

Centre Avenue Round 2 RFQ Q&A Webinar



March 30, 2020

ura | General Information

- This presentation is being recorded and will be posted on the URA's website at: ura.org/pages/centre-avenue.
- This presentation will also be posted on Public Purchase.
- To prevent echoing please make sure to mute your microphone.
- Q & A will be at the end of the presentation .
- Questions from phone participants will be taken first .
 - Zoom participants please submit questions in the chat throughout the presentation.



Here is the [ura](https://ura.org)

ura | Today's Agenda

1. Welcome and Introductions **11:00 – 11:15 a.m.**

2. Overview of Round 2 of the RFQ **11:15 – 11:45 a.m.**

- A. Important Dates*
- B. Changes from Round 1
- C. Submission Requirements
- D. Selection Process

3. Resources **11:45 a.m. – Noon**

- A. Equitable Empowerment Program
- B. HACP PBV/Gap Financing
- C. Neighborhood Initiatives Fund (NIF)
- D. URA Financing
- E. Housing Opportunity Fund

4. Q&A **Noon – 12:30 p.m.**

*Due to COVID-19, the URA has made several changes to the schedule of this RFQ and will address how to find out about any additional changes later in the presentation.

ura | Who's in the (virtual) room today?

URA Staff

- Diamonte Walker – Deputy Executive Director
- Bethany Davidson – Project Manager
- Laya Mathews – Project Manager
- Pierce Robinson – Community Affairs Officer
- Lisa Moses – MWBE Program Coordinator
- Maya Fewes – Equity and Inclusion Coordinator
- Julie Edwards – Outreach Manager
- Karlee Turkaly – Entrepreneurship Investment Specialist
- Evan Miller – Senior Program and Policy Specialist

