

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

March 14, 2024 – 2:00 P.M., E.S.T.

Members Present: Chintalapalli, Lavelle, Williamson, Connelly, Powell

Members Absent: None

Staff Present: Nemani-Stanger, Harris, Link, Geiger, Fewes, Wilhelm, O'Brien, Wasler, DiBernardo, Fewes, Kendall-Morris, Barkley, Schacht and Bohince

Chair Chintalapalli called the Regular Meeting to order and declared a quorum present.

1. General

- a. Roll Call
- b. Approval of the February 8, 2023, URA Regular Board Meeting Minutes.

2. Public Comment

3. Announcements

- a. Chair Chintalapalli announced that Executive Sessions were held on March 8, 2024 regarding the March 2024 URA Board Agenda, and March 14, 2024 regarding legal and personnel matters.
- b. City-wide property stabilization – awarded contracts for 14 publicly owned structures to be stabilized and funded with ARPA.
- c. City Charter High Intern Majesty Gray.

4. Kingdom Rising Holdings LLC – African Queens Apartments

- a. Authorization to amend Resolution No. 341 (2023), which authorized a loan to Amani Christian Community Development Corporation in an amount of up to \$410,000, to provide a loan increase of \$430,000 to Kingdom Rising Holdings LLC or a related entity, resulting in a loan not to exceed a total of \$840,000 for the construction of African Queens Apartments located at 2159 Centre Avenue.
- b. Authorization to amend Resolution No. 290 (2022), as previously amended by Resolutions Nos. 213 (2023) and 340 (2023), which authorized the URA to hold a reverter deed for the reconveyance of Block 10-P, Lot 25, in the 5<sup>th</sup> Ward from Amani Christian Community Development Corporation or a related entity, to extend the deadline for financial closing from March 31, 2024, to July 31, 2024.

Ms. Nemani-Stanger requested Board approval of the above items. David DiBernardo, Lending Analyst, Residential and Consumer Lending presented.



<b>Borrower/Developer</b>	Kingdom Rising Holdings LLC	
<b>Project Location:</b>	2159 Centre Avenue, Pittsburgh PA 15219	
<b>Neighborhood:</b>	Middle Hill District	
<b>Council District:</b>	6	
<b>Description:</b>	<p>This project secured a prior URA authorization for a rental Gap Program loan of up to \$410,000 for the development. Construction cost increases have caused the budget to increase for the project, leaving a gap in the financing. The developer is seeking authorization for an additional \$430,000 in gap financing from the Rental Gap Program to assist with the gap in financing, increasing their URA loan amount to an amount not to exceed \$840,000. The developer has also secured additional project-based vouchers for the site and gap financing from the Housing Authority of the City of Pittsburgh to fill the financing gap.</p> <p>This recently consolidated parcel, which the URA conveyed to Amani Christian Community Development Corporation (Amani CCDC) in December 2022, contains approximately 3,039 square feet of vacant land and a vacant structure at 2163 Centre Avenue.</p> <p>African Queens Apartments will consist of two commercial spaces on the ground floor and twelve units of affordable housing on the three floors above. The Borrower/Developer is Kingdom Rising Holdings LLC. African Queens Apartments takes its name after the African Queens Record store, a former business in the currently vacant building that this project will rehabilitate as part of the construction.</p> <p>The twelve apartments will have project-based vouchers and be rented to households earning at or below 30% of Area Median Income (AMI).</p> <p>This project will bring life and vitality to the Centre Avenue business corridor in the Hill District neighborhood, which aligns with the Hill District Master Plan and Avenues of Hope initiative, which seeks to rebuild seven historically Black main streets in Pittsburgh.</p>	
<b>Authority Financing for Review:</b>	\$840,000 Rental Gap Program loan 40-year term 40-year amortization 0% interest Cashflow-based repayment	
<b>Collateral:</b>	Declaration of Restrictive Covenants requiring that twelve of the units are rented to households earning at or below 30% of Area Median Income (AMI).	
<b>Required Approvals:</b>	Authorization of the URA Board of Directors	
<b>Program Sources:</b>	\$80,000 of the 2022 Housing Opportunity Fund Rental Gap Program, \$330,000 of the 2023 Housing Opportunity Fund Rental Gap Program, and \$430,000 of the 2024 Housing Opportunity Fund Rental Gap Program.	
<b>MWBE:</b>	Construction start contingent on acceptance of the Final MWBE plan	
<b>Commitment Expiration Date:</b>	July 31, 2024	
<b>Sources of Funds</b>		
Redevelopment Assistance Capital Program (RACP)		\$2,000,000

