

March 11, 2021

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

March 11, 2021 – 2:00 P.M., E.S.T.

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

Members Absent: None

Staff Present: Walker, Flisram, Clark, Smith Perry, Geiger, Saladna, Grantham, Wilhelm, Miller, Alcorn, Mathews, Dolan, Luginski, Bohince and Schacht.

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

1. Roll Call
2. Public Comment
 - a. Robert Damewood, Esquire, Staff Attorney, of Regional Housing Legal Services, was present. Mr. Damewood commented on the OwnPGH Program.
 - b. Felicity Williams, Programs and Policy Manager, of the Hill CDC, was present. Ms. Williams commented on the Crawford Town Home Project and the Centre Avenue project that is on today's Board Agenda.
3. General
 - a. Approval of Meeting Minutes of the Regular Board Meeting of February 11, 2021
4. RFPs, RFQs, RFIs & Bids
 - a. Announcement: Beltzhoover School RFP issued on behalf of the Beltzhoover Consensus Group
 - b. Request for Proposals (RFP) for Construction Management/Construction Inspection Services for the Construction of Summerset at Frick Phase 2 Parklet at Shelburne Drive (Squirrel Hill South)
5. Announcements
 - a. Welcome New Director of Development Services, David Serbin
 - b. PTC Parcel 3 Closing
 - c. Impact Dashboards
 - i. Rental and Homeowner Assistance
 - ii. Commercial Lending

6. Acceptance of new URA Business Lending Capital.
 - a. Authorization to accept \$2.5M investment from Citizens Bank.

Ms. Walker requested Board approval of the above item.

Ms. Jennifer Wilhelm, Director of Commercial Lending presented that the URA strives to continue building resources for small businesses across the city. In 2020, Commercial Lending distributed more business loans than ever before. Bringing on additional capital investment from Citizens Bank will allow the URA to continue accelerating investment in new and growing business, especially in underserved neighborhoods.

Citizens Bank is providing \$5M in capital investment. \$2.5M will go to the URA and \$2.5M will go to Invest PGH, a newly certified Community Development Finance Institution (CDFI), launched by the URA last year. All \$5M will be deployed through small business loans, with an emphasis on funding minority-led enterprises and businesses in CDFI eligible areas.

The \$2.5M to Invest PGH will assist in the launch of a new business loan program, Accelerating Business Expansion (ABEL). This program will provide \$30K-\$150K loans to new and existing businesses in the City of Pittsburgh for working capital, furniture, fixtures, equipment, leasehold improvements, and real estate.

The \$2.5M to the URA will support the continued deployment of capital through two existing programs, the Pittsburgh Business Growth Fund and the Minority-Business Growth and Recovery Fund.

All \$5M will be in the form of an Equity Equivalent Investment (EQ2). The investment will be a 60-month term, at 2% interest, with semi-annual interest payments. The EQ2 can be renewed in perpetuity every 3 years, if desired.

This generous investment from Citizens Bank will help the URA to continue deploying much needed capital to small business across the city. In the current economic climate, it is more important than ever to support our business ecosystem, providing the capital so many enterprises need to get off the ground, recovery, or expand. It is with this in mind, that the URA requests authorization to accept the \$2.5M investment from Citizens Bank.

Mr. Jason Jones, of Citizens Bank, was present. Mr. Jones stated how excited he is about this endeavor. Mr. Jones thanked the URA Staff for their hard work. Mr. Jones stated that he is proud to serve as the Board Chair of InvestPGH.

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

RESOLUTION NO. 71 (2021)

RESOLVED: That the acceptance of a \$2,500,000 investment from Citizens Bank is hereby approved

7. 2021 Operating Budget

a. Approval of the 2021 Operating Budget

Joe Karlovits, Director of Finance presented an overview of the 2021 URA Operating

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

RESOLUTION NO. 50 (2021)

RESOLVED: That the 2021 Administrative Budget, as presented to the Board, is hereby approved; and it is

RESOLVED FURTHER: That the Executive Director is hereby authorized to adjust individual line items, provided that such adjustments do not exceed the total amount approved.

8. Creation of an Acquisition / Rehab Program for Homeownership through the Issuance of a Single-family Bond

a. Authorization to issue one or more series of mortgage revenue bonds in an aggregate principal amount not to exceed \$22,000,000.

b. Authorization to allocate \$4,000,000 from URA Mortgage Revenue Bond Proceeds Account to fund deferred second mortgages for a URA acquisition-rehab program.

Ms. Walker requested Board approval of the above items.

Ms. Jessica Smith Perry, Director of Residential & Consumer Lending presented that authorization is requested for the URA to issue mortgage revenue bonds in an aggregate principal amount not to exceed \$22,000,000. The purpose of the bond issuance is to create an acquisition / rehab program for homeownership. The bond proceeds will be used to create a URA-funded first mortgage that local banking institutions will underwrite and issue. The goal is aimed at lowering barriers for the acquisition and rehabilitation of single-family homes throughout the City of Pittsburgh. The URA's mortgage program will offer competitive interest rates to interested borrowers who wish to purchase and rehab homes to serve as their primary residences. The bond debt will be repaid over the life of the mortgages as the borrowers repay their mortgages.

The flow of funding is as follows:

For the issuance – Investors work with the URA's Underwriter, PNC Capital Markets, to purchase the tax-exempt bonds issued by the URA through an allocation of tax-exempt volume cap that the URA receives from the Pennsylvania Housing Finance Agency (PHFA). The bond proceeds are held at the URA's trustee, Zions Bancorporation. Once the funds are held at Zions, local lenders can then issue first mortgages to Pittsburgh residents to purchase their homes. They draw down the funds through the servicer, U.S. Bank.

For the repayment – The new homeowners (Pittsburgh residents) make monthly mortgage payments to the servicer, US Bank. US Bank repays the trustee. The trustee then repays the investors.

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Additionally, authorization is requested to allocate \$4,000,000 of the URA's existing Mortgage Revenue Bond Proceeds Account to fund deferred second mortgages to help buyers finance the rehabilitation costs. Up to 20% of the property's purchase price, or \$40,000 per property, whichever is less, will be made available to borrowers in the form of a deferred second mortgage. The second mortgage will be due upon sale of the property.

