

South Beatty and Mignonette Streets RFP Community Meeting



September 26, 2019

Urban Redevelopment Authority
of Pittsburgh



Agenda

- | | |
|----------------------------|------------------|
| 1. Welcome/Introductions | 6:00 – 6:30 p.m. |
| A. Purpose | |
| B. URA Disposition Process | |
| C. Affordable Housing | |
| 2. Developer Presentations | 6:30 – 8:00 p.m. |
| 3. Open House | 8:00 – 8:30 p.m. |



Mission

The Urban Redevelopment Authority of Pittsburgh (URA) is the City of Pittsburgh's economic development agency, committed to creating jobs, expanding the City's tax base and improving the vitality of businesses and neighborhoods.





The Real Estate Department supports the URA mission by building market strength through buying and selling underutilized property for redevelopment.

We work with communities and local stakeholders to determine the highest and best use of properties and return distressed properties to the tax rolls.

We stabilize and steward properties in our ownership and allow/enable interim uses.

We collect and analyze data to inform internal and external decision making.



ura | Why are we here?

- The URA issued a Request for Proposals (RFP) for publicly-owned property along South Beatty Street in East Liberty.
- Proposals were due in May 2019. The URA received 6 proposals.
- A Review Committee was formed to help evaluate the proposals. The Review Committee shortlisted the top 3 proposals.
- Shortlisted developers are here tonight to present their proposals.
- Public input will be collected and utilized to help the Review Committee make a final recommendation for consideration by the URA's Board of Directors.

ura | Role of the Review Committee

When the URA releases a Development Request for Proposals (RFP), a Review Committee is typically formed to help evaluate the proposals received and make a recommendation for consideration by the URA Board.

Review Committee Responsibilities include:

- Review a draft of the Development RFP and provide feedback
- Review the proposals received from the Development RFP
- Develop a short list of proposals (typically 2-3 meetings)
- Attend any community meetings associated with the Development RFP process
- Interview shortlisted developers
- Work together to make a recommendation to the URA Board of Directors for Board Action #1 – Exclusive Negotiations
- **External Review Committee members are key to ensuring residents and stakeholders are informed and aware of the numerous opportunities for input and public comment.**

Review Committee Make-up

Community residents
and stakeholders

Subject-area experts /
government
representatives

Elected officials

South Beatty RFP Review Committee

- 2 - Village Collaborative
- 1 – East Liberty Chamber of Commerce
- 1 – Public Parking Authority of Pittsburgh
- 1 – Department of City Planning
- 1 – Rev. Burgess' Office
- 1 – Mayor's Office
- 1 – Rep. Gainey's Office
- URA staff members from various areas of expertise



ura | What did we ask for in the RFP?

The preferred reuse of the sites is **mixed-use, mixed-income** with an emphasis on **affordability** and the inclusion of a **parking structure**.

1. A first-floor use that fits the active environment of the neighborhood, whether that is commercial or something similar
 - a. Affordable retail rates
 - b. Pedestrian-focused landscape
2. A turn-key public parking garage that will replace the existing public parking spaces at a ratio of 1.5:1

A Redeveloper will be selected based on, but not limited to, the following criteria:

1. Redeveloper's experience in completing similar projects
2. Ability to assemble a team with the appropriate specialties
3. Demonstration of ability to attract and secure financing
4. Commitment to p4 (People, Planet, Place, Performance) Performance Measures
5. Commitment to minority- and women-owned business enterprise (MWBE) participation
6. Commitment to minority workforce inclusion (MWI) participation

ura | RFP Review Criteria

Continued:

7. Experience with community engagement in previous projects and demonstration of commitment to follow the URA's Community Input Process, for community participation and interaction for the project
8. Commitment to giving community residents first consideration for employment opportunities
9. Willingness to enter into a Letter of Intent describing development scope and each party's due diligence activities through to closing

ura | How does the URA dispose of (sell) property?