Housing Authority of the City of Pittsburgh (HACP) Gap Financing Loan	\$1,000,000
Pennsylvania Housing Financing Agency (PHFA) Housing Options Program Grant-Multifamily (HOP-MF)	\$900,000
FNB Bank Loan	\$885,000
URA Rental Gap Program (RGP)	\$840,000
Federal Home Loan Bank System (FHLB) Affordable Housing Program (AHP)	\$750,000
Grant (Confirmation Pending)	\$500,000
Pennsylvania Housing Finance Agency (PHFA) Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE)	\$350,000
Neighborhood Allies	\$350,000
Deferred Developer Fee	\$286,384
URA Avenues of Hope Commercial Real Estate Loan (ACRE)	\$200,000
URA-Centre Avenue Pre-Development Grant	\$70,000
Hillman Foundation Grant	\$58,000
Neighborhood Assistance Program	\$55,000
Bridgeway Capital	\$34,000
Neighborhood Allies (Grant)	\$15,000
<b>Total Project Financing</b>	<b>\$8,293,384</b>
<b>Uses of Funds</b>	
<b>Total Construction Costs</b>	<b>\$6,343,687</b>
Total Reserves & Developer Fee	\$845,400
Total Carrying & Financing Charges	\$540,100
Total Architectural/Engineering Costs	\$516,681
Total Acquisition Cost	\$32,516
Total Miscellaneous Development Expense	\$15,000
<b>Total Project Uses</b>	<b>\$8,293,384</b>

Kingdom Rising Holdings LLC is a Pennsylvania Limited Liability Company with the mailing address of 713 Clarissa Street, Pittsburgh, PA 15219. Kingdom Rising Holding's LLC's Partnership Representative is the Reverend Lee Walls.

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

**RESOLUTION NO. 39 (2024)**

RESOLVED: That Resolution No. 341 (2023), is hereby amended for a loan increase of \$430,000 to Kingdom Rising Holdings LLC, or a related entity, for a total loan amount not to exceed \$840,000.

## RESOLUTION NO. 40 (2024)

RESOLVED: That Resolution No. 290 (2022), is hereby amended to extend the deadline for the financial closing from March 31, 2024, to July 31, 2024.

5. Small Landlord Fund Guideline Amendment Presentation
  - a. Presentation of proposed amendments to the Small Landlord Fund program guidelines to change the program financing vehicle from an amortizing loan to a deferred loan with a 10–15-year term to be forgiven at the end of the term.

Ms. Nemani-Stanger requested Board approval of the above item.

Derek Kendall-Morris, Manager of Consumer Lending, Residential & Consumer Lending presented that the Small Landlord Fund (SLF) is a loan program that is intended to help fund the preservation of existing affordable rental housing and/or the conversion of market/vacant housing to affordable housing in the City of Pittsburgh by providing construction financing for property improvements to landlords owning no more than 1 to 10 rental units. In exchange for this assistance, the landlord agrees to rent their units to tenants at 80% AMI for 10-15 years. The SLF is designed to increase the supply of decent affordable housing, eliminate health, safety, and property maintenance deficiencies, and ensure compliance with applicable City building codes and standards. All properties using the SLF financing for improvements to their rental units are required to rent those units to households that are at or below 80% of the area median income (AMI), and they are encouraged to accept Housing Choice Vouchers. Should a Borrower choose not to accept Housing Choice Vouchers, their units will be subject to a predetermined schedule of maximum rent limits during the term of the loan to prevent the displacement of existing residents.

Under the current guidelines, SLF provides a loan of \$20,000 per unit funding with a maximum loan of \$100,000 per project. The loan amortizes monthly and has a 0% interest rate. SLF opened in 2021 with limited success and has not experienced the utilization URA staff had hoped for, with only 17 applications received to date and 10 projects closing on financing. To improve the program, URA staff initiated a stakeholder engagement process with the Housing Opportunity Fund Advisory Board and local landlords to troubleshoot the details of the program and get an understanding from smaller landlords as to what would make the program more functional and useable. It was determined that debt that amortizes monthly can be a burden on the cash flow when the rents are restricted for affordable renters, making monthly minimum payments difficult to maintain.

