The Urban Redevelopment Authority is here for Pittsburgh. A look through the Hot Metal Bridge to the South Shore Riverfront Park and Downtown skyline. The Hot Metal Bridge was completed in 2007 and the South Shore Riverfront Park in 2012.
2017 was a year of change at the URA. We revamped our internal processes to be more efficient and transparent. There were a few staff departures, which we filled with new and emerging talent. And we bid farewell to Senator Jim Ferlo, who provided 12 years of fruitful and valued leadership on our Board.

Our Equity Working Group reactivated our Minority and Woman-owned Business Enterprise Program and set the pace for internal Equity and Inclusion training. The p4 committee worked to incorporate this innovative metric system into our investment decision processes, advancing one of Mayor Peduto’s top initiatives.

The Pittsburgh Land Bank (PLB), under administrative agreement with URA, engaged in a comprehensive public process to create its Policies & Procedures. The ongoing Larimer/East Liberty Choice Neighborhoods Housing Initiative achieved notable progress on the design and fundraising of a new “Liberty Green” park. Housing also advanced important milestones related to the Mayor’s Affordable Housing Executive Orders. Engineering and Construction completed the South Shore Riverfront Park Gateway Improvements, Pedestrian Improvements around Obama Academy, and launched the Lead-based Paint Initiative with Allegheny County.

Our Center for Innovation and Entrepreneurship deployed nearly $12.3 million in financing, leveraging an additional $19.1 million and creating/retaining 250 jobs. Together with the city and other partners, we hosted six Small Business Resource Fairs and led the city’s Inclusive Innovation efforts, advancing 50 initiatives and 80 events. Pittsburgh Urban Initiatives (PUI) provided New Markets Tax Credit allocation to six projects, totaling $167.5 million. PUI has completed 25 projects for $586 million in total investment, creating 425 housing units and 3,574 jobs.

The East Liberty Transit-Oriented Development project was recognized with an award at the International Economic Development Council’s Annual Conference in Toronto. Locally, we co-hosted the National Main Street Now and National Brownfields Training Conferences. Thousands of practitioners learned about our innovative and best practices through panels, keynotes, workshops, and mobile tours.

Finally, a URA team worked with many partners to submit the Amazon HQ2 proposal on behalf of the Pittsburgh region. None of these accomplishments would have happened without the talented and dedicated public servants I have the privilege of calling my URA colleagues.

Kevin Acklin
URA Board Chair

On behalf of Mayor Peduto and residents of the City of Pittsburgh, I am very pleased to present the annual report of the Urban Redevelopment Authority of Pittsburgh.

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URA Executive Director
Like no other place, we can offer the opportunity to build the city and headquarters of the future, together making a lasting, positive impact for all."

"Pittsburgh thinks big.

Nice Life We’ve Got Here

From the 90 unique neighborhoods and 2,000+ acres of urban parks to the critically acclaimed restaurants, championship winning sports teams and thriving arts community, our quality of life, affordability and sense of community provide workers with a very attractive live-work-play environment.

One Smart Place

Our colleges and universities recruit talent on a significant scale. 21st century tech leaders get their start here. We are among the smartest places in the country as young professionals with advanced degrees are concentrated here. In fact, Pittsburgh ranks among the top 3 smartest places nationally — only Washington, D.C. and Boston have more.

Pittsburgh is attracting and developing the best talent for the future economy. We have become an undisputed leader in software engineering, artificial intelligence, robotics, manufacturing, energy, and autonomous transportation.

Strong on Business

Pittsburgh’s low-cost operating (94% of the U.S. average), stable business environment is just one of the reasons so many cutting-edge companies call this city their home.

Pittsburgh is spearheading a new model of urban growth and development that is innovative, inclusive and sustainable, because we believe that if the future is not for all, it’s not for us.
Equitable development requires an intentional focus on eliminating racial inequities and barriers and making sure investments yield healthy, safe and opportunity-rich neighborhoods that reflect each one’s unique culture.