The URA has retained PNC Capital Markets to serve as bond underwriter, Clark Hill PLC as bond counsel, and Cain Mitter to serve as financial advisor for this issuance. Bond proceeds may also be used for the refunding of all or a portion of the Authority's outstanding Mortgage Revenue Bonds, Series C of 2006, and/or the financing costs of the Bonds.

Program design will be finalized in the next couple of months and an application to the Pennsylvania Housing Finance Agency (PHFA) for volume cap will occur in the early spring. Outreach to local lenders will begin in the late spring. A summer bond issuance and late summer/early fall program roll-out is anticipated.

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

RESOLUTION NO. 51 (2021)

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politic constituting a public instrumentality of the Commonwealth of Pennsylvania (the "Commonwealth"), created under and pursuant to the Pennsylvania Redevelopment Law, as amended, 35 P.S. §1701, *et seq.* (the "Act"); and

WHEREAS, the Authority has heretofore previously entered into Cooperation Agreements (the "Cooperation Agreements") with the City of Pittsburgh (the "City") pursuant to the terms of which the Authority agreed to undertake a comprehensive voluntary redevelopment program located in neighborhoods throughout the City (the "Single Family Program") whereby the Authority (a) provided funds from the proceeds of its single family mortgage revenue bonds for the purchase of mortgage loans made to first-time homeowners for residential housing ("First Mortgages"); and (b) allocated funds for the purchase of low-interest loans from HOME and/or CDBG funds; and

WHEREAS, the Authority will, among other things, as part of this ongoing comprehensive redevelopment effort, provide funds to purchase First Mortgages to be used for the acquisition and/or substantial rehabilitation of single family dwelling units secured by first mortgage liens on single family dwelling units in all areas of the City; and

WHEREAS, in order to continue and expand its Single Family Program and its obligations under the Cooperation Agreements, the Authority desires to issue one or more series of its mortgage revenue bonds in an aggregate principal amount not to exceed \$22,000,000 which bonds shall be designated as the "Urban Redevelopment Authority of Pittsburgh Mortgage Revenue Bonds, Series of 2021" or similar appropriate designation (the "Bonds") in order to finance a project (the "Project") consisting of: (a) financing of the Single Family Program; (b) currently refunding all or a portion of the Authority's outstanding Mortgage Revenue Bonds, Series C of 2006 (Non-AMT); and (c) financing costs of issuing the Bonds; and

WHEREAS, the Bonds will be issued pursuant to and secured by a Trust Indenture (the "Indenture") by and between the Authority and Zions Bancorporation, National Association, as trustee (the "Trustee") and will be

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purchased by PNC Capital Markets LLC (the "Underwriter"), pursuant to a Bond Purchase Agreement (the "Purchase Contract") to be executed by and between the Underwriter and the Authority; and

WHEREAS, in connection therewith it will be necessary for the Authority to undertake certain additional actions and authorize its proper officers to execute and deliver documents in connection with the foregoing as are necessary to complete the financing of the Project; and

WHEREAS, the Authority has appointed Clark Hill PLC to act as bond counsel ("Bond Counsel") with respect to the issuance of the Bonds; and

WHEREAS, the Authority now desires to proceed with the financing of the Project, the issuance, execution and delivery of the Bonds in connection therewith, and the execution and delivery of the Indenture and such other instruments and documents as shall be necessary or appropriate to effectuate the purposes of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Authority (the "Board") as follows: Approval of the Project and the Issuance of the Bonds. The Board does hereby find, determine and declare that the implementation of the Single Family Program, including the use of the proceeds of the Bonds, is a public purpose in that it will, among other things, serve to eliminate blight and otherwise encourage the establishment of healthful homes and decent living environment for persons living or locating in the area served by the Single Family Program.

The Authority hereby authorizes and approves the Project and the issuance of the Bonds to finance all or a portion of the costs related thereto. The Bonds shall be designated "Urban Redevelopment Authority of Pittsburgh Mortgage Revenue Bonds, Series of 2021", or some similar designation, and shall be issued in one or more series and secured pursuant to the terms of the Indenture in an aggregate principal amount not to exceed \$22,000,000. The Bonds shall bear interest at such rates and shall contain such other terms and conditions and provisions as Bond Counsel and counsel to the Authority and any Authorized Officer of the Authority executing such Bonds shall approve, such approval to be conclusively evidenced by such officer's execution thereof.

Sale of the Bonds; Approval of the Bond Purchase Agreement.

The Authorized Officers are, and each of them hereby is, authorized and directed to approve, in the name and on behalf of the Authority, the final terms and provisions of the Bonds, including the final sizing, number of series, maturities, interest rates and yields and other provisions with respect thereto, which terms and provisions will be set forth in the Purchase Contract.

The Authorized Officers are, and each of them is, hereby authorized and directed to execute and deliver, in the name and on behalf of the Authority, the Purchase Contract, containing such terms and provisions as Bond Counsel and counsel to the Authority and any Authorized Officer of the Authority executing the Purchase Contract shall approve, such approval to be conclusively evidenced by such officer's execution thereof. Such approval shall be given so as to provide for the alternative which will allow the Single Family Program to continue to best be able to purchase First Mortgages at rates acceptable to the Authority.

Appointment of Authorized Officers

For purposes of this Resolution, the Chair, Vice Chair, Executive Director and Deputy Executive Director of the Authority shall all be deemed to be an "Authorized Officer".

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Official Statement. The preparation of preliminary and final official statements relating to the public offering of the Bonds (collectively, the "Official Statement") is hereby approved. The Authorized Officers of the Authority are each hereby authorized to execute the final Official Statement, in the name and on behalf of the Authority and upon approval of the form thereof by the Solicitor, the approval by the Authority of the form thereof to be conclusively evidenced by the execution thereof and such officers are further authorized to certify that the preliminary Official Statement is "deemed final" by the Authority within the meaning of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended. The distribution of the preliminary Official Statement and the final Official Statement in connection with the offering and sale of the Bonds is hereby approved.

Delivery of the Indenture.