Our stakeholder engagement has helped us determine that changing the SLF program's funding mechanism to a deferred loan to be forgiven at the end of the term would make it feasible for more landlords to take advantage of the program. The Housing Opportunity Fund Advisory Board voted in favor of making this change at its February advisory board meeting.

The proposed guideline amendments will be available for review and public comment via the URA's website for 30 days. The final guideline amendments will be brought back to the board in April for a vote.

6. Legal Assistance Program Contract Amendments

- a. Authorization to enter into amended services contracts or new service contracts with the participating organizations related to the Legal Assistance Program.
- Neighborhood Legal Services Association – amended contract with a not to exceed amount of \$442,000;
  - Just Mediation Pittsburgh – amended contract with a not to exceed amount of \$297,500;
  - Ebony Law, LLC – amended contract with a not to exceed amount of \$461,500;
  - Pittsburgh Hispanic Development Corporation – amended contract with a not to exceed amount of \$67,500;
  - Rent Help PGH – amended contract with a not to exceed amount of \$606,500; and
  - Community Justice Project – new contract with a not to exceed amount of \$5,000.

Ms. Nemani-Stanger requested Board approval of the above items.

Derek Kendall-Morris presented that the Legal Assistance Program (LAP) provides free housing legal assistance to renters and homeowners across the City of Pittsburgh. For tenants, services include landlord/tenant mediation, limited legal representation, and full legal representation. The LAP program also includes the Lawyer of the Day Initiative, where attorneys and resource navigators are stationed at Magisterial District courts within the city to provide free assistance and legal representation to anyone facing an eviction hearing. For homeowners, services include tangled title services and foreclosure prevention services.

The amendment of these service contracts will enable the LAP program to continue to operate at its current capacity while allowing for some increased access to mediation services and limited expansion to magisterial district courtrooms not currently covered by the program.

**Funding source:** 2024 HOF Fund

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

**RESOLUTION NO. 42 (2024)**

RESOLVED: That an amendment of the Agreement with Neighborhood Legal Services Association, dated on August 2, 2023, for an increase of up to \$372,000, for program administration services related to the Legal Assistance Program, for a total Agreement amount not to exceed \$442,000 is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 43 (2024)**

RESOLVED: That an amendment of the Agreement with Just Mediation Pittsburgh, dated on August 15, 2023, for an increase of up to \$220,000, for program administration services related to the Legal Assistance Program, for a total Agreement amount not to exceed \$297,500 is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 44 (2024)**

RESOLVED: That an amendment of the Agreement with Ebony Law, LLC, dated on July 19, 2023, for an increase of up to \$324,000, for program administration services related to the Legal Assistance Program, for a total Agreement amount not to exceed \$461,500 is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 45 (2024)**

RESOLVED: That an amendment of the Agreement with Pittsburgh Hispanic Development Corporation, dated on August 4, 2023, for an increase of up to \$45,000, for program administration services related to the Legal Assistance Program, for a total Agreement amount not to exceed \$67,500 is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 46 (2024)**

RESOLVED: That an amendment of the Agreement with Rent Help PGH, dated on August 24, 2023, for an increase of up to \$434,000, for program administration services related to the Legal Assistance Program, for a total Agreement amount not to exceed \$606,500 is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 47 (2024)**

RESOLVED: That a contract with the Community Justice Project for program administration services related to the Legal Assistance Program, for a total Agreement amount not to exceed \$5,000 is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby 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.

7. Avenues of Hope American Rescue Plan Act Grant Program Awards

- a. Authorization to enter into two Avenues of Hope American Rescue Plan Act (ARPA) grant program agreements and related contracts with two organizations in a cumulative not-to-exceed amount of \$90,275.

Ms. Nemani-Stanger requested Board approval of the above items.