Equity Working Group

Diversity, Equity and Inclusion Request for Proposals (RFP)

In 2017, the Equity Working Group issued an RFP seeking consultants to provide an institutional diversity, equity and inclusion assessment to assist the URA. This assessment will ensure that the principles of design, justice and equitable development are integrated into internal workplace culture and external interactions with the communities we serve. As a result, our Race and Gender Equity Assessment will be conducted in 2018.

Minority and Women-owned Business Enterprises (MWBE) Program Officer

In 2017, the URA hired a MWBE program officer to serve as the URA's liaison between businesses, contractors, and the public at large to enhance MWBE participation in URA affiliated projects, ensuring that the URA provides equal opportunities and capacity building to increase the sustainability and success of MWBEs in our region.

Language Access Program

The URA has developed its Language Access Program to make its resources and services more accessible to all members of the community. As part of this program, the URA will be translating its public-facing materials into 5 languages: Spanish, Russian, Swahili, Nepali, and Arabic. Additionally, the URA will provide both phone and in-person interpretation services in these languages.
The Center for Innovation & Entrepreneurship

Startup and growing small businesses power our economy. They create the vast majority of new jobs across every industry and every geography in the nation.

The URA is committed to supporting the next generation of creators, thinkers, innovators and inventors to foster new entrepreneurship and drive business expansion in Pittsburgh.

Through the CIE, the URA administers and supports a variety of tools to achieve this critical mission:

- Access to capital
- Support of Pittsburgh’s entrepreneurial ecosystem
- Roadmap for Inclusive Innovation
- Business expansion and attraction: Business Action Team

In 2017, Pittsburgh Central KIZ provided 25 companies with more than $1 million in tax credits

Greater Oakland KIZ awarded 18 companies with more than $1 million in tax credits

PGH Lab
In 2017, PGH Lab announced its second cohort comprised of 5 companies. The program continues the public-private partnership between city government and local startup companies with the potential to make social, economic and environmental impacts in Pittsburgh.

LaunchPGH.com connects entrepreneurs with business resources, workshops, office space, competitions, and events. In 2017, the site saw 14,579 sessions.

Steel City Codefesto 2017 marked the fifth year of Steel City Codefest. The weeklong event attracted 95 participants who worked on 7 tech challenges presented by non-profit organizations.

Innovation

CIE INITIATIVES

Keystone Innovation Zone (KIZ) Tax Credits
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ROADMAP FOR INCLUSIVE INNOVATION

Pittsburgh has positioned itself to become a city of Inclusive Innovation by providing equal access to products and services through new technology, ideas, personnel, and invention. Highlights include:

- 43 new partners committed to promoting inclusive innovation
- 90+ free and accessible innovation events for citizens to engage with the city, Roadmap partners, resources and services
- 27 collaborative initiatives comprised of diverse civic and business leaders addressing one or multiple Roadmap for Inclusive Innovation focus areas
- 79k people connected with the city online
- 3 new digital channels for public engagement
- As of Dec 2017, there have been 61 action items completed. There are currently 20 listed as on-track.

Small Business Resource Fairs (SBRF)
These fairs provide ongoing opportunities for new entrepreneurs to find resources to start and grow their businesses. In 2017, there were 7 Small Business Resource Fairs in 6 Pittsburgh neighborhoods.
Neighborhoods

TOTAL FAÇADE RENOVATIONS

47 façade renovations

$447,001 in URA investment

$1,392,278 total project costs

URA NEIGHBORHOOD BUSINESS DISTRICT PROGRAM

The URA Neighborhood Business District Program helps business district groups throughout the city revitalize their commercial corridors. The URA works with communities on a range of activities, from planning, capacity building and technical assistance to direct project grants.