In order to provide for the issuance of the Bonds and to establish the terms and conditions upon which the Bonds may be issued and delivered under the Indenture, and the terms and conditions upon which said Bonds are secured, the Authorized Officers are, and each of them hereby is, authorized and directed, in the name and on behalf of the Authority, to execute and deliver to the Trustee the Indenture in form and substance satisfactory to Bond Counsel and counsel to the Authority and any Authorized Officer of the Authority executing the Indenture, such approval to be conclusively evidenced by the execution thereof.

Delivery of the Bonds.

The Authorized Officers are, and each of them hereby is, authorized and directed to execute the Bonds manually, or to cause his or her facsimile signature to be imprinted thereon, in the name and on behalf of the Authority and in the manner provided in the Indenture and to cause to be affixed to or imprinted upon the Bonds the corporate seal of the Authority or a facsimile thereof, and the Secretary or Assistant Secretary of the Authority be, and he hereby is, authorized and directed to attest said seal or a facsimile thereof by his manual or facsimile signature, and the Authority adopts said facsimile signatures as binding upon it.

Deposits of Moneys. The proper officers of the Authority are hereby authorized and directed to make, or cause to be made by the Trustee, the deposits, payments and transfers required to be made to effect the issuance of the Bonds, and that costs of issuance be paid from existing moneys of the Single Family Program or proceeds of the Bonds, to the extent permitted by Bond Counsel.

Incidental Actions. The Authorized Officers are, and each of them hereby is, authorized to sign, execute, deliver and file, in the name and on behalf of the Authority, any and all other certificates, forms, financing statements, instruments and documents, with such changes therein as the Authorized Officer executing the same may approve, his or her approval to be conclusively evidenced by his or her execution thereof and to take any and all other action, including, among other things, engaging any additional professionals required to consummate the Project, as may be required to carry out and consummate the transactions to be carried out and consummated by the Authority as contemplated by this Resolution. The Secretary or Assistant Secretary of the Authority be, and he or she hereby is, authorized and directed to attest and to seal, if required, any such certificates, forms, financing statements, instruments or documents.

Appointment of Professionals. The Authority hereby re-affirms the appointment of the following professionals with respect to the issuance of the Bonds: Clark Hill PLC, to serve as Bond Counsel; Caine Mitter & Associates to serve as financial advisor; Dinsmore & Shohl LLP, to serve as counsel to the Underwriter; and Zions Bancorporation, National Association, to serve as Trustee under the Indenture.

Reimbursement. Pending issuance of the Bonds, the Authority may finance the Project with other available funds which will be reimbursed with the proceeds of the Bonds, provided that (a) the Bonds shall not be used to reimburse any expenditure paid more than 60 days prior to the date hereof; (b) the Bonds 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 Bonds or (ii) the date the project is placed in service; and (c) in no event may the Bonds be issued more than three years after the date of the first expenditure to be reimbursed with the proceeds of the Bonds; and

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provided further that the limitations of this Section 10 shall not apply to qualified "preliminary expenditures" as permitted by Treasury Regulation § 1.150-2(f).

Prior Actions. All actions heretofore taken and all documents and instruments heretofore executed by the Authorized Officer or his or her designee on behalf of the Authority in connection with the Project and the Bonds are hereby ratified and approved.

Limitation of Liability of Authority and Officials of the Authority. Notwithstanding anything to the contrary contained herein or in any other document executed in connection with the issuance and sale of the Bonds (collectively, the "Bond Documents"), the Bonds shall be limited obligations of the Authority payable solely out of revenues derived from the Indenture, any amounts, including proceeds of the sale of the Bonds, and from any other collateral as may now or hereafter be given to secure the payment of Bonds; no other property or assets of the Authority shall be subject to levy, execution or other enforcement proceedings for any payment required to be made with respect to the Bonds or under the Bond Documents or for the performance of any of the Authority's covenants, obligations or agreements contained in any Bond Documents. No covenant, obligation or agreement contained in this Resolution or any Bond Documents shall be deemed to be a covenant, obligation or agreement of any board member, officer, attorney, agent or employee of the Authority in his or her individual capacity and neither the board members of the Authority **nor any officer executing the Bonds or any Bond Documents shall** be liable personally on the Bonds or such Bond Documents or be subject to any personal liability by reason of the issuance, execution and/or performance thereof.

Effective Date of Resolution. This Resolution shall take effect immediately.

ADOPTED at a regular meeting held this 11th day of March, 2021.

IN WITNESS WHEREOF, I hereunto affix my signature and the seal of the Urban Redevelopment Authority of Pittsburgh, this 11th day of March, 2021.

By: _____
Assistant Secretary

RESOLUTION NO. 52 (2021)

That the allocation of \$4,000,000 from URA Mortgage Revenue Bond Proceeds Account to fund deferred second mortgages for a URA acquisition-rehab program is hereby approved.

9. Garfield Highlands

- a. Authorization to enter into a Rental Gap Program loan with Garfield Highlands LP in an amount up to \$1,250,000.

Ms. Walker requested Board approval of the above item.

Mr. Evan Miller, Housing Policy Manager presented that Garfield Highlands LP, a partnership of Bloomfield Garfield Corporation (BGC) and Gatesburg Road Development, will acquire 30 currently vacant lots or abandoned homes to develop 25 lease-purchase units in the Garfield neighborhood along Aiken, Rosetta, and Kincaid Streets. The project is the third scattered site development by this development team, providing low-income housing to a changing neighborhood.

The Developer is working with the URA, City of Pittsburgh, and private property owners to acquire the 30 parcels and will construct a mix of 14 three-bedroom units and 11 two-bedroom units. Four of the

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units will be wheelchair accessible; 50% of the project units are being reserved for households that are either homeless or have special needs. The project will create a mix of units affordable to households at or below 30%, 50%, and 60% Area Median Income (AMI).

Each house will be situated within its own land parcel, opening the door to the sale of the units to their occupants in year 16 of the leasehold period. During that year, each tenant will have an opportunity to purchase their unit outright at an affordable sales price. These sales proceeds will fund the continued operation of the rental units whose tenants opted to not purchase their unit and will also accelerate the repayment of the debt to the URA.