Talia O'Brien, Neighborhood Business District Program Analyst presented that the goal of the AoH ARPA Grant Program is to advance projects in the seven AoH commercial corridors that accomplish any of the following while complying with Federal ARPA requirements:

- Assist in the revitalization of commercial corridors that were impacted by the COVID-19 pandemic;
- Make improvements to vacant and/or abandoned commercial spaces and/or public infrastructure in disproportionately impacted communities;
- Provide commercial corridor support for recovery from COVID-19 pandemic hardships; and
- Invest in AoH neighborhoods to improve health outcomes in disproportionately impacted communities, specifically through the creation and/or improvement of parks and open spaces near or within the commercial corridor(s).

Following the Round III awards made at the February URA Board meeting, staff continued to work with applicants and reviewed eligible submissions in detail for compliance with the program guidelines and ARPA regulations, as well as viability and readiness. The projects listed below received recommendations for funding.

CORRIDOR	PROJECT NAME	ORGANIZATION	PROJECT DESCRIPTION	MAX. AWARD
<b>Chartiers Avenue</b>	Commercial Space Rehab at 635, 637 & 639 Hillsboro Street	Lauren Sims	Facade and structural repairs of 3 storefronts	<b>\$59,200</b>
	Martha's Playhouse and Learning Center	Martha's Playhouse and Learning Center	Rehab of commercial childcare space	<b>\$31,075</b>
<b>Chartiers Avenue Corridor Total:</b>				<b>\$90,275</b>
<b>TOTAL AWARDS:</b>				<b>\$90,275</b>

**Funding sources:** Avenues of Hope American Rescue Plan Act (ARPA)

**Principal:**

Talia O'Brien  
Neighborhood Business District Program Analyst

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

**RESOLUTION NO. 48 (2024)**

RESOLVED: That a grant to Lauren Sims , for the Facade and structural repairs of three storefronts , for an amount not to exceed \$59,200, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 49 (2024)**

RESOLVED: That a grant to Martha’s Playhouse and Learning Center, for the Rehab of commercial childcare space, for an amount not to exceed \$31,075, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. Brighton Heights – Former St. John’s Hospital Site

- a. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 75-L, Lots 270, 275, 276, 277 and 314, and Block 75-M, Lot 83, in the 27<sup>th</sup> Ward to Allegheny Land Trust (ALT) for \$106,900 plus costs.

Ms. Nemani-Stanger requested Board approval of the above item.

Maya Fewes, Project Manager presented that authorization is requested to accept final financing, final drawings, and authorization to execute the deed for sale of Block 75-L lots 277 and 314 and Block 75-M lot 83 to Allegheny Land Trust or a related entity.

At its June 2021 meeting, the URA Board approved a redevelopment proposal and form of contract for the conveyance of property to ALT for the site formally known as St. John's Hospital. Since then, the development team has closed on grant funding from the following institutions: the Commonwealth of Pennsylvania Department of Environmental Protection, the Commonwealth of Pennsylvania Department of Conservation and Natural Resources, and the McCune Foundation.

The current vacant parcels will be used to develop a greenspace with natural stormwater management features and provide much needed stormwater treatment to the greater neighborhood at large.

<b>Borrower/Developer</b>	Allegheny Land Trust
<b>Location:</b>	McClure Avenue, Pittsburgh PA 15212
<b>Neighborhood:</b>	Brighton Heights
<b>Council District:</b>	District 1
<b>Description:</b>	Passive Park space designed to manage stormwater with rain garden features and provide opportunity for recreational activity.



<b>Authority Financing for Review:</b>	URA Commercial and Business lending
<b>MWBE:</b>	

**Funding sources:**

<b>Sources of Funds</b>	
Pennsylvania Department of Environmental Protection (DEP) Growing Greener Plus Grants Program	\$282,953.00
Pennsylvania Department of Conservation and Natural Resources (DCNR) Community Forestry Initiative	\$229,000.00
ALT Program Funds – Community Impact Grant	\$156,826.00
Pennsylvania Watershed Restoration and Protection Program	\$125,000.00
Developer Equity	\$95,000.00
City of Pittsburgh 2023 - Department of Public Works	\$89,825.83
URA Neighborhood Initiatives Fund	\$84,305.00
<b>Total Project Financing</b>	<b>\$1,062,909.83</b>

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.

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

**RESOLUTION NO. 50 (2024)**

RESOLVED: That the final drawings and evidence of financing submitted by Allegheny Land Trust (ALT) for the sale of 75-L, Lots 270, 275, 276, 277 and 314, and Block 75-M, Lot 83, in the 27<sup>th</sup> Ward, for \$106,900 plus costs are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, 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.