IN 2017

15 neighborhood business districts were served

$226,500 in funds were awarded for planning, development and promotional activities

SUPPORT OF PARTNER PROGRAMS IN 2017

The URA is dedicated to supporting the work our partners do to grow and strengthen the entrepreneurial ecosystem in Pittsburgh. In 2017, we were proud to support the following initiatives:

- Biz Fit (Riverside Center for Innovation)
- Center for Women’s Entrepreneurship (Chatham University)
- 19th Annual Entrepreneur’s Growth & Networking Conference (Duquesne SBDC)

THREE SUCCESS STORIES

Schoolhouse Electric
Schoolhouse Electric, a lighting and lifestyle manufacturing company headquartered in Portland, Oregon, is establishing its third location in the former Detective/AAA Building in East Liberty. Utilizing $1.9 million in New Markets Tax Credits and $300,000 in Enterprise Zone RLF monies provided by the URA and Pittsburgh Urban Initiatives, the project, once completed, will provide approximately 35,000 square feet of creative co-working office space and a light assembly and retail space.

Thread International
Thread International is a social enterprise that takes plastic trash off the streets in the poorest countries and turns it into fabric. They sell the resulting fabric to companies who make products such as clothing, shoes and bags. With a 100% transparent supply chain, Thread International is changing the standard for the industry and cleaning up trash in the process. The URA provided Thread International with a $200,000 convertible Pittsburgh Entrepreneurship Fund loan, and Thread International has since gone on to raise millions more.

Carmi
Carmi, LLC is a minority and woman-owned homestyle southern soul food restaurant. The URA provided $145,000 in loans, along with a $5,000 Storefront Renovation Program grant to assist Carmi in its move to the South Side. Building on its success in the North Side, Carmi’s relocation and acquisition of 1825 East Carson Street in Pittsburgh’s South Side will expand its current customer base to include the South Side restaurant goers and expand the experience to include live entertainment from local and national artists, banquet space, expanded catering, and alcohol.

Business Financing

IN 2017

21 URA loans

$12,310,569 in URA investments

$29,310,517 total project costs

153 jobs created

159 retained

SUPPORT OF PARTNER PROGRAMS IN 2017

The URA, Office, URA and NEXTPittsburgh to showcase an emerging neighborhood in one action-packed weekend. N3D promotes affordable housing and celebrates neighborhood culture, businesses and amenities to attract new residents and consumers.

Carrick
September 2017: a crowd of 500+ turned out for the fourth N3D in the Carrick Dairy District. Entertainment included the Tambourines, Beauty Slap, DJ April, and Cathasaigh. Folks munched on tater tots, pierogies and gourmet grilled cheese sandwiches as they decorated their own milk cartons, painted cows on canvas, took guided neighborhood history tours, and stopped by the N3D Homebuyer and Homeowner resource tent. The weekend wrapped up with a self-guided tour of homes for sale in the neighborhood, including 18 open houses.

NEXT THREE DAYS

Forte
911 Penn Ave, Garfield

Support of Partner Programs 2016

Next 3 Days (N3D) was created by the Mayor’s Office, URA and NEXTPittsburgh to showcase an emerging neighborhood in one action-packed weekend. N3D promotes affordable housing and celebrates neighborhood culture, businesses and amenities to attract new residents and consumers.

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Economic Development

Investing in our city. Impacting our future.

Our local taxing bodies—the City of Pittsburgh, Pittsburgh Public Schools and Allegheny County—have been the unsung champions of redevelopment in our city. Beyond the projects featured here, there are many other success stories that illustrate the significant impact achieved through local public investment. These include but are not limited to:

- Encouraging transit-oriented development
- Prioritizing equitable development
- Upgrading antiquated infrastructure
- Preserving historic assets
- Promoting dense and walkable communities
- Reconnecting communities to riverfronts

Tax Increment Financing Impact


The URA’s 29 active or completed tax value capture projects impact all facets of life in Pittsburgh. Brownfield, transit-oriented, adaptive reuse, riverfront, and arts-based developments transform underutilized property into centers of job creation, private investment and tax generation.

Jobs

To date, Pittsburgh Tax Increment Financing (TIF) projects have created or retained an estimated 25,000 jobs, including critical operations for high-performing companies such as Google, Apple and Intel. Upon completion of all construction projects, employment is expected to rise to more than 33,000 jobs.