Total project costs are \$9,446,887. In addition to the proposed \$1,250,000 in URA funding, the developer received a reservation of 2020 Federal 9% Low Income Housing Tax Credits (LIHTC), for which CREA LLC, an Indiana based syndicator, will act as the equity investor contributing \$7,419,573 and acquiring a majority of interest in the Partnership. With the 2020 LIHTC reservation, an expected placed-in-service date must occur no later than December 31, 2022. The project has also secured \$589,494 in funding from the Federal Home Loan Bank Affordable Housing Program.

Details of the development are as follows:

Borrower/Developer:	Garfield Highlands LP
Contractor:	Mistick Construction Company
Location:	Aiken, Rosetta, and Kincaid Streets, 15224
Neighborhood:	Garfield
Council District:	9
Description:	25-unit, new construction, single-family affordable rental development in the eastern half of the Garfield neighborhood on 30 lots that are currently vacant or have abandoned structures. 14 three-bedroom units and 11 two-bedroom units will be created. Three (3) units will be affordable to households at or below 30% AMI; 13 units will be affordable to households at or below 50% AMI; Nine (9) units will be affordable to households at or below 60%AMI.
Authority Financing for Review:	\$1,250,000 Rental Gap Program loan, 0% interest rate, 40-year term
Collateral:	URA-recorded mortgage and a Declaration of Restrictive Covenants for three (3) units at or below 30% AMI, 13 units at or below 50% AMI, and nine (9) units at or below 60% AMI for a period of forty (40) years.
Required Approvals:	Approved at the Real Estate Loan Review (RELRC) Committee meeting on March 3, 2021 and the HOF Advisory Board on March 4, 2021.
Program Sources:	\$540,000 – Housing Opportunity Fund Rental Gap Program 2020 \$36,393 – HOME 2018 \$95,173 – HOME 2019 \$578,434 – HOME 2020

MWBE: MWBE Narrative and MWI Letter submitted to URA MWBE Program Office. Approved Final MWBE Plan required prior to closing.

Commitment Expiration Date: August 11, 2021 (can be extended at the discretion of the Director of Residential and Consumer Lending)

Sources of Funds	
Permanent Financing – 1 st Lien (URA)	\$1,250,000
LIHTC Equity (CREA LLC)	\$7,419,573
Federal Home Loan Bank Affordable Housing Program	\$589,494
Deferred Development Fee	\$187,820
Total Project Financing	\$9,446,887

Uses of Funds	
Hard Costs	\$6,735,306
Fees	\$638,500
Miscellaneous Development Expenses	\$195,385
Construction & Permanent Loan Financing Charges	\$126,160
Acquisitions	\$165,500
Reserves & Developer Fee	\$1,268,686
Syndication Fees & Expenses	\$317,350
Total Project Uses	\$9,446,887

Rick Swartz, from Garfield Highlands LP, was present. Mr. Swartz stated that Garfield like other neighborhoods are being buffeted by market rate housing. He stated that the community is pushing forward with more affordable housing initiatives so a balance of homeownership and rental can be reached. He stated that this project has taken four and a half years to come together. He stated that with the assistance of Mr. Gainey, and other public officials they have obtained the necessary lower income tax credits that are required.

Ms. Powell stated that it is nice to see two- and three-bedroom units for families.

Mr. Swartz stated that they are going to be working with the Cleveland Housing Network.

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

RESOLUTION NO. 53 (2021)

RESOLVED: That a Rental Gap Program loan with Garfield Highlands LP to acquire 30 vacant lots or abandoned homes and for the development of 25 lease-purchase units in the Garfield neighborhood, in an amount of up to \$1,250,000, 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.

10. 925 Technology Drive – New Parking Garage in Pittsburgh Technology Center

- a. Agreement for Construction Management and Construction Inspection Services with PJ Dick, Inc. for a contract not to exceed \$600,000.00. (RFPs received 1/8/21)

Ms. Walker requested Board approval of the above item.

Mr. McGarry Luginski, Senior Project Engineer presented that authorization is requested to enter into an Agreement with PJ Dick, Inc. for Construction Management and Construction Inspection Services: 925 Technology Drive. Ten (10) proposals were received on January 8, 2021. Four (4) respondents were short listed and interviewed. Also, references were checked and verified. PJ Dick, Inc. was determined to have the best proposal based upon the criteria listed in the RFP. The work will include but is not limited to a constructability review, review of project schedules, construction inspection, office support, and oversight of field activities.

PJ Dick, Inc.'s M/WBE participation on the project includes A&A Consultants (MBE) (21%) and Santangelo & Lindsay, Inc. (WBE) (7%). Both firms are proposed to provide construction inspection on the project. The funding source for this agreement is: PTC Sale Proceeds (800-00).

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

RESOLUTION NO. 54 (2021)

RESOLVED: That an agreement with PJ Dick, Inc. for Construction Management and Construction Inspection Services for 925 Technology Drive, for an amount up to \$600,000, payable from PTC Sale Proceeds (800-00). 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.

11. Crawford Square Phase 3

- a. Authorization to enter into exclusive negotiations with Bridging the Gap Development, LLC for a period of six (6) months for the sale of the following publicly owned parcels:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>	<u>Lot Size</u>
3 rd	9-S-148	0 Wylie Avenue	4,097 sq ft
3 rd	9-S-118	40 Manilla Street	1,192 sq ft
3 rd	9-S-117	1635 Manilla Street	220 sq ft
3 rd	9-S-117-0-2	0 Peach Way	770 sq ft
3 rd	9-S-116	38 Manilla Street	1,837 sq ft
3 rd	9-S-115	0 Peach Way	1,100 sq ft
3 rd	9-S-114	34 Manilla Street	1,126 sq ft
3 rd	9-S-113	9 Peach Street	770 sq ft
3 rd	9-S-112	7 Peach Street	935 sq ft
3 rd	9-S-111	32 Manilla Street	1,126 sq ft
3 rd	9-S-101	0 Roberts Street	2,439 sq ft

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3rd

9-S-97

0 Roberts Street

11,675 sq ft

Ms. Walker requested Board approval of the above item.

Mr. Chuck Alcorn, Project Development Manager, of Neighborhood Development presented that the Crawford Square for-sale development was constructed in two phases in the 1990s. A planned third phase for the remaining parcels in the development footprint never materialized over the next two decades. In 2019, the Crawford Square Homeowners Association (HOA) reached out to the URA expressing the desire to see the remaining vacant lots developed. The Crawford Square HOA has a set of construction standards established in the 1990s to keep any new development consistent with the same contextual design ideals. In early 2020, Bridging the Gap Development came forward with interest in developing the remaining URA-owned property.

