & South, Sheraden, Hill District, Larimer, Homewood, Allentown/Beltzhoover and Hazelwood. Avenues of Hope is a place-based, people-first approach to neighborhood revitalization that intervenes across all layers of successful, health and sustainable main street development.

All \$1 million will be in the form of an Equity Equivalent Investment (EQ2). The investment will be a 36-month term, at 2% interest, with semi-annual interest payments. The EQ2 can be renewed every three years for a maximum of 12 years total loan period. This generous investment from FNB will help the URA to support small contractors in a new and exciting way. This will be the first line of credit program offered through the URA.

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

**RESOLUTION NO. 194 (2021)**

RESOLVED: That investment of \$1M from First National Bank (FNB) to be used for the Avenues of Hope small contractor line of credit program is hereby ratified.

6. \$800,000 Grant to Invest PGH for Childcare Reinvestment Business Loan (CRiB) Program

- a. Movement of \$800,000 of PNC Foundation grant dollars from the URA to Invest PGH to be used to capitalize CRiB.

Ms. Walker requested Board approval of the above item.

Ms. Wilhelm presented that In August 2020, the URA Board approved a \$6.5 million investment from PNC Foundation in the form of loan and grant dollars to support business growth, \$1.3 million, of which, was allocated specifically to assist childcare businesses. A large portion of the capital went to seed The Minority Led Business Recovery and Growth Fund. To date, the URA has deployed \$2.2 million of that capital through low interest loans to 35 minority-owned businesses and is actively processing 24 additional applications.

For the childcare businesses, the URA partnered with Invest PGH to create a special forgivable loan, the Pittsburgh Childcare Reinvestment Business Fund (CRiB). CRiB is a pilot program designed to sustain and stimulate the growth of childcare businesses in the City of Pittsburgh. Childcare businesses within the City are eligible for up to \$25,000 in forgivable loans to be used for working capital or other business

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needs. All loans will be processed by Invest PGH. The \$800,000 transfer of the PNC Foundation dollars to Invest PGH will go specifically to the CRiB program, which will officially launch June 23, 2021. This loan program will be paired with additional technical assistance opportunities for childcare businesses through partnerships with Chatham University's Center for Women's Entrepreneurship and Trying Together.

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

### **RESOLUTION NO. 195 (2021)**

RESOLVED: That the reallocation of up to \$800K From URA PNC Funds to Invest PGH to be used to for the CRIB Program is hereby approved:

- 7 Larimer – Larimer/East Liberty Phase III, L.P.
  - a. Final drawings and final evidence of financing for Phase III work on Block 124-J, Lots 261, 266, 268, 269, 271, 272, 273, 274, 281 (part), 282 (part), 283 (part), 287, 290, 291, 293, and 295 (part), in the 12th Ward.

Ms. Walker requested Board approval of the above item.

Sara Shore, of the Residential Lending and Investment Department presented that at its November 2019 meeting, the URA Board approved a development proposal and the execution of a deed for the conveyance of the property to the Housing Authority of the City of Pittsburgh (HACP) for the sale and development of Phase III of the Larimer CHOICE Neighborhoods project, for \$1 plus costs.

Since then, HACP has closed on the purchase of the URA-owned property totaling approximately 50,901 square feet. The Developer, McCormack Baron Salazar (MBS), is working to gain all the City approvals needed for construction to start after the anticipated July 2021 closing. In April 2021, the URA Board approved URA financing for Phase III in a total amount of \$2,126,000 - \$650,000 in residential financing and \$1,476,000 in commercial financing. At construction closing, HACP will transfer the leasehold interest of the property to Larimer/East Liberty Phase III, L.P., which is composed of affiliates of ARMDC, MBS, and OCCH.

Authorization is now requested to accept the final construction drawings and final evidence of financing. The project is the construction of a new three-story building and adjacent townhomes located along Larimer Avenue between Meadow and Winslow Streets, which will include 42 rental apartments, 4,800 square feet of new commercial space, and resident amenities. Total development costs, including site preparation and physical infrastructure, are estimated at approximately \$19.4 million.