PA Redevelopment Law sets forth a process for disposing of URA-owned property a.k.a. “Disposition Process”

- The decision to dispose of URA-owned property is a series of Board Actions.
- The URA does not sell property on speculation.
- All URA property sales follow a standard process.
- The URA is a mission-based agency.
- For a period of 20 years after the conveyance of land, Redevelopers cannot make a major change or change the use of the property without approval from the URA.

ura | Next Steps

1. The URA will post tonight's presentation and all public comment received on it's website at:
<https://www.ura.org/pages/south-beatty-mignonette>
2. The URA will collect and catalog all input received and will share with the Review Committee.
3. The Review Committee will review the input received and will work together to make a recommendation to the URA's Board of Directors.
4. The URA Board will consider the recommendation at its November 14th meeting for Board Action #1 – Exclusive Negotiations.
5. The selected developer will present again to the community for input.



Here is the [ura](#)

A few words on Affordable Housing...

Affordable Housing – Housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities.

Area Median Income (AMI) – the household income for the median (middle) household in a region calculated each year by HUD; determined by household (HH) size in a region.

Income Limits for Allegheny County

AMI%	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5 Person HH	6 Person HH
20%	\$11,200	\$12,800	\$14,400	\$15,980	\$17,260	\$18,540
40%	\$22,400	\$25,600	\$28,800	\$31,960	\$34,520	\$37,080
50%	\$28,000	\$32,000	\$36,000	\$39,950	\$43,150	\$46,350
60%	\$33,600	\$38,400	\$43,200	\$47,940	\$51,780	\$55,620
**The median income in Allegheny County for a household of 4 is \$79,900						

Low Income Housing Tax Credits (LIHTC)

- The Internal Revenue Service (IRS) subsidizes the acquisition, construction, and rehabilitation of affordable rental housing by issuing LIHTC to state and territorial governments.
- In PA, the Pennsylvania Housing Finance Agency (PHFA) receives the allocation and awards LIHTC credits to private developers who applied in either the competitive (9%) and/or non-competitive (4%) processes.
- Investors may then purchase LIHTC from the developers in order to receive a dollar-for-dollar reduction in their federal income taxes, claimed over the course of a 10-year period once the project is completed.
- LIHTC-financed projects must keep units affordable for at least 35 years

Low Income Housing Tax Credits (LIHTC)

9%

- Subsidizes 70% of low-income costs in a project
- Competitive application process
- Applications due in the fall; awarded in the spring
- If not selected, developer must either reapply the following year or reduce affordability to attract alternative financing
- PHFA requires an “Intent to Submit a Tax Credit Application”

4%

- Subsidizes 30% of low-income costs in a project
- Non-competitive application process
- Applications accepted year-round
- Partnered with a tax-exempt bond issuance (typically the URA or PHFA)
- More predictable but creates larger gap in funding
- On a quicker schedule; closes soon after being awarded

Developer Presentations



ura | Ways to Give Input

- Tonight in person
- Tonight on a comment card
- Fill out the Google doc on our website
<https://www.ura.org/pages/south-beatty-mignonette> no later than
October 10 at 5 p.m.



Here is the ura



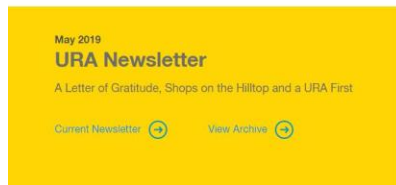
Stay up to date with our latest news -

ura.org



news & announcements

Stay informed with the latest on projects happening in your neighborhood and across the City of Pittsburgh.



5.7.19

More Than 50 Affordable Housing Units Coming to East Liberty, Larimer and Garfield



@urapgh



STAY UP TO DATE. SIGN UP FOR OUR NEWSLETTER.

Email

SUBMIT



Questions?



Contacts:

Brett Morgan
Project Development Specialist
bmorgan@ura.org
412.255.6653

Nick Fedorek
Senior Project Development
Specialist
nfedorek@ura.org
412.255.6616

Lilly Freedman
Community Development
Specialist
lfreedman@ura.org
412.255.6419



Here is the ura