For the third and final phase of for-sale housing in the Crawford Square Homes Redevelopment Area, Bridging the Gap Development is proposing six (6) for-sale townhouses on 12 URA-owned parcels, which combined contain 27,287 square feet of land. Of those six houses, two are planned to be affordable for households with incomes up to 80% Area Median Income (AMI).

The developer has met with the Crawford Square HOA several times over the past year. Conceptual designs were reviewed for compliance with the HOA construction standards. With the approval from the HOA, the developer is ready to move forward with finalizing plans and proceed with submitting a proposal package for the purchase of the URA property and working with the URA Housing Lending team on financial support for the two affordable units.

Bridging the Gap Development, LLC is a limited liability corporation with a mailing address of 1435 Bedford Avenue, Pittsburgh, PA 15219. Derrick Tillman is President and CEO.

Derrick Tillman, of Bridging the Gap Development, LLC, was present. Mr. Tillman stated that they are excited about this development that has produced homeownership in this community.

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

RESOLUTION NO. 55 (2021)

RESOLVED: That exclusive negotiations with Bridging the Gap Development, LLC, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>	<u>Lot Size</u>
3 rd	9-S-148	0 Wylie Avenue	4,097 sq ft
3 rd	9-S-118	40 Manilla Street	1,192 sq ft
3 rd	9-S-117	1635 Manilla Street	220 sq ft
3 rd	9-S-117-0-2	0 Peach Way	770 sq ft
3 rd	9-S-116	38 Manilla Street	1,837 sq ft
3 rd	9-S-115	0 Peach Way	1,100 sq ft
3 rd	9-S-114	34 Manilla Street	1,126 sq ft
3 rd	9-S-113	9 Peach Street	770 sq ft
3 rd	9-S-112	7 Peach Street	935 sq ft

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3 rd	9-S-111	32 Manilla Street	1,126 sq ft
3 rd	9-S-101	0 Roberts Street	2,439 sq ft
3 rd	9-S-97	0 Roberts Street	11,675 sq ft

12. Hazelwood – 4800 Block

- a. Authorization to enter into exclusive negotiations with the City of Bridges Community Land Trust 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>
15 th	56-F-326	0 Chatsworth Avenue	URA
15 th	56-F-326A	0 Chatsworth Avenue	URA
15 th	56-F-327	0 Chatsworth Avenue	URA
15 th	56-F-330	0 Chatsworth Avenue	URA
15 th	56-F-331	0 Chatsworth Avenue	URA
15 th	56-B-326	0 Hazelwood Avenue	URA
15 th	56-F-336*	126 Hazelwood Avenue	City
15 th	56-F-338	0 Hazelwood Avenue	City

* Designates Structure

Ms. Walker requested Board approval of the above item.

Ms. Laya Mathews, Community Development Manager presented that authorization is requested to enter into exclusive negotiations with the City of Bridges Community Land Trust (CBCLT) for the sale of eight (8) publicly owned parcels along Chatsworth and Hazelwood Avenues in Hazelwood. The site contains a total area of approximately 23,958 square feet. CBCLT will serve as the developer of 12 new construction, affordable, for-sale homes to be situated within the residential block between Chatsworth Avenue and Osprey Way. The introduction of these homes offers larger households an opportunity to participate financially in the resurgence of the Hazelwood neighborhood while strengthening the existing residential fabric within this gateway block that is presently fragmented by interspersed vacant and underutilized parcels.

Details of the Development:

City of Bridges Community Land Trust plans to build 12 new, permanently affordable for-sale units in Hazelwood to be sold to households between 50% and 80% AMI. Community Land Trusts are nonprofit, community-based organizations designed to ensure community stewardship of land.

In July 2019, the URA released a Request for Proposals (RFP) for multiple publicly owned sites along the Second Avenue/Irvine Street corridor in the Hazelwood neighborhood of the City of Pittsburgh. The goal of this RFP was to select a Redeveloper who could complete a high-quality, mixed-use redevelopment project that is reflective of the concepts and principles contained in the community's neighborhood plan, the Greater Hazelwood

Neighborhood Plan (GHNP). Responses were due on October 17, 2019; the URA received six (6) responses. The URA selected a partnership between The Community Builders, Inc., and the City of Bridges Community Land Trust. The Community Builders Inc. was awarded Exclusive Negotiations at the

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December 2020 Board meeting and is working to submit a 9% Low Income Housing Tax Credit Application to the Pennsylvania Housing Finance Agency

The CBCLT project will develop 2 two-bedroom townhomes, 6 three-bedrooms townhomes, and 1 quadplex consisting of 2 one-bedroom flats and 2 three-bedroom units. Sale prices will range from \$87,000 to \$135,000. The duplex units respond to the Neighborhood Plan's desire for housing that serves the "Missing Middle" within the community. The total development cost is \$7,186,661. The Hazelwood units have been selected as one of 15 projects nationwide to be a participant in the International Living Future Institute's Affordable Housing Pilot for the Living Building Challenge.

An MWBE Narrative for this project is on file.

City of Bridges Community Land Trust is a Pennsylvania nonprofit with a mailing address of 100 43rd Street, Suite 106, Pittsburgh, PA 15201. Ed Nusser is the Executive Director.

Ed Nusser, of City of Bridges Community Land Trust, was present. Mr. Nusser thanked the URA and the Hazelwood community for this opportunity. He stated that this project was one of fifteen that had been accepted in the International Living Future Institute's Living Building Challenge. He stated that if successful, the homes will be the first living building certified homes in Pennsylvania. He stated that these houses will achieve a 50% reduction in water usage, a 70% reduction in energy usage and they will obtain funding from the local and regional economy for 20% of their material budget.