Investment

As of December 2017, nearly $3 billion in private investment had been leveraged by $336 million in TIF—a leverage ratio of 9 to 1. TIF often provides vital matching funds for securing state, federal and philanthropic support.

Revenue

The URA’s eight concluded TIF projects were seeded by $62.6 million in public investment which now generates $12.6 million in returns annually, a 20 percent return on investment for City of Pittsburgh, Allegheny County and the Pittsburgh Public Schools taxpayers.

CATALYST

TIF projects produce positive spillover effects. Increased economic activity resulting from job creation boosts payroll, sales, and income tax revenue while nearby property owners realize increased real estate values. For example, the success of the Bakery Square TIF district has resulted in additional private investment of $100 million and counting across Penn Avenue.

We’re open.

“The SouthSide Works has become a multi-award-winning mixed-use destination and continues to grow. It is a perfect example of ‘but for the TIF, this project would not have occurred.’”

Robert Rubinstein
URA Executive Director

Photo: Soffer Organization

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Economic Development

Bus Rapid Transit (BRT) System
The URA was an active partner in the Downtown-Uptown-Oakland-East End Bus Rapid Transit planning and implementation process. When complete, the system is projected to link more than 30,000 people across 24 neighborhoods via rapid, frequent and reliable transit service that’s as fast and comfortable as light rail—but able to be built much sooner and at a fraction of the cost. This project is expected to unlock development; contribute to neighborhood growth; and link residents to job centers, educational opportunities, medical services, and cultural attractions.

Liberty Green, Choice Neighborhoods
Phase 1 of Larimer Park
The URA led a robust public planning process, 10 stakeholder and resident action team working sessions, 3 large neighborhood convenings, 9 specialized workshops with youth and seniors, and a highly participatory park-naming process– to develop a community-wide vision for the proposed 25-acre park system in the Larimer and East Liberty neighborhoods.

Phase 1, Liberty Green, will transform 3.25 acres of vacant land into a vibrant neighborhood park surrounded by mixed-income housing. The URA raised more than $3.5 million in federal, state and local funds for the new park, which will include a large playground, open lawn and community plaza, picnic groves, and significant green infrastructure. The potential to manage more than 4 million gallons of stormwater annually.

Transit Revitalization Investment District (TRID) Fund
In September, the URA secured the Commonwealth’s first TRID Fund allocation ($350,000 every year for 19 years to service debt payments on a borrowing of $6 million) to finish the two-way conversion of Penn Circle in East Liberty. Nearly a mile of roadway will be replaced with complete streets and two new streets will be created along Harvard and Beatty. These improvements will better utilize the public right-of-way to greatly improve safety and mobility in the neighborhood.

Highland Avenue and East Liberty Boulevard Intersection Improvement Project
The URA was the first to implement the Mayor’s p4 initiatives in its work through the Highland Avenue and East Liberty Boulevard Intersection Improvement project. The results were enhanced safety for pedestrians and improved safety and flow for vehicular traffic. Pedestrian crossings were rebuilt to increase safety and be fully accessible for users with disabilities. Innovative bicycle lane improvements included one of the first two-stage left-turn boxes in Pittsburgh. Street lights and traffic signals were replaced with energy-efficient LEDs. Formerly paved areas were reclaimed as green space to allow more stormwater to be infiltrated into the soil and reduce heat island effects.

The project was awarded the 2017 Sustainability Award by American Society for Civil Engineers.

South Shore Riverfront Park Gateway and Improvements
South Shore Riverfront Park is the transformation of the industrial riverfront into a vibrant public space for recreation and special events and a key link to local and regional trail systems. The riverfront park is a regional amenity that provides access to first class retail and dining at the $400+ million SouthSide Works development.

The URA invested $1.4 million for a new gateway and expansion of the park which includes a valet and bike rental station, new signage, and seven historic cast iron columns donated by Rivers of Steel Heritage Corporation that were installed in the expanded plaza.