McCormack Baron Salazar is a Missouri corporation with a mailing address of 720 Olive St., Suite 2500, St. Louis, MO 63101. Vincent Bennett, is Chief Executive Officer of MBS.

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

**RESOLUTION NO. 196 (2021)**

RESOLVED: That the final drawings and evidence of financing submitted by McCormack Baron Salazar (MBS), for the sale of Block 124-J, Lots 261, 266, 268, 269, 271, 272, 273, 274, 281 (part), 282 (part), 283 (part), 287, 290, 291, 293, and 295 (part), in the 12th Ward, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8 Residential Façade Program - Boundary Expansion

- a. Authorization to expand the eligible geographies for participation from a 400 ft. radius around all Pittsburgh Housing Development Corporation (PHDC) construction projects to the entirety of the neighborhood in which the construction is taking place for a period of one year after the end of construction.

Ms. Walker requested Board approval of the above item.

Mr. Richard Snipe, Deputy & Assistant Director of For Sale Housing Development presented that In September 2019, the Board approved changes to the Residential Façade Improvement Program aimed at reducing barriers to participation by low to moderate income households and adjusting the original boundaries defined in 2013.

Original guidelines allowed for participation from investors and homeowners. No income limit was established for participants. The boundaries were focused on the Department of City Planning's defined boundaries for the Neighborhoods of Arlington, Central Northside, Garfield, Manchester, Polish Hill, and Upper Hill in the interest of advancing neighborhoods that were seeing an increase in private investment. A matching grant was offered for work being completed on the front façade of the homes at 50% match to the homeowner with a maximum URA contribution of \$5,000.

The 2019 guideline amendments established tiered, income-based grant contributions of up \$8,000 per owner-occupied household. With limited yearly contributions of \$150,000 less 10% administration received from City of Pittsburgh Paygo Funds, expansion of the program as a citywide tool was deemed infeasible. In an effort to maximize impact of public funds while expanding to new neighborhoods, the Program boundaries were revised to compliment URA and PHDC sponsored development projects by limiting eligibility to a 400 ft. radius around each project for a period of one year after project completion. The 400 ft. radius was identified as an average length of a residential block.

Program boundary limits placed in 2019, aimed at reducing the potential of over encumbrance of funds has had the unintended effect of reducing Program participation. Authorization is requested to expand program boundaries from a one block radius to the entirety of the City-defined neighborhood boundaries in which the PHDC is invested. All other previously amended guideline changes will remain in place.

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

**RESOLUTION NO. 197 (2021)**

RESOLVED: That expansion of eligible geographies for participation from a 400 ft. radius around all Pittsburgh Housing Development Corporation (PHDC) construction projects to the entirety of the neighborhood in which the construction is taking place for a period of one year after the end of construction is hereby approved.

9. Brighton Heights - Former St. John's Hospital Site
  - a. Proposal and form of contract for the sale of Block 75-L, Lots 270, 275, 276, 277 and 314 and Block 75-M, Lot 83 in the 27th Ward to Allegheny Land Trust (ALT) for \$106,900 plus costs.

Ms. Walker requested Board approval of the above item.

Ms. Lilly Freedman, Community Development Specialist, presented that Authorization is requested to accept the Redevelopment Proposal and enter into a disposition contract with Allegheny Land Trust (ALT). ALT is a 501(c)3 land conservation nonprofit created in 1993 to help local people save local land. ALT is looking to purchase the six (6) forementioned parcels, formerly home to St. John's Hospital, to develop a greenspace with natural stormwater management features. The six (6) parcels are currently vacant land and total approximately 161,839 square feet. The site has been unused for decades, during which time several attempts at development have failed.

At the November 14, 2020 meeting, the URA Board of Directors approved a six month extension to ALT's period of Exclusive Negotiations for the potential purchase and development of the former St. John's Hospital site property. Since then, ALT has worked through due diligence processes and continued in efforts to build their capital stack. The total development cost is \$1,057,120.12.

The public benefits of protecting this land include active stormwater management in a priority watershed, naturalization of vacant land into green space, passive recreation, and providing scenic beauty in an otherwise urbanized community. People from all over frequent the site for the convenient access it provides for healthy outdoor recreation.