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

RESOLUTION NO. 56 (2021)

RESOLVED: That exclusive negotiations with the City of Bridges Community Land Trust, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
15 th	56-F-326	0 Chatsworth Avenue	URA
15 th	56-F-326A	0 Chatsworth Avenue	URA
15 th	56-F-327	0 Chatsworth Avenue	URA
15 th	56-F-330	0 Chatsworth Avenue	URA
15 th	56-F-331	0 Chatsworth Avenue	URA
15 th	56-B-326	0 Hazelwood Avenue	URA
15 th	56-F-336*	126 Hazelwood Avenue	City
15 th	56-F-338	0 Hazelwood Avenue	City

13 Citywide –BuildingBlocks Web Mapping & Data Application

- a. Agreement with OpportunitySpace, Inc., d/b/a Tolemi, for its BuildingBlocks cloud-based web application in an amount not to exceed \$25,000.

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Ms. Walker requested Board approval of the above item.

Tim Dolan, Data and GIS Specialist presented that , OpportunitySpace, Inc., d/b/a Tolemi, is a Boston-based “smart city” data analytics company that provides tools, such as their BuildingBlocks application, specializing in delivering mapping, visualizations, and advanced analytics. The URA implemented BuildingBlocks in early 2017 to equip staff with analytical tools to guide decision making and inform policy decisions at the Authority. Since then, the URA has been using BuildingBlocks to help guide strategic planning on property acquisition, identify nuisance properties, and provide real estate market level analysis, as well as combining its own internal data with information from City departments of Finance, PLI, and Planning; Western Pennsylvania Regional Data Center; PA Spatial Data Access; US Census Bureau; and more to create an interface that gives staff across all units the flexibility to investigate areas of interest at a deeper level, all instantly and in one place. In 2021, the URA will continue to utilize BuildingBlocks for such purposes.

The 2021 cost of \$25,000 to utilize BuildingBlocks allows the URA to have unlimited users and includes the continued development and hosting of a land pricing model used by the Transactions team. The funding source for this item is 500-00 Inventory Management.

OpportunitySpace, Inc., d/b/a Tolemi, is a Massachusetts corporation with an address of 76 Summer Street, Third Floor, Boston, MA 02110. Andrew Kieve is Co-founder and CEO.

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

RESOLUTION NO. 57 (2021)

RESOLVED: That an agreement with OpportunitySpace, Inc., dba Tolemi for its BuildingBlocks cloud-based web application, for an amount up to \$25,000, payable from 500-00 Inventory Management 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.

14. Centre Avenue

- a. Proposal and form of contract for the sale of Block 10-P, Lots 113, 113-A, 113-B, and 133-C in the 5th Ward to TomTom24 Development, LLC, or a related entity, for \$21,000 plus costs.

Ms. Walker requested Board approval of the above item.

Ms. Mathews presented that authorization is requested to accept the Redevelopment Proposal and enter into a disposition contract with TomTom24 Development, LLC. or a related entity. Mr. Thomas Boyd has operated Big Tom’s Barbershop in the Hill District for 15 years and is looking to purchase 2178 Centre Avenue and the three adjacent lots. 2178 Centre Avenue is formerly the home to Hamm’s Barber Shop, an iconic building in the neighborhood.

In July 2019, the URA released an RFQ seeking multiple developers to purchase and redevelop any portion of 170 publicly owned parcels along the Centre Avenue Corridor in the Middle Hill

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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.

At its February 2020 Regular Board Meeting, the URA authorized a period of Exclusive Negotiations for Thomas Boyd. Mr. Boyd's barbershop business will relocate to the first floor of the rehabilitated Hamm's structure, while the second and third floors will be renovated into 2 two-bedroom apartments, affordable at 50%-80% AMI. The adjacent lots will be used for outdoor deck space that could be utilized by the community or by neighborhood-based businesses. Neighborhood Allies awarded Mr. Boyd a \$50,000 predevelopment grant that the URA matched with an additional \$50,000. The total estimated development cost for this project is \$1,316,283.

In partnership with Council District 6, the URA held a community meeting on September 9, 2020 to present the Centre Avenue Round 1 RFQ proposals for community input. Community stakeholders scored each project presented based on:

- The project concept;
- Community benefit; and
- Alignment with the Greater Hill District Master Plan and the Centre Avenue Corridor Design Plan.

Mr. Boyd presented his proposal to the community and received an approval score of 100%.

The MWBE Program Officer has received and reviewed an MWBE narrative for this project.

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.

TomTom24 Development, LLC Inc. is a Limited Liability Corporation with a mailing address of 1802 Bentley Dr., Apt 402, Pittsburgh, PA 15219. Thomas Boyd is the Sole Member.

Mr. Thomas Boyd, of TomTom24 Development, LLC Inc., was present, Mr. Boyd stated that he is thankful and grateful for the efforts and support of the URA staff, Board and Neighborhood Allies. He stated that this project will uplift the community. He stated that this will be the first time he has property ownership.

Glenn Grayson, Jr., of Neighborhood Allies, was present. Mr. Grayson thanked the URA staff for the opportunity in moving forward with this project.

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

RESOLUTION NO. 58 (2021)

RESOLVED: That the Redevelopment Proposal submitted by TomTom24, LLC, or a related entity, for the sale of Block 10-P, Lots 113, 113-A, 113-B, and 133-C in the 5th Ward, and execution of a disposition contract by sale to TomTom24, LLC, or a related entity, for \$21,000 plus costs, 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.

AGENDA "B"

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

1. Amend Rental Gap Program (RGP) guidelines to remove per unit subsidy maximum for Low Income Housing Tax Credit developments. Project maximum loan threshold of \$1,250,000 does not change.

RESOLUTION NO. 59 (2021)

RESOLVED: That amendment of the Rental Gap Program (RGP) guidelines to remove per unit subsidy maximum for Low Income Housing Tax Credit developments is hereby approved.

2. Authorization to enter into a PHCF loan and grant funding agreement with ELDI for 302 Enright Court in the amount of \$68,708, utilizing FSDP guidelines per unit maximum threshold of \$70,000. Staff to present combined program guidelines to the Board in the near future.

RESOLUTION NO. 60 (2021)

RESOLVED: That a loan with East Liberty Development, Inc. (ELDI) for 302 Enright Court, in an amount of up to \$68,708, payable from PHCF 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.

3. Authorization to enter into agreement with HR&A Advisors Inc. in an amount not to exceed \$175,000 for strategic planning advisory services.