- Reconfigured the 55RP plaza: relocated a new small building housing a valet shelter and refreshment stand to replace a damaged kiosk; installed two colonnades to create visual interest
- Installed a “South Shore Riverfront Park” sign within the plaza
- Expanded the park entrance across South Water Street into Tunnel Park with landscaping, lighting, new seating areas, and four colonnades to connect connectivity to the 55RP plaza area and match the two plaza colonnades; the colonnades are designed to direct visitors to the 55RP
- Recovered 11 historic, decorative, cast iron columns from Rivers of Steel and installed them, along with interpretive signage in a walkway in Tunnel Park
- Installed a “SouthSide Works” sign on a URA parcel along East Carson Street, that along with new landscaping creates a gateway to the SouthSide Works

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Developer: Port Authority of Allegheny County

Infrastructure Projects

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Developer: URA
Attracting capital to low-income communities.

The URA’s Pittsburgh Urban Initiatives (PUI) strategically invests in office, retail, mixed-use, and community facility developments to rehabilitate abandoned and blighted city sites. PUI was created to apply for and facilitate New Markets Tax Credit (NMTC) distribution for projects in the city and to invest in low-income neighborhoods that show the potential for sustainable growth.

Women’s Center and Shelter of Greater Pittsburgh

The Women’s Center and Shelter of Greater Pittsburgh was a 38,000 square-foot, 3-story facility with a 36-bed capacity for residents and their children. At 110% occupancy, the center had to turn away women in critical need of shelter. NMTC investment enabled renovation of the facility, including replacing outdated systems and equipment, increasing capacity to 46-48 beds, enhancing security, and reorganizing administrative and non-residential services to make greater use of the facility. Outdoor areas were improved to create a safe and secure area for children’s activities, and overall lighting, parking, and stormwater systems were upgraded.

Investor: PNC Bank
Other Participating CDEs: Commonwealth Cornerstone Group, Telesis
Developer: McKnight Realty Partners

Mill 19

Mill 19 is part of Phase 1 of the redevelopment of the 178-acre former brownfield Almono site, now known as Hazelwood Green. Upon completion, the Mill 19 development will transform a 160,000-square-foot former mill industrial building into a 280,000 square-foot mixed-use complex with light industrial, office, retail, and public space, bringing jobs and economic activity to the distressed Hazelwood neighborhood. Phase 1 provides space for the Advanced Robotics for Manufacturing program at CMU that educates and trains workers in this new science to prepare them for the 21st century workforce.

Investor: PNC
Other Participating CDEs: Commonwealth Cornerstone Group, Telesis, and PNC
Developer: Regional Industrial Development Corporation (RIDC)

The Highline

Located in the South Side neighborhood of Pittsburgh, The Highline will transform 185,000 square feet of riverfront into creative office space and preserve the 900,000 square-foot former Terminal Warehouse to include new public realm improvements, including a “High Line” style walkway and river overlook.

Investor: US Bank
Other Participating CDEs: Commonwealth Cornerstone Group, and McCormack Baron Salazar
Developer: Midnight Realty Partners

Additional Projects

PUI was also able to complete two boutique hotels located in the neighborhoods of Spring Garden/East Deutschtown and Lawrenceville, bringing increased job opportunities and spin-off tourism and restaurant jobs.

Participating investors include US Bank and Capital One

NMTC BY THE NUMBERS

<table>
<thead>
<tr>
<th>SINCE INCEPTION</th>
<th>2017</th>
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<tbody>
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<td><strong>PUI projects</strong></td>
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</tr>
<tr>
<td><strong>Construction jobs to be leveraged</strong></td>
<td>1,070</td>
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</tbody>
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Economic Development
The URA Housing Department provides a range of services to support the purchase, renovation and/or development of housing units in the City of Pittsburgh with a particular focus on affordable housing. These efforts strive to preserve the city’s housing stock, provide a range of housing options for city residents, stabilize neighborhoods, and increase the city’s tax base.