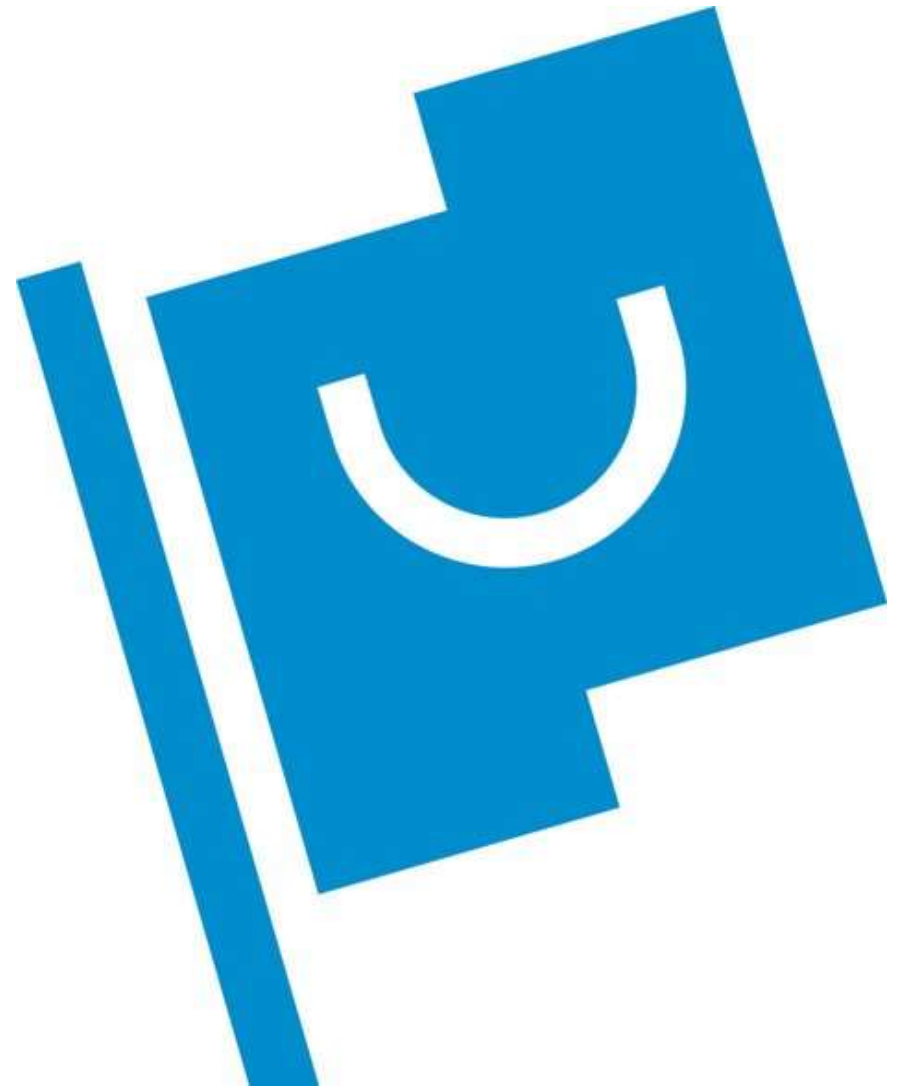
Partners

- Alexis Narotsky – Development Manager, Housing Authority of the City of Pittsburgh
- Glenn Grayson Jr. – Senior Program Manager, Neighborhood Allies

ura | Mission

The Urban Redevelopment Authority of Pittsburgh (URA) is the City of Pittsburgh's economic development agency, supporting the City's economic development goals, which are designed to create a city of inclusive opportunity for residents, stakeholders and communities.

The URA is committed to creating more housing that is affordable to the average Pittsburgher; encouraging more entrepreneurship and small business development; promoting inclusive growth and quality job creation; expanding neighborhood and main streets revitalization efforts; and developing a talented workforce that is equipped with the skills of the future.





The URA achieves this mission:

- by assembling, preparing and conveying sites for major mixed-use developments; and
- by providing a portfolio of programs that include financing for business start-up, location and expansion, housing construction and rehabilitation, and home purchases and improvements.
- by our commitment to equitable development, incorporating best practices for equity and inclusion into our internal and external policies and activities



ura | Why are we doing this?

- Implement the Greater Hill District Master Plan and the Centre Avenue Corridor Redevelopment and Design Plan
- The URA is committed to supporting Pittsburgh's next generation of creators, thinkers, innovators, and inventors by fostering new entrepreneurship and business expansion.
- The URA is committed to the growth of minority-owned and women-owned firms.
- The URA is committed to building the capacity of non-profit organizations.
- The URA's Executive Leadership has made an expressed commitment to becoming a more equitable agency.
- Why RFQ? **LOWER BARRIERS** to doing business with the URA.
 - The URA sells property differently than anybody else due to PA Redevelopment Law. The Disposition Process can be overwhelming for first-timers.



Here is the ura

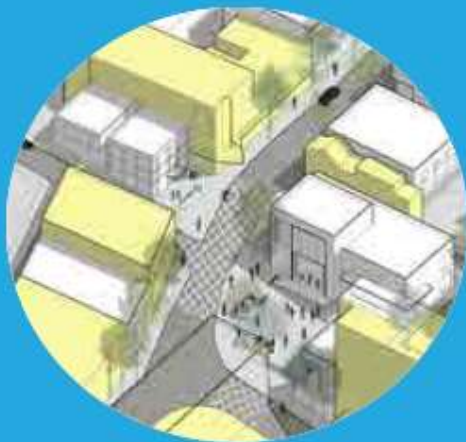
ura | Neighborhood Planning

Greater Hill District Master Plan Goals

- Revitalize Centre Avenue as the neighborhood's primary retail, institutional, and cultural node;
- Build upon the African American cultural legacy;
- Create opportunities for minority and local Developers;
- Create family-friendly housing without displacement;
- Foster economic empowerment; and
- Produce comprehensive sustainability and quality design



The Centre Avenue Redevelopment and Design Plan will showcase the reborn spirit of Centre Avenue as a place of exchange—where residents come to meet, visitors are welcomed, institutions share their resources, and businesses showcase their offerings. It will be reborn as a place for the exchange with Centres of Culture, Opportunity, and Cultivation.



Centre of **CULTURE**

The Centre of Culture is the front door to the Hill, highly visible and with unique attractions and amenities that bring visitors from the two rapidly growing neighborhoods next door and from the region.



Centre of **OPPORTUNITY**

The Centre of Opportunity is the heart of the entrepreneurial community in the Hill. Its strong character is built on the historic buildings that invite small businesses, shops, cafes, galleries, and others to own or rent space.