RESOLUTION NO. 61 (2021)

RESOLVED: That an agreement with HR&A Advisors Inc. for strategic planning advisory services, for an amount up to \$175,000, 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

4. Pittsburgh Land Bank
 - a. Authorization to enter into a Cooperation Agreement with the Pittsburgh Land Bank for Services and Facilities.

RESOLUTION NO. 62 (2021)

RESOLVED: That an cooperation agreement with the Pittsburgh Land Bank for Services and Facilities 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 cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

5. Approval of a Housing Recovery Program – Developer loan to Justin Belton in the amount of \$25,000. Mr. Belton is a URA employee. Mr. Belton was also previously approved for a Down Payment and Closing Cost Assistance loan for \$5,000.

RESOLUTION NO. 63 (2021)

RESOLVED: That a Housing Recovery Program – Developer loan with Justin Belton, a URA employee, in an amount of up to \$25,000, payable from the Housing Recovery 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.

6. Authorization to increase the professional services contract dated January 1, 2020 with Caine Mitter & Associates Incorporated from an amount not to exceed \$10,000 to an amount not to exceed \$60,000. Caine Mitter & Associates Incorporated will provide financial advising services for the 2021 Single-Family Bond Issuance.

RESOLUTION NO. 64 (2021)

RESOLVED: That amendment of Agreement with Caine Mitter & Associates Incorporated, dated January 1, 2020, to provide financial advising services for the 2021 Single-Family Bond Issuance, for an increase of \$10,000 for a total Agreement amount of \$60,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. Amendment of Resolution No. 272 (2020), which approved 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, to provide for a change of use permitting the parking unit that is to be conveyed by Granada Apartments LP to Hill Community Development Corporation to be used for surface parking rather than for the structured parking that the amended Redevelopment Proposal contemplated.

RESOLUTION NO. 65 (2021)

RESOLVED: That Resolution No. 272 (2020) is hereby amended which approved 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 is hereby amended to provide for a change of use permitting the parking unit that is to be conveyed by Granada Apartments LP to Hill Community Development Corporation to be used for surface parking rather than for the structured parking that the amended Redevelopment Proposal contemplated.

8. Authorization to modify Resolution Nos. 238 and 239 2017 as follows:
- a. Authorization for the Executive Director or the Deputy Executive Director, on behalf of the Authority, to execute contracts and agreements for amounts not to exceed \$250,000 upon supporting documentation and legal review.

RESOLUTION NO. 66 (2021)

RESOLVED: That Resolution Nos 238 and 239(2017) are hereby amended to authorize the Executive Director and Deputy Executive Director to execute contracts and agreements for amounts not to exceed \$250,000 upon supporting documentation and legal review.

- b. Authorization for the Executive Director, or in their absence the Deputy Executive Director, on behalf of the Authority to execute contracts and agreements for amounts not to exceed \$500,000.00 upon supporting documentation, the approval of the Chairperson or Vice Chairperson of the Board of Directors, and legal review.

RESOLUTION NO. 67 (2021)

RESOLVED: That Authorization for the Executive Director, or in their absence the Deputy Executive Director, on behalf of the Authority to execute contracts and agreements for amounts not to exceed \$500,000.00 upon supporting documentation, the approval of the Chairperson or Vice Chairperson of the Board of Directors, and legal review is hereby approved.

9. Certificate of Completion for 350 Technology Drive Partners, LLC for Block 29-B, Lot 302 in the 4th Ward, and authorization to return the Good Faith Deposit subject to a final QC&I Inspection and Approval (350 Technology Drive, commercial new construction).

RESOLUTION NO. 68 (2021)

RESOLVED: That issuance of a Certificate of Completion to 350 Technology Drive Partners, LLC for Block 29-B, Lot 302 in the 4th Ward, and return of the Good Faith Deposit subject to a final QC&I Inspection and Approval (350 Technology Drive, commercial new construction) 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.

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10. Authorization to apply to the PA Department of Community & Economic Development's (DCED's) Keystone Communities Program and, in the event of an award, authorizing the Deputy Executive Director to enter into a grant agreement in an amount not to exceed \$300,000 for the Housing Accessibility Program for Independence (HAPI) program.

RESOLUTION NO. 69 (2021)

RESOLVED: That application to the Pennsylvania Department of Community & Economic Development's (DCED) for a Keystone Communities Program grant, for an amount not to exceed \$300,000, for the Housing Accessibility Program for Independence (HAPI) program, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Keystone Communities Program grant from the Pennsylvania Department of Community & Economic Development's (DCED), for an amount not to exceed \$300,000, for the Housing Accessibility Program for Independence (HAPI) program, is 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 grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

11. Authorization to apply to the PA Department of Community & Economic Development's (DCED's) Keystone Communities Program and, in the event of an award, authorizing the Deputy Executive Director to enter into a grant agreement in an amount not to exceed \$150,000 for the Façade program.

RESOLUTION NO. 70 (2021)

RESOLVED: That application to the Pennsylvania Department of Community & Economic Development's (DCED) for a Keystone Communities Program grant, for an amount not to exceed \$150,000, for the Façade program, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Keystone Communities Program grant from the Pennsylvania Department of Community & Economic Development's (DCED), for an amount not to exceed \$150,000, for the Façade program, is 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 grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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

DocuSigned by:
Theresa Schacht
742E4DACDC874B0

Assistant Secretary



Public Comment: March 11, 2021 Board Meeting

LIVE Comment Registrants:

Name: Robert Damewood
Zoom User Name: Robert Damewood
Board Item: 7.a

Name: Felicity Williams
Zoom User Name: Felicity Williams, Esq.
Board Item: Crawford Square Phase 3 and Centre Avenue

Written Comment:

Name: Zachary Littleberry
Agenda Item: 7(a)

Comment: URA should not move forward with this implementation of a bond issuance plan. It is regressive in the fact that it provides disproportionate assistance to those that need it less.

We need a bond issuance that helps those who need it most, and this isn't it.

Name: Joanna Deming
Phone Number: 412-689-0704

Comment: Re: the \$22 million bond that the URA Board will be voting on. Is this something we really need? Home purchase and rehab financing seem to be targeted to buyers earning 100% of AMI or higher.