Services include:

- Gap financing to support the development of catalytic new and/or substantially rehabilitated for-sale or rental housing units
- Project management for large-scale community development efforts such as the Larimer/East Liberty Choice Neighborhoods project
- Grants and low-interest loans to homeowners to acquire and renovate owner-occupied structures
- Staff for URA housing development affiliate Pittsburgh Housing Development Corporation to work with community organizations to provide real estate development capacity in underserved markets

High-quality affordable housing is at the heart of our commitment to the people of Pittsburgh.

Lawrenceville Community Land Trust – Affordable Homeownership
Upper Lawrenceville

Phase 1 of the Lawrenceville Community Land Trust (CLT) is the new construction of six, highly energy-efficient, for-sale homes and the rehabilitation of one for-sale home. Each would be permanently affordable to households with incomes below 80 percent of the Area Median Income (AMI). This is maintained through a resale formula which enables future buyers to benefit from the initial up-front subsidy. Lawrenceville CLT owns the underlying land but the homes are sold to and individually owned by the home buyers. The URA provided $674,620 in construction loan and grant financing for this $2.2 million project.

Garfield Glen Phase 2 and Susquehanna Homes Scattered-Site Affordable Rental Housing Developments
Garfield and Homewood

The URA supports the development of new affordable housing by providing gap financing for projects supported by the Pennsylvania Housing Finance Agency (PHFA) Low Income Housing Tax Credit (LIHTC) Program. Two such projects completed in 2017 were Susquehanna Homes and Garfield Glen Phase 2.

Federal North Redevelopment of the Bradberry Apartments and the Garden Theater
Central Northside

The Federal Hill Redevelopment began in 2017 and included the historic rehabilitation of the Bradberry building and the Garden Theater. Bradberry Garden is the $4,246,000 transformation of the Bradberry building, located behind the Garden Theater, into 16 mixed-income apartments and a shared courtyard. The URA provided $1.2 million in financing.

Developers: The Observatory Hill Development Corporation and Northside Leadership Conference

Success Stories

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Susquehanna Homes
Developers: S&A Homes and Oxford Development Company

The URA provided $700,000 in financing for the $13 million new construction of 36 scattered-site affordable rental units in Homewood.

Garfield Glen Phase 2
Developers: S&A Homes and Bloomfield-Garfield Corporation

The URA provided $1.3 million in financing for the $6 million new construction of 19 scattered-site affordable rental units in Garfield. 45 units were completed in Phase 1.

Developers: S&A Homes and Bloomfield-Garfield Corporation

The URA Glen Phase 2 and Susquehanna Homes Scattered-Site Affordable Rental Housing Developments
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A URA 2017 Report

Housing

The URA has a distinguished history of investing in affordable housing with our consumer and development products throughout the city’s 90 neighborhoods. URA-supported housing transforms neighborhoods, protects affordability for Pittsburgh residents, and enhances the value of our communities.

The URA participates in the City of Pittsburgh’s Affordable Housing Task Force. In 2017, the URA advanced the following specific action items:

- City Council legislated and funded the Housing Opportunity Fund (HOF). In 2018, the URA will implement the HOF, which will provide an additional $10 million in city resources to support affordable housing efforts focused on very low-income households (below 30% and 50% of AMI).
- The URA staff participated with the Department of City Planning and other stakeholders to explore the creation of an Inclusionary Housing Policy for the city.
- The URA adopted a Tenant Protection Policy for projects that involve the sale of public land or receive public financial support.

Larimer Choice

Larimer/East Liberty Choice Neighborhoods Implementation (CNI) Grant

In 2014, the U.S. Department of Housing and Urban Development (HUD) awarded Pittsburgh a $30 million grant to help transform the Larimer neighborhood and the Eastern edge of the East Liberty neighborhood, strengthening the neighborhoods’ ties with the surrounding East End area and provide new mixed-income housing. The city collaborated with the Housing Authority of the City of Pittsburgh (HACP), the URA, McCormack Baron and Salazar (MBS) and Larimer/East Liberty community groups on the application.