Prior to the sale of this property, the proposed development will again be presented to the URA Board for approval of final working drawings and evidence of financing and for authorization to execute the deed. Further, such final approvals will not include authorization to begin construction or authorization to begin construction on infrastructure improvements, unless designs have been sufficiently vetted with community stakeholders and URA staff.

Allegheny Land Trust is a not-for-profit corporation with a mailing address of 416 Thorn St. Sewickley, PA 15143. Christopher Beichner is the President and CEO.

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

**RESOLUTION NO. 198 (2021)**

RESOLVED: That the Redevelopment Proposal submitted by Allegheny Land Trust (ALT), for the sale of Block 75-L, Lots 270, 275, 276, 277 and 314 and Block 75-M, Lot 83 in the 27th Ward, and execution of a disposition contract by sale to Allegheny Land Trust (ALT), for \$106,900 plus costs are hereby approved, and the Executive Director, Director of Finance and/or Director of Finance, 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.

10. Fairywood – Fairywood Industrial Site

- a. Authorization to enter into exclusive negotiations and/or execute a term sheet or letter of intent with Regional Industrial Development Corporation (RIDC) for the development of Block 107-H, Lot 100 and Block 70-E, Lots 325 and 330 in the 28th Ward.

Ms. Walker requested Board approval of the above item.

Mr. David Serbin, Director of Development Services presented that authorization is requested to enter into exclusive negotiations and/or execute a term sheet or letter of intent with Regional Industrial Development Corporation of Southwestern Pennsylvania (RIDC), for the development of the Fairywood Industrial Site, Block 107-H, Lot 100 and Block 70-E, Lots 325 and 330 in the 28th Ward. The Fairywood Industrial Site is an approximately 25-acre vacant property in the Fairywood neighborhood. It is currently planned that the Fairywood Industrial Site will be conveyed to a partnership to be formed by and between RIDC and the URA, with the possible inclusion of an anchor tenant should one be determined. The partnership would construct one or more commercial buildings with potential uses likely focusing on warehousing, logistics, and possibly light manufacturing and assembly.

Prior to conveyance of the Fairywood Industrial Site, the proposed development will be presented to the URA Board for approval of final terms and for authorization to execute conveyance documents.

RIDC is a Pennsylvania nonprofit organization located at 611 William Penn Place, Suite 600, Pittsburgh, Pennsylvania 15219. Donald F. Smith, Jr., PhD, is the President.

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

**RESOLUTION NO. 199 (2021)**

RESOLVED: That exclusive negotiations with Regional Industrial Development Corporation of Southwestern Pennsylvania for the development of Block 107-H, Lot 100 and Block 70-E, Lots 325 and 330 in the 28th Ward is approved and the Executive Director, Director of Finance and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute documents necessary to effectuate said joint venture, including but not limited to a term sheet or a letter of intent, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



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**DISCLOSURES AGENDA**

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

1. Authorization to amend Resolution 61 (2020) to increase the Granada Residences' Rental Housing Development Improvement Program (approved prior to July 2020 program consolidation with Rental Gap Program) from \$335,230 to \$735,230.

**RESOLUTION NO. 200 (2021)**

RESOLVED: That Resolution No. 61 (2020) is hereby amended to increase the Granada Residences' Rental Housing Development Improvement Program (approved prior to July 2020 program consolidation with Rental Gap Program) from \$335,230 to \$735,230.

2. Authorization to amend Resolutions 328 (2020), 74 (2021), and 75 (2021) to change the Borrower name from Rising Tide Partners to RT East Hills LLC, or a related entity.

**RESOLUTION NO. 201 (2021)**

RESOLVED: That Resolution No. 328 (2020), 74 (2020) and 75 (2021) are hereby amended to change the Borrower name from Rising Tide Partners to RT East Hills LLC, or a related entity.

3. Authorization for the Official Action to Register the Intent to Issue Multifamily Debt for the Bedford Campus Redevelopment in the amount of up to \$16,000,000.