**CONSENT AGENDA**

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

1. Authorization to approve the revised Lower Hill LERTA Retained Amount Guidelines. Changes to include a fee schedule based on TIF Guidelines.

**RESOLUTION NO. 51 (2024)**

RESOLVED: That the revised Lower Hill LERTA Retained Amount Guidelines are hereby amended to include a fee schedule based of TIF Guidelines.

2. Penn Circle Two-Way Conversion – Authorization to amendment of Resolution 153 (2023) to accept \$100,000 of additional funding for the Penn Circle Two-Way Conversion Project, funded by City Bond Funds.

**RESOLUTION NO. 52 (2024)**

RESOLVED: That Resolution No. 153 (2023), is hereby amended to accept \$100,000 of additional funding for the Penn Circle Two-Way Conversion project that is funded by City Bond Funds.

3. Larimer IV – Authorization to provide an additional \$321,163 in CDBG funding to PEIDC (\$100k CDBG21-Bus District Sup, \$21,163 CDBG22-Neighborhood Business Assist, & \$200k CDBG23-Neigh Bus Devel Support) for Larimer IV white box improvements and revise the grant agreement to reflect the additional funds.

**RESOLUTION NO. 53 (2024)**

RESOLVED: That a amendment of the Grant Agreement with Pittsburgh Economic Industrial Development Corporation (PEIDC) to increase amount of up to \$321,163 is hereby approved and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an amendment thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

4. Eviction Prevention– Authorization to amend Resolution 28 (2022) to allow for the reallocation of \$951,509.22 of CDBG Coronavirus Round Three funding for the Housing Stabilization Program – Homeowner Assistance to Housing Stabilization Program - Tenant Assistance and Personnel, in the 2019-2020 CDBG Cooperation Agreement.

**RESOLUTION NO. 54 (2024)**

RESOLVED: That Resolution No. 28 (2022), is hereby amended to allow for the reallocation of \$951,509.22 of CDBG Coronavirus Round Three funding for the Housing Stabilization Program – Homeowner Assistance to Housing Stabilization Program - Tenant Assistance and Personnel, in the 2019-2020 CDBG Cooperation Agreement.

5. Lottery Store Site (501 Larimer Avenue/25 Meadow Street) – Authorization to provide \$500,000 of CDBG21-Bus District Sup/Neighborhood Funds to be used as the match to a \$500,000 State RACP award.

**RESOLUTION NO. 55 (2024)**

RESOLVED: That appropriation of up to \$500,000 of CDBG21-Bus District Sup/Neighborhood Funds as the required match for the Lottery Store Site (501 Larimer Avenue/25 Meadow Street) Redevelopment Assistance Capital Program (RACP) grant is hereby approved.

6. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh for the transfer and permanent maintenance of the Plaza after the completion of construction of Broad Street Plaza.

**RESOLUTION NO. 56 (2024)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the transfer and permanent maintenance of the Plaza after the completion of construction of Broad Street is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. Authorization for Mary Lisa “ML” Meier, Director of Real Estate for the Urban Redevelopment Authority of Pittsburgh to act as Power of Attorney for the purposes of making applications to the Allegheny County Office of Property Assessments (or any other legal body) to file for Real Estate tax exemption of URA-owned properties at various locations. -57

**RESOLUTION NO. 57 (2024)**

RESOLVED: That the appointment of Mary Lisa “ML” Meier, Director of Real Estate for the Urban Redevelopment Authority of Pittsburgh to act as Power of Attorney for the purposes of making applications to the Allegheny County Office of Property Assessments (or any other legal body) to file for Real Estate tax exemption of URA-owned properties at various locations is hereby approved.

8. Authorization to enter into a 2024 cooperation agreement with the City of Pittsburgh, for the provision of PAYGO funds to the Authority in an amount up to \$3,250,000.

**RESOLUTION NO. 58 (2024)**

RESOLVED: That a 2024 cooperation agreement with the City of Pittsburgh for the provision of PAYGO funds to the Authority in an amount up to \$3,250,000 is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

9. Hilltop Alliance Homeowner Assistance Program Contract Amendment - Authorization to enter into an amended contract with Hilltop Alliance for program administration services related to HAP. The Hilltop Alliance’s current HAP contract is for the not-to-exceed amount of \$2,100,000. This authorization would increase the contract amount to the not-to-exceed amount of \$2,725,000.