Centre of **CULTIVATION**

The Centre of Cultivation is a place to learn and to do, where things are grown, restored, and made. It is a place of production, where the do-it-yourself spirit reigns, and all share in teaching and learning.

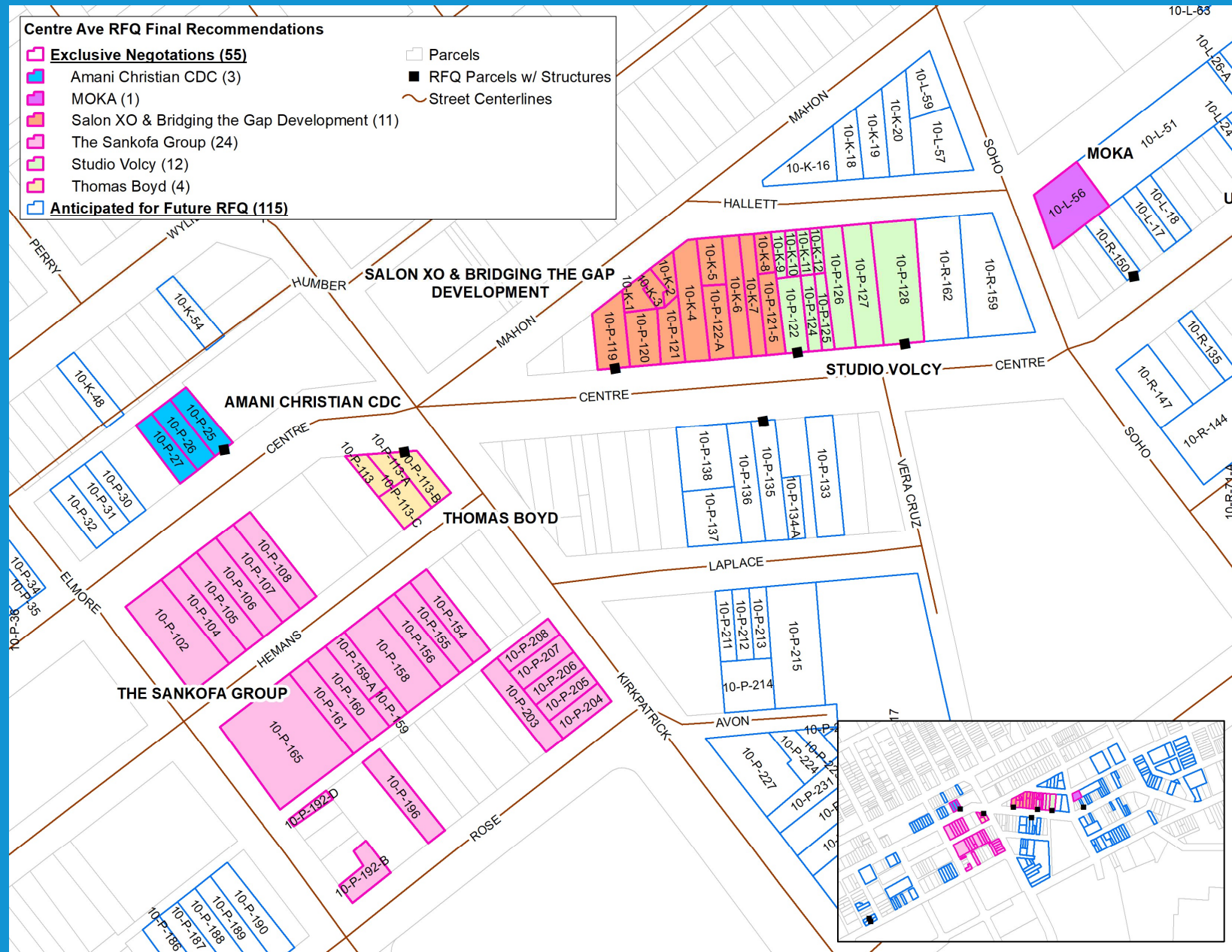
ura Centre Avenue RFQ Round 1

- Released on July 22, 2019
- Responses were due on October 22, 2019
- Received 11 responses – all were either MWBE developers and/or Hill District local businesses, non-profits, or cultural institutions
 - 6 development teams advanced to Exclusive Negotiations at the February 13th Board meeting
 - 3 development teams were encouraged to resubmit in future rounds
 - 1 development team was asked to pause while the URA conducted additional site diligence
 - 1 development team was asked to engage in alternative site exploration