**RESOLUTION NO. 202 (2021)**

WHEREAS, the Urban Redevelopment Authority of Pittsburgh (the "Authority") is a body corporate and politic duly organized and existing pursuant to the constitution and the laws of the Commonwealth of Pennsylvania;

WHEREAS, the Authority desires to finance certain capital expenditures to be located in the 5<sup>th</sup> ward of the City of Pittsburgh, Allegheny County, Pennsylvania (the "City") relating to the rehabilitation of scattered site affordable rental units known as Bedford Senior Campus (the "Project");

WHEREAS, Beacon Communities LLC, Hill Community Development Corporation and/or other entity currently existing or to be formed, a developer, is applying for an allocation of 4% Low-Income Housing Tax Credits from the Pennsylvania Housing Finance Agency ("PHFA") to finance a portion of the Project; and

WHEREAS, a portion of the costs of the Project may be financed by the issuance by the Authority tax-exempt bonds or notes by the Authority issued in accordance with Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code");

NOW, THEREFORE, the Authority hereby resolves and declares its intent under Treasury Regulation § 1.150-2 to issue its tax-exempt bonds or notes (the "Tax Exempt Debt") to finance the capital costs of the Project, together with costs of issuance and reasonably required reserves, subject to the following conditions:

1. The maximum principal amount of Tax Exempt Debt expected to be issued to finance the Project is \$16,000,000.

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2. Pending issuance of the Tax Exempt Debt, the Authority may finance the Project with other available funds which will be reimbursed with the proceeds of the Tax Exempt Debt, provided that (a) the Tax Exempt Debt shall not be used to reimburse any expenditure paid more than 60 days prior to the date hereof; (b) the Tax Exempt Debt shall not be issued more than 18 months after the later of (i) the date of the first expenditure to be reimbursed with the proceeds of the Tax Exempt Debt or (ii) the date the Project is placed in service; and (c) in no event may the Tax Exempt Debt be issued more than three years after the date of the first expenditure to be reimbursed with the proceeds of the Tax Exempt Debt; and provided further that the limitations of this paragraph 2 shall not apply to qualified "preliminary expenditures" as permitted by Treasury Regulation § 1.150-2(f).

3. Issuance of the Tax-Exempt Debt shall be subject to documentation acceptable to the officers of the Authority.

4. All prior acts of the officials, agents and employees of the Authority which are in conformity with the purpose and intent of this Resolution, and in furtherance of the Project, shall be and the same hereby are in all respects ratified, approved and confirmed.

5. Clark Hill PLC is hereby appointed to act as Bond Counsel to the Authority with respect to the issuance of the Tax-Exempt Debt.

6. All other resolutions of the Authority, or parts of resolutions, inconsistent with this Resolution are hereby repealed to the extent of such inconsistency.

7. This Resolution shall take effect immediately upon its passage.

ADOPTED at a regular meeting held this 17<sup>th</sup> day of June, 2021.

IN WITNESS WHEREOF, I hereunto affix my signature and the seal of the Urban Redevelopment Authority of Pittsburgh, this 10<sup>th</sup> day of June, 2021.

By: \_\_\_\_\_  
Assistant Secretary

4. Engagement with Clark Hill PLC to provide bond counsel for the Bedford Campus Redevelopment 4% Low Income Housing Tax Credit/Volume Cap transaction in an amount up to \$40,000.

**RESOLUTION NO. 203 (2021)**

**RESOLVED:** That an agreement with Clark Hill PLC, to provide bond counsel for the Bedford Campus Redevelopment 4% Low Income Housing Tax Credit/Volume Cap transaction, for an amount up to \$40,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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.

5. Amendment of Resolution 47 (2021), which authorized a lease and/or license agreement with Pittsburgh SSW Public Spaces, LLC for the use and maintenance of six (6) parcels in SouthSide Works in the 16<sup>th</sup> Ward, to add Block 12-H, Lot 230, to the parcels to be leased and/or licensed.