**RESOLUTION NO. 59 (2024)**

RESOLVED: That an amendment of the Agreement with Hilltop Alliance, for an increase of up to \$2,100,000, for program administration services related to the Housing Assistance Program (HAP), for a total Agreement amount not to exceed \$2,725,000 is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on

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

10. Transfer proposal, form of contract, and authorization to execute a deed to Pittsburgh Housing Development Corporation for the sale of Block 15-R, Lot 231, in the 18th Ward (847 Gearing Avenue), for \$500 plus costs.

**RESOLUTION NO.60 (2024)**

RESOLVED: That the transfer of Block 15-R, Lot 231, in the 18th Ward (847 Gearing Avenue) to the Pittsburgh Housing Development Corporation (PHDC) and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Housing Development Corporation (PHDC), for \$500 plus costs is hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, are hereby authorized on behalf of the Authority to execute a deed and related documents in order to effectuate said transfer, and the Secretary or Assistant Secretary is hereby authorized to attest the same and to affix the seal of the Authority thereto.

11. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 14-A, Lot 247, in the 18<sup>th</sup> Ward, to Colin T. Dawson and Arielle Emi Cepeda for \$700 plus costs (0 Peach Way – rear yard for residence at 69 Beltzhoover Avenue).

**RESOLUTION NO. 61 (2024)**

RESOLVED: That the Redevelopment Proposal submitted by Colin T. Dawson and Arielle Emi Cepeda, for the sale of Block 14-A, Lot 247, in the 18<sup>th</sup> Ward, and execution of a disposition contract by sale to Colin T. Dawson and Arielle Emi Cepeda, for \$700 plus costs are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or the Chief Financial Officer 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 Colin T. Dawson and Arielle Emi Cepeda for the sale of Block 14-A, Lot 247, in the 18<sup>th</sup> Ward, are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or the Chief Financial Officer, 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.

12. Certificate of Completion for Mathews-Phillips, Inc., Manchester Associates, Housing Authority of Pittsburgh, Manchester Housing Partnership, L.P. IV, and/or other appropriate entities for Block 7-B, Lots 157, 158, 341, and 344; Block 22-E, Lots 262, 263, 264, 305, 307, 337, and 338; Block 22-F, Lots 90, 92, 98, 129, 131, and 134; Block 22-K, Lots 29, 30, 31, 324, 325, 326, and 327; Block 22-L, Lots 15, 18, 141, and 242; Block 22-P, Lots 52, 152, 153, 154, and 161; and 22-R, Lots 67, 68, 74, 75, 76, 148, 149, 150, 198, 199, 214, 215, 285, 286, and 287, in the 21<sup>st</sup> Ward (rehabilitation and renovation of scattered site rental housing in Manchester).

**RESOLUTION NO. 62 (2023)**

RESOLVED: That issuance of a Certificate of Completion to Mathews-Phillips, Inc., Manchester Associates, Housing Authority of Pittsburgh, Manchester Housing Partnership, L.P. IV, and/or other appropriate entities, for Block 7-B, Lots 157, 158, 341, and 344; Block 22-E, Lots 262, 263, 264, 305, 307, 337, and 338; Block 22-F, Lots 90, 92, 98, 129, 131, and 134; Block 22-K, Lots 29, 30, 31, 324, 325, 326, and 327; Block 22-L, Lots 15, 18, 141, and 242; Block 22-P, Lots 52, 152, 153, 154, and 161; and 22-R, Lots 67, 68, 74, 75, 76, 148, 149, 150, 198, 199, 214, 215, 285, 286, and 287, in the 21<sup>st</sup> Ward and return of the Good Faith Deposit (rehabilitation and renovation of scattered site rental housing in Manchester) are hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, is hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

**DISCLOSURE AGENDA**

1. Authorization for a Homeowner Assistance Program grant to Wilma Fuller (a relative of a Pittsburgh Housing Development Corporation staff member), in the amount not to exceed \$35,000.

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

DocuSigned by:  
*Theresa Schacht*  
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Board Secretary