In 2017

- Development team closed over $36 million in public and private financing for the construction of Phase II - 150 new mixed-income rental units - on the former East Liberty Gardens and adjacent park site in East Liberty. The units, currently under construction, are anticipated to be completed by December 2018.
- Developed the Choice Neighborhoods Homeowners Assistance Program (CHAP) to assist CNI homeowners with home improvements, focusing on facades, to protect and enhance their ‘home’ value. Eligible homeowners receive grants up to $20,000; 29 grants closed and renovations were under construction or completed.
- Construction drawings are currently in progress for the 3-acre Liberty Green park in Phase I of the Larimer Park system; construction will begin in late 2018.
- The URA is actively working to secure and stabilize the former Larimer School building, purchased in 2016, for future redevelopment. The redevelopment of the Larimer School, listed in the National Register of Historic Places, is a key component of the overall neighborhood revitalization strategy.
REAL ESTATE TRANSACTIONS FOR 2014-2017
Properties purchased 299
Properties sold 341

Real Estate
The URA's Department of Real Estate oversees acquisition, maintenance and conveyance of the URA's property portfolio. It also serves as the URA's representative in the city's land recycling efforts, collecting and analyzing data to assist with policy formation and decision-making.

URA Real Estate continues to provide staffing and management for Pittsburgh Land Bank (PLB). The mission of PLB is to return unproductive real property to beneficial reuse through an equitable, transparent, and public process; revitalize neighborhoods to strengthen the city's tax base; and support socially and economically diverse communities.

Pittsburgh Land Bank
Housed within the Department of Real Estate, PEIDC manages the commercial and industrial portfolio of the URA including property and tenant management.

PROJECTS (ISSUED CERTIFICATION OF COMPLETION IN 2017)
350 Oliver Phase 1
Central Business District
Milkcraft & McKnight completed the first phase of a two-phase development at the former Saks Fifth Avenue site. The first phase features ground floor retail with a 600-space garage above.

Alphabet City
Central Northside
City of Asylum opened along North Avenue, converting the former Masonic Hall into a hub for Pittsburgh readers, writers, and music enthusiasts. The development includes a bookstore, performance space, main-floor restaurant and unique, city-view apartments above.

Humane Animal Rescue
Homewood
Humane Animal Rescue opened a brand new 35,000 square-foot state-of-the-art resource center and shelter. The facility, the largest urban animal shelter in the U.S., is built on a site assembled by URA Real Estate and features modern animal housing, veterinary capabilities, pet retail store, and education/community rooms.

LandCare
In 2017, URA Real Estate entered the second year of the revamped LandCare vacant lot maintenance program, engaging small businesses and community organizations to maintain more than 400 URA-owned lots. In 2017, LandCare contractors maintained over 7.5 million square feet of land and provided over 60 individuals with work experience.

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Maximize MWBE participation on publicly funded projects
Remain connected to the region’s equitable development strategies
Ensure inclusionary MWBE participation on URA contracts
Require robust good faith efforts to broaden opportunity
Ensure timely notification of URA projects to MWBEs
Provide access to business development programming
Provide networking and resource connection between primes, sub-contractors, MBEs and WBEs
Maintain a centralized contact to facilitate a culture of MWBE program compliance, accessibility and accountability

2017 PROJECT PERFORMANCE
The Urban Redevelopment Authority worked diligently to meet or exceed its Minority and Women-owned Business Enterprise participation goals of 18% MBE participation and 7% WBE participation for major projects completed in 2017.

In 2017, the URA took major strides to enhance its MWBE Program. Milestones included hiring an MWBE program officer, hosting two major networking events with hundreds of attendees, establishing standing office hours for MWBEs to meet with URA staff and leadership, and issuing a Diversity and Inclusion RFQ to further strengthen the program’s policies and procedures.

MWBE PROGRAM PRINCIPLES

Minority & Women-owned Business Enterprises (MBWE)

A real and impactful commitment to growth

The Urban Redevelopment Authority

2017 Report

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The Urban Redevelopment Authority worked diligently to meet or exceed its Minority and Women-owned Business Enterprise participation goals of 18% MBE participation and 7% WBE participation for major projects completed in 2017.
The 2017 National Brownfields Training Conference was held in Pittsburgh from December 5-7.