**RESOLUTION NO. 204 (2021)**

RESOLVED: That Resolution No. 47 (2021), which authorized a lease and/or license agreement with Pittsburgh SSW Public Spaces, LLC for the use and maintenance of six (6) parcels in SouthSide Works in the 16<sup>th</sup> Ward is hereby amended to add Block 12-H, Lot 230, to the parcels to be leased and/or licensed.

6. Authorization to amend and rescind previously approved resolutions
  - a. Amend resolutions 250, 251 & 252 (2019) for \$500,000 to increase to \$1.5 million for the Carnegie Library of Pittsburgh Branch Renovations (ME 300-2023).
  - b. Rescind resolutions 90, 91 & 92 from 2021 for the Carnegie Library of Pittsburgh Branch Improvements (ME 300-2247).

**RESOLUTION NO. 205 (2021)**

RESOLVED: That Resolutions Nos. 250, 251 & 252 (2019) are hereby amended to increase amount to \$1.5 million for the Carnegie Library of Pittsburgh Branch Renovations (ME 300-2023).

**RESOLUTION NO. 206 (2021)**

RESOLVED: That Resolutions Nos. 90, 91 & 92 (2021) for the Carnegie Library of Pittsburgh Branch Improvements (ME 300-2247) is hereby rescinded.

7. Amendment to Resolution 227 (2015), as amended by Resolution 221 (2020), to increase the URA's parking tax diversion related borrowing in support of the 350 Oliver parking structure by an additional \$85,000 for a total increase of \$265,000.

**RESOLUTION NO. 207 (2021)**

RESOLVED: That Resolutions No. 227 (2015), as amended by Resolution 221 (2020), is hereby amended to increase the URA's parking tax diversion related borrowing in support of the 350 Oliver parking structure by an additional \$85,000 for a total increase of \$265,000.

8. Veterans Place Campus Expansion:

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>
12 <sup>th</sup>	125-C-162	979 Washington Blvd
12 <sup>th</sup>	125-C-163	981 Washington Blvd
12 <sup>th</sup>	125-C-164	983 Washington Blvd
12 <sup>th</sup>	125-C-165	985 Washington Blvd
12 <sup>th</sup>	125-C-166	987 Washington Blvd

**RESOLUTION NO. 208 (2021)**

RESOLVED: That the acquisition of the following publicly owned property for \$1.00 plus cost, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, 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 <sup>th</sup>	125-C-162	979 Washington Blvd
12 <sup>th</sup>	125-C-163	981 Washington Blvd
12 <sup>th</sup>	125-C-164	983 Washington Blvd
12 <sup>th</sup>	125-C-165	985 Washington Blvd
12 <sup>th</sup>	125-C-166	987 Washington Blvd

9. Community Garden Expansion in Larimer:

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>
12 <sup>th</sup>	124-N-247	Meadow Street
12 <sup>th</sup>	124-N-252	Meadow Street

**RESOLUTION NO. 209 (2021)**

RESOLVED: That the acquisition of the following publicly owned property for \$1.00 plus cost, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, 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 <sup>th</sup>	124-N-247	Meadow Street
12 <sup>th</sup>	124-N-252	Meadow Street

10. Future Residential Development:

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>
12 <sup>th</sup>	124-N-253	Meadow Street
12 <sup>th</sup>	124-N-254	Meadow Street
12 <sup>th</sup>	124-N-255	Meadow Street

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**RESOLUTION NO. 210 (2021)**

RESOLVED: That the acquisition of the following publicly owned property for \$1.00 plus cost, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, 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 <sup>th</sup>	124-N-253	Meadow Street
12 <sup>th</sup>	124-N-254	Meadow Street
12 <sup>th</sup>	124-N-255	Meadow Street

11. Schenley Heights Collaborative/PHDC Low-Mod Residential Rehab for Resale:

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 <sup>th</sup>	27-B-392	826 Shawnee
5 <sup>th</sup>	27-B-393	828 Shawnee

**RESOLUTION NO. 211 (2021)**

RESOLVED: That the acquisition of the following publicly owned property for \$1.00 plus cost, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, 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>
5 <sup>th</sup>	27-B-392	826 Shawnee
5 <sup>th</sup>	27-B-393	828 Shawnee