Other critical questions I hope the board will consider before making this decision:

1. Will there be favorable loan terms? Examples: No Private Mortgage Insurance, low interest rates, low downpayment, low origination fees, flexible credit profile, etc.
 2. Will there be an AMI threshold or target? Those with lower incomes should get higher deferred mortgages.
-

Name: Megan Confer-Hammond

Comment: Good afternoon, my name is Megan Confer-Hammond and I am the executive director of the Fair Housing Partnership of Greater Pittsburgh. Unfortunately, I have a schedule conflict for attending today's meeting live.

Regarding agenda item 7a., I was encouraged to see yesterday's announcement about the \$22 million bond for homebuyers.

FHP is currently engaged in fair housing investigations of Real Estate Owned or REO properties. REO investigations determine whether bank owned properties are maintained differently based on the racial demographics of geographic locations of the properties. In Allegheny County, land banks have a central role in the disposition of REO properties.

Pittsburgh's housing market has unique challenges. We did not have the boom and bust of the 2008 foreclosure crisis at the rate of the national average. However, our housing stock is extremely old, in comparison at both the national and state levels, as well as in need of repair.

Additionally, we have the data that homeownership for Pittsburghers has a massive disparity based on race and that area Black owned properties are devalued. Overall, the data shows homeownership and home value disparities based on race and a lack of accessible housing for people with disabilities.

And so, while we are still learning the details about the structure of the fund, my request is that a fair housing lens is applied to the programming's development, that includes public engagement, to ensure an equitable solution.

Name: Lance Harrell, CCIP Project Administrator

Comment: Please accept the Executive Management Committee February progress report.

Letter text:

To: URA Board of Directors and Executive Staff

From: Lower Hill Executive Management Committee (EMC)

During these challenging times of COVID, the EMC board is working diligently with all Lower Hill stakeholders and the community to achieve the goals of the CCIP. At this time, unfortunately, best efforts have not been demonstrated. The lack of transparency is an ongoing issue that is impacting the project's progress. Here are some of the Lower Hill project and EMC's challenges.

Lower Hill Census Tract

In 2019, the Pittsburgh Penguins, Mayor Bill Peduto, and Gov. Tom Wolf's Administration lobbied the Trump Administration to change Census Tract 201 by removing the Lower Hill District also referred to as the former Civic Arena site, and merging it with a low-moderate income and predominantly Black Middle Hill District Census Tract, 305. The EMC board was made aware of the census tract change from an article published in February by the Pittsburgh Business Times. During the EMC bi-weekly board meetings, each attending agency and elected official(s) are specifically asked to disclose any matters of concern related to the development site. The efforts to change the Census Tract were not disclosed over the two-year long effort, nor after the article. Not by PAR, SEA, URA, Mayor's Office or City Council, District 6. Later, however, some parties acknowledged advocating to have the Lower Hill put into an Opportunity

Zone. A letter published in Public Source cited that each entity was aware as early as April 2019. The lack of transparency is an ongoing issue to progress. The EMC requested the URA to research what impact the census tract change will have on the Central and Upper Hill District. Other subsidy programs vital to redevelopment may be at-risk for the broader neighborhood as a result of this change. The core question is, what long-term impacts will the census tract change have on the Hill District? It is a question that should be answered by a neutral third party source.

WorkForce Center

PAR committed to funding a Workforce Center to support Hill District residents for Lower Hill employment opportunities. In the fall of 2020, The Hill House was identified by the URA and PAR as the Workforce Center location. Due to funding delays that were not communicated to the EMC in a timely nor transparent fashion, talks shifted to possibly moving the Workforce Center from the Hill House to Ebenezer Baptist Church / CVS Workforce Center. This remains an evolving and unclear situation. BPG is planning to break ground on Block G1 sometime in the third quarter of 2021. A Workforce Center site and funding still need to be committed, and at this point, it appears construction will begin before the center is operational. The EMC is committed to assuring the implementation of the CCIP and full disclosure to the Urban Redevelopment Authority staff and board of directors such that thoughtful and informed decisions that support our end goal can be made. We would appreciate the same in-kind.

Please direct all inquiries to Lance Harrell, CCIP Project Administrator, for the Lower Hill EMC at lharrell@hilldistrict.org or by phone at 412-589-5154

Name: Dave Breingan

Agenda Item: 7.a. OwnPGH

Comment: Good afternoon - I just wanted to make some brief comments on the announcement of OwnPGH. Given the depth of the housing crisis, I support the creation of new funding sources like this to strategically address housing needs in Pittsburgh, especially ones that are targeted to address long-standing racial segregation and systemic barriers to homeownership for historically marginalized populations. Without knowing too much about how this fund is proposed to be structured at this point, I'm concerned by what I've heard from colleagues that the deployment of these funds may not include income targets and may not have specific measures to address the barriers that many marginalized populations face in the lending process, like alternatives to credit scores, down payment assistance, and favorable loan terms. My colleagues have also brought up concerns related to the structure of the second deferred mortgage for home repairs making it incentivized for higher-income households. Again, without fully understanding how this fund will be utilized, I think these concerns are very valid and I would encourage the URA to do robust engagement with community organizations on the front lines of housing justice to design a program that will deliver on addressing our housing crisis and ensuring that the funds remediate historic barriers to housing and homeownership for our most marginalized communities.

Name: Aaron Sukenik

Agenda Item: 7.a.

Comment: If this is a consumer lending product available to anyone, tying the rehab support amount to purchase price will mean that homes in need of more work will qualify for less. This will likely disqualify many of the vacant, tax delinquent properties (ie, from the property reserve and land bank) that are most in need of subsidy. With the appraisal gap issues that already exist, this could mean limited ability for use in communities that need it most, and for people who need it most.

Is anything within this, or coupled with this, being planned to:

- Address appraisal gaps?
- Include lower-AMI eligible borrowers?

LOWER HILL EXECUTIVE MANAGEMENT COMMITTEE

MEMO

Date: March 11, 2021

To: URA Board of Directors and Executive Staff

From: Lower Hill Executive Management Committee (EMC)

Subject: February Progress Report

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Please direct all inquiries to Lance Harrell, CCIP Project Administrator, for the Lower Hill EMC at lharrell@hilldistrict.org or by phone at 412-589-5154