- 3,000 stakeholders from across the country gathered to discuss best practices for cleaning up and reusing formerly utilized commercial and industrial properties.
- URA sponsored the keynote session, “Hacking the Brownfields,” featuring Pittsburgh native John Paul Farmer, director of technology and civic innovation for Microsoft.
- URA Executive Director Robert Rubinstein presented an educational session, “The Right Tools for the Project.”
- URA staff led tours and mobile workshops of former brownfield sites: SouthSide Works, Pittsburgh Technology Center, Summertime at Frick Park, Bakery Square, Washington’s Landing, and Hazelwood Green.
- Mayor William Peduto and Tom Murphy (Senior Resident Fellow, Urban Land Institute) were part of the “Mayor’s Roundtable” session, focusing on brownfield redevelopment spurring community revitalization and economic growth.
- 17 URA employees helped to staff the URA booth in the Exhibit Hall.

The National Main Street Now Conference was held in Pittsburgh from April 30 – May 3.

- 1,600+ business district professionals and volunteers from across the country
- 20 tours, including 26 city neighborhoods and 22 surrounding communities
- 100 educational sessions, 20 of which included speakers from Pittsburgh neighborhoods, the URA and Mayor’s Office
- 10+ URA staff served as volunteers, helping with registration, room monitoring, and events
- A traditional Pittsburgh wedding cookie table featured more than 300 dozen cookies in 39 varieties displayed on a 24-foot long table
Financials

**URA Revenue Sources**

2017

- $6,271,573
- $2,515,000
- $12,827,304
- $21,445,859
- $77,237,281
- $3,062,063
- $12,900,000
- $9,875,184

$146,134,264

**URA Expenses**

2017

- $26,580,694
- $9,994,823
- $52,841,431
- $6,766,221
- $55,656,292

$151,839,461

- City (Federal Pass Through) includes Community Development Block Grant and HOME Investment Partnership Program funds allocated to the URA through the City of Pittsburgh.
- City (Direct) includes funds received directly from the City of Pittsburgh from city capital bond issues and its PAYGO funding.
- TIF & PTD Tax Increment Financing and Parking Tax Diversions represent investments by the City, Allegheny County, and School District of Pittsburgh whereby new tax increments from major development projects are pledged to fund infrastructure improvements.
- Loan Repayments include principal and interest paid by URA on loans received to support specific projects and programs.
- Fees and Other include the program fees charged by URA for program services.
- State & Federal Projects include funds from the Commonwealth of Pennsylvania such as Redevelopment Assistance Capital Program, Industrial Site Reuse Program, Department of Community and Rural Development, Department of Economic Development, and others. Federal funding includes HUD Upfront Grants, competitive awards from the Economic Development Administration and the Department of Transportation, and others.
- Debt Issuance includes loan and bond proceeds received for use in URA projects. These proceeds are restricted in use to the project for which the debt was incurred and will be repaid from pledged revenue sources derived from the respective project.
- Property Leases & Sales revenue arises from leasing URA-owned-and-operated property.
- Payments represent principal and interest paid by URA on bond debt issued and other financing obtained to support specific projects and programs.
- Administration expenditures relate to the business, information technology, and human resources support to the URA.
- Housing and Business Loans expenditures relate to the various loan and grant programs offered by the URA to support improvements to the quality of life for all Pittsburgh residents. Programs include a portfolio of programs for the business financing, including business relocation and expansion, business attraction, as well as housing construction, home purchase, and home improvement.
- Property Management & Improvement expenditures represent the cost of holding and maintaining URA-owned properties. Costs include routine maintenance, repair, and management, building stabilization and security, and utility and insurance costs.
- Major Projects expenditures are for major projects located throughout the City of Pittsburgh, including PA Redevelopment Assistance Capital Program awards.
URA staff upstairs in Revel + Roost restaurant, located in Tower Two-Sixty – a URA supported $110 million redevelopment in the Central Business District.