12. Beltzhoover Consensus Group/PHDC Low-Mod Residential Rehab for Resale:

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>
18 <sup>th</sup>	15-R-230	844 Gearing Ave
18 <sup>th</sup>	15-R-281	814 Delmont Ave

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**RESOLUTION NO. 212 (2021)**

RESOLVED: That the acquisition of the following publicly owned property for \$1.00 plus cost, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, 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>
18 <sup>th</sup>	15-R-230	844 Gearing Ave
18 <sup>th</sup>	15-R-281	814 Delmont Ave

13. Sixth Mt. Zion Baptist Church Parking:

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>
12 <sup>th</sup>	125-B-46	Lincoln Avenue

**RESOLUTION NO. 213 (2021)**

RESOLVED: That the acquisition of the following publicly owned property for \$1.00 plus cost, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, 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 <sup>th</sup>	125-B-46	Lincoln Avenue

14. Uptown Partners Request for Preservation:

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>
4 <sup>th</sup>	11-K-78	2 Seneca St
4 <sup>th</sup>	11-K-78-2	3 Seneca St

**RESOLUTION NO. 214 (2021)**

RESOLVED: That the acquisition of the following publicly owned property for \$1.00 plus cost, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, 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>
4 <sup>th</sup>	11-K-78	2 Seneca St
4 <sup>th</sup>	11-K-78-2	3 Seneca St

15. Site Assembly for Northside Properties Residences Phase 4:

Acceptance of vacation of portions of California Avenue between Kunkle Avenue on the north and Kirkbride Street on the south; Doll Way between Kunkle Avenue on the north and California Avenue on the south; and Sedgwick Street between Lamont Way on the north and Kirkbride Street on the south in the 21<sup>st</sup> Ward.

**RESOLUTION NO. 215 (2021)**

RESOLVED: That acceptance of vacation of portions of California Avenue between Kunkle Avenue on the north and Kirkbride Street on the south; Doll Way between Kunkle Avenue on the north and California Avenue on the south; and Sedgwick Street between Lamont Way on the north and Kirkbride Street on the south in the 21<sup>st</sup> Ward, is hereby approved.

16 Certificate of Completion for Western Avenue Associates for Block 7-B, Lot 123, in the 21<sup>st</sup> Ward (landscaped parking lot – 1424 Western Avenue).

**RESOLUTION NO. 216 (2021)**

RESOLVED: That issuance of a Certificate of Completion to Western Avenue Associates for Block 7-B, Lot 123, in the 21<sup>st</sup> Ward, and return of the Good Faith Deposit(landscaped parking lot – 1424 Western Avenue) are hereby approved and the Executive Director, Deputy Executive Director and/or Director of Finance, 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.

17. Certificate of Completion for Fred and Helen Richardson for Block 9-M, Lot 73-A, in the 2<sup>nd</sup> Ward (Side Yard – Arcena Street)

**RESOLUTION NO. 217 (2021)**

RESOLVED: That issuance of a Certificate of Completion to Fred and Helen Richardson for Block 9-M, Lot 73-A, in the 2<sup>nd</sup> Ward, and return of the Good Faith Deposit (Side Yard – Arcena Street) are hereby approved and the Executive Director, Deputy Executive Director and/or Director of Finance, 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.

18. Authorization for Shaina Madden to become a Board Member of the National Association of Local Housing Finance Agencies (NALHFA)

**RESOLUTION NO. 218**

RESOLVED: That the appointment of Shaina Madden to becoming a Board Member of the National Association of Local Housing Finance Agencies (NALHFA) is hereby approved.

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19. Authorization to enter into exclusive negotiations with Beacon Communities LLC, or a related entity, and Hill Community Development Corporation through December 31, 2021, or through the date that the Housing and Urban Development Agency announces its Section 202 awards, which ever shall come later for the sale of Block 25-S, Lots 110 and 112, in the 5<sup>th</sup> Ward.

**RESOLUTION NO. 219 (2021)**

RESOLVED: That exclusive negotiations with Beacon Communities LLC, or a related entity, and Hill Community Development Corporation for the sale of Block 25-S, Lots 110 and 112, in the 5<sup>th</sup> Ward, through December 31, 2021, or through the date that the Housing and Urban Development Agency announces its Section 202 awards, is hereby approved.