Here is the ura

ura Centre Avenue RFQ Round 1



www.ura.org/proposals/scattered-sites-along-centre-avenue-round-two

Scattered Sites Along Centre Ave x +

ura.org/proposals/scattered-sites-along-centre-avenue-round-two

Apps Microsoft Office Ho... Google Maps City of Pittsburgh The Urban Redevel... PJP Public Purchase Salesforce Real Estate Portal J... Recorder's Office AC GIS MLS

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Urban
Redevelopment
Authority
of Pittsburgh

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RFQ

Scattered Sites Along Centre Avenue - Round Two

Issue Date

Tuesday, March 17, 2020

Qualifications Due Date

Tuesday, July 21, 2020 at Noon ET

The Urban Redevelopment Authority of Pittsburgh (URA) is requesting qualifications from one or more developers or development teams (Developer(s)) to participate in the revitalization of the Centre Avenue Corridor in the Middle Hill neighborhood of the City of Pittsburgh (City). Interested Developers are invited to submit qualifications and project concepts to purchase and redevelop any of the scattered, publicly owned sites listed in this Request for Qualifications (RFQ).

CONTACT INFORMATION

Bethany Davidson
Asset Manager
bdavidson@ura.org

RESOURCES & ADDENDUMS

Resources

Downloadable PDF of RFQ

Exhibit "A" - 2015 Centre Avenue Corridor Redevelopment and Design Plan

Exhibit "B" - Greater Hill District Master Plan



Bid RFQ #RE - SSCA - #003 - SCATTERED SITES ALONG CENTRE AVENUE - ROUND TWO

[Switch to Vendor View]

Bid Type **RFQ**

Bid Number **RE - SSCA - #003**

Title **SCATTERED SITES ALONG CENTRE AVENUE - ROUND TWO**

Start Date **Mar 17, 2020 6:49:32 PM EDT**

End Date **Jul 21, 2020 12:00:00 PM EDT**

Agency **Urban Redevelopment Authority**

Bid Contact **Bethany Davidson**
(412) 255-6570
bdavidson@ura.org
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

Access Reports

View reports on who has been notified of the bid or accessed it.
[Notification report] [Access report]

Questions

0 Questions
0 Unanswered
[View/Ask Questions]

Edit Bid

[Create Addendum]

Description

UPDATED REQUEST FOR QUALIFICATIONS (RFQ) Scattered Sites along Centre Avenue Middle Hill Neighborhood in the City of Pittsburgh Reissue Date: Monday, March 17, 2020 Qualifications Due Date: Tuesday, July 21, 2020 at Noon ET

The Urban Redevelopment Authority of Pittsburgh (URA) is requesting qualifications from one or more developers or development teams (Developer(s)) to participate in the revitalization of the Centre Avenue Corridor in the Middle Hill neighborhood of the City of Pittsburgh (City). Interested Developers are invited to submit qualifications and project concepts to purchase and redevelop any of the scattered, publicly-owned sites listed in this Request for Qualifications (RFQ).

The goal of this RFQ is to select Developers to work to implement uses and further the concepts that have been articulated by the community as described in the 2015 Centre Avenue Corridor Redevelopment and Design Plan (Corridor Plan) included as Exhibit "A", and Greater Hill District Master Plan (GHDM) included as Exhibit "B". Central to these 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. Interested Developers should familiarize themselves with the principles in these planning documents, and any future proposed development should reflect these concepts.

The URA issued an initial RFQ in July 2019. Responses were due in October 2019. This RFQ has been amended to reflect a revised list of available sites accounting for projects and commitments made in prior phase(s). Following the due date listed below, the URA will:

- review and evaluate responses received,
- solicit community input, and if appropriate,

www.ura.org/pages/centre-avenue

ura

WHO WE ARE HOW WE HELP OUR WORK PROPOSALS & BIDS NEWS CONTACT US



CENTRE AVENUE

Stay updated on the progress of the Centre Avenue RFQ in the Hill District.