20. Final drawings and final evidence of financing for Block 23-L, Lots 76, 78, 79, 87, 89, 90, 91, & 92 in the 22nd Ward, sold to Garden Theater Block, LLC, pursuant to Resolution No. 81 (2020).

**RESOLUTION NO. 220 (2021)**

RESOLVED: That the final drawings and evidence of financing submitted by Garden Theater Block, LLC, for Block 23-L, Lots 76, 78, 79, 87, 89, 90, 91, & 92 in the 22nd Ward, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

21. Authorization to execute an amended Disposition Contract for the sale of Block 2-H, Lot 108 (formerly known as Block 2-H, Lots 108, 110, 111, 111A, 111B, 112, 113, 114, 115, 116, 117, 118, 119, 120, 120A, 120B, 121A, 121B, and 122), commonly referred to as Lot F, in the 3rd Ward to MidPoint Group of Companies, Inc., for \$1,000,000 plus costs.

**RESOLUTION NO. 221 (2020)**

RESOLVED: That the amended Redevelopment Proposal submitted by MidPoint Group of Companies, Inc., for the sale of Block 2-H, Lot 108 (formerly known as Block 2-H, Lots 108, 110, 111, 111A, 111B, 112, 113, 114, 115, 116, 117, 118, 119, 120, 120A, 120B, 121A, 121B, and 122), commonly referred to as Lot F, in the 3rd 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.

22. Amendment to Resolution 432 (2019) to state that the URA shall hold reverter deeds for: 1) the to-be-created Residential 4% Unit, to be owned by 99-year long-term lease from MidPoint Group of Companies, Inc. to City's Edge Residential 1, LLC, a Pennsylvania limited liability company; 2) for the Residential 9% Unit, to be owned by 99-year long-term lease from MidPoint Group of Companies, Inc. to City's Edge Residential 2, LLC, a Pennsylvania limited liability company; and 3) the Commercial Unit. The URA may record the residential unit reverter deeds in the event that financial closing does not occur for the Residential 4% Unit and/or the Residential 9% Unit by



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August 31, 2021, and the URA may record the reverter deed for the Commercial Unit if either: all financing for the Commercial Unit is not in place by August 31, 2021, or substantial vertical construction has not started on the Commercial Unit by September 30, 2021.

**RESOLUTION NO. 222 (2021)**

RESOLVED: That Resolution No. 432 (2019) is hereby amended to state that the URA shall hold reverter deeds for: 1) the to-be-created Residential 4% Unit, to be owned by 99-year long-term lease from MidPoint Group of Companies, Inc. to City's Edge Residential 1, LLC, a Pennsylvania limited liability company; 2) for the Residential 9% Unit, to be owned by 99-year long-term lease from MidPoint Group of Companies, Inc. to City's Edge Residential 2, LLC, a Pennsylvania limited liability company; and 3) the Commercial Unit. The URA may record the residential unit reverter deeds in the event that financial closing does not occur for the Residential 4% Unit and/or the Residential 9% Unit by August 31, 2021, and the URA may record the reverter deed for the Commercial Unit if either: all financing for the Commercial Unit is not in place by August 31, 2021, or substantial vertical construction has not started on the Commercial Unit by September 30, 2021.

23. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed to Chris Stamler for the sale of Block 50-M, Lot 61, in the 10<sup>th</sup> Ward for \$9,000 plus costs (Kincaid Street – side yard sale).

**RESOLUTION NO. 223 (2021)**

RESOLVED: That the Redevelopment Proposal submitted by Chris Stamler for the sale of Block 50-M, Lot 61, in the 10<sup>th</sup> Ward, and execution of a disposition contract by sale to Chris Stamler, for \$9,000, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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; and it is

RESOLVED FURTHER: That the final drawings and evidence of financing submitted by Chris Stamler for the sale of Block 50-M, Lot 61, in the 10<sup>th</sup> Ward, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

24. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed to Jacques Moye for the sale of Block 9-M, Lot 176, in the 3<sup>rd</sup> Ward for \$8,110 plus costs (Cliff Street – side yard sale).

**RESOLUTION NO. 224 (2021)**

RESOLVED: That the Redevelopment Proposal submitted by Jacques Moye for the sale of Block 9-M, Lot 176, in the 3<sup>rd</sup> Ward, and execution of a disposition contract by sale to Jacques Moye, for \$8,110, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents

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to effectuate said sale, 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 the final drawings and evidence of financing submitted by Jacques Moye for the sale of Block 9-M, Lot 176, in the 3<sup>rd</sup> Ward, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, 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*

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Assistant Secretary



## **Public Comment: June 17, 2021 Regular Board Meeting**

### **June 17, 2021 LIVE Comment Registrants:**

**Name:** Celeste Scott

**Subject:** HOF and development

**Name:** Phyllis D Ghafoor

**Subject:** Lower Hill issues part two

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### **Written Comment:**

One written comment was received. Please see attached testimony from the Housing Justice Table of Pittsburgh United.

**My name is Celeste Scott and 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.

We have a unique opportunity with the resources coming from the ARP to begin to close the 20,000 unit gap in affordable housing for those at the lowest incomes.

Below are some updated concerns we continue to hear about from now Resource Navigators and community members:

**Allocation Plan 2021 Pgh United Housing Justice Table Recommendations**  
**Housing Stabilization Program Needs**

- Due to the loopholes of the eviction moratorium and its upcoming end, to keep people housed HSP funds need to allow for moving costs along with the security deposit and/or first month's rent.

**Fair Housing**

- Fair housing criteria should be applied to the anticipated outcomes of each program and the data needed is identified to assess each program on the programmatic end.  
-Megan, Fair Housing Partnership

**Legal Services**

- Funds need to be more flexible and paid up front to organizations.
- People should haven't have to choose between legal services and rental assistance.
- URA needs to be flexible with this assistance the same way they were with other programs since COVID-19 hit.
- Legal services are needed for eviction prevention, title clearing, and other services like foreclosure prevention. There should be flexibility here as well.

Below are some updated concerns we continue to hear about from now Resource Navigators and community members:

Regarding wait times for the HOF Housing Stabilization Program both Covid 19 and standard program, have times for the Housing Stabilization Program gotten any better since the program simplified its application and added providers?

Wait times as of 2-3 months ago, were noted as follows from filing of the application:

- 3-4 weeks for a denial or request for more information
- 3-4 weeks more for an approval
- 1 week for payment to the landlord

Regarding the proposed Monthly Stakeholder Meeting convened by PCRG, has there been any movement on scheduling?

Is there a timeline on affirmatively Securing Data sharing agreement with CMU Create Lab ?

We are concerned that public access to Advisory Board meetings is being limited. We understand that 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, but community members continue to request access and deserve to engage and be present at these meetings also.

We want to thank HOF Advisory Board members who have continued to be committed to increasing meaningful dialogue with our table and the community.

In May 2020, we submitted a letter outlining 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.

We are concerned about SomeraRoad's 246 unit development proposal in Southside Works and the affordability threshold of the proposed affordable units.

I do want to acknowledge the improved communication, public education, and creativity in problem solving that Jeremy, Vethina, and Breanna have exhibited.

We are excited to continue to support and work with the Chair/Co-chair of the fund- Kellie Ware-Seabron and Derrick Tillman respectively.

We have all 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 have always approached working through barriers and obstacles with a spirit of collaboration and forward movement in service of the many lives this Fund was intended to tangibly improve.

Accountability and transparency benefits everyone, especially those in more need now than ever of this Fund.

We continue to ask that these concerns be addressed with the urgency that this moment demands.

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.

Our coalition and the myriad of multi-sector organizations and individuals whom we are honored to continue to name as active participants in the implementation and execution of the HOF, are extremely interested in meaningfully participating in all processes and ensuring that the public has access to all necessary information to inform how they interact proactively with the HOF that many of us fought so valiantly for.

Respectfully Submitted,

The Housing Justice Table of Pittsburgh United