Through an inclusive, community-informed process and innovative partnerships, the Centre Avenue Corridor project will transform 170 vacant or idle properties into

ura | What is a Development RFP/RFQ?

Development Request for Proposals (RFP) – a request for developers or development teams to submit a proposal to purchase and redevelop publicly-owned property

- Looking to compare projects, budgets, and timelines
- More information is needed to respond to an RFP
- Select the most qualified developer and the best project
- Selected developer is awarded Exclusive Negotiations

Development Request for Qualifications (RFQ) – a request for developers or development teams to submit their qualifications to be considered for a project.

- Development RFQs are new for the URA
- Looking for matching vision, and ability to deliver
- More room for the project to vary
- Qualified developers may be asked to respond to a closed RFP

Development RFPs and RFQs are not bids.

Updated Request for Qualifications (RFQ): Scattered Sites along Centre Avenue

* Changes from the initial RFQ are marked in red

** Changes from March 17th original release are marked in green and highlighted



REVISED: March 27, 2020

UPDATED REQUEST FOR QUALIFICATIONS (RFQ)
Scattered Sites along Centre Avenue

Middle Hill Neighborhood in the City of Pittsburgh

Reissue Date: Tuesday, March 17, 2020
Qualifications Due Date: Tuesday, July 21, 2020 at Noon ET

*Changes from the initial RFQ marked in red

**Changes from March 17th original release marked in green and highlighted

ura | Important Dates

- RFQ Issue Date: March 17, 2020
- RFQ Q&A Webinar: March 30, 2020 from 11:00 a.m. – 12:30 p.m.
- ~~Site Tour 1: April 7~~ ****cancelled****
- Site Tour 2: May 4, 2020 from 1:00 – 3:00 p.m.
- Letter of Interest: May 18, 2020 at 5:00 p.m.
- **Qualifications Due: July 21, 2020 at Noon ET**
- Community Meeting with Qualified Developers: Late September 2020
- URA Board Meeting: November 12, 2020

Notes:

- Webinar and site tours are **not mandatory**.
- To RSVP for a site tour, please e-mail propertyquestions@ura.org.
- If no RSVPs are received, site tours will be cancelled.
- **Due to COVID-19, this schedule is tentative.** If there is a schedule change, it will be posted as an addendum on Public Purchase. Schedule changes will also be posted to the URA's social media pages and website.

ura | Overview of Changes from Round 1

Change	Page # in RFQ
RSVPs are required for site tours	3
Letter of Interest (LOI)	3, 4, 9
Equitable Empowerment Program (EEP)	8-9
Neighborhood Initiatives Fund (NIF)	9
URA has a new address	9
Schematic Drawings	10
Preliminary Budget (sources + uses)	10
Financial Capacity	10
MWBE Firms Interested in Contracting Opportunities	11-12
MWBE Contact Information	14

ura | Changes from Round 1 - Contacts

- RSVPs are required for site tours. If no RSVPs are received, the site tour will be cancelled.
- Equitable Empowerment Program (EEP)
 - Contact Glenn Grayson Jr. directly glenn@neighborhoodallies.org or (412) 471-3727 ext. 220
 - Deadline to reach out for assistance is May 18, 2020 at 5:00 p.m. ET
- URA has a new address
 - 412 Boulevard of the Allies, Suite 901
- MWBE/MWI questions should be directed to mwbe@ura.org
- MWBE Capability statements – due on March 27, 2020

ura | Changes from Round 1 - Resources

- New Neighborhood Initiatives Fund (NIF) guidelines
 - Round 2 opens on April 2, 2020
 - NIF Applications are due on June 1, 2020
 - More on this later

ura | Changes from Round 1 – Submission Requirements

- Letter of Interest (LOI)
 - Developers who intend to submit for Round 2 are required to submit a Letter of Interest on or before May 18, 2020 at 5:00 p.m. ET via email to propertyquestions@ura.org
- The LOI should include:
 - Development team name and contact information
 - List of team members
 - List of parcels you intend to respond to; and
 - Proposed concept and intended use

ura | Changes from Round 1 – Submission Requirements

- Schematic Drawings of your concept
- Preliminary budget with sources and potential uses identified
- Clarification on Financial Statements:

Provide one (1) copy of the documents listed below in a separate, sealed envelope including your company name and marked “Confidential.” This information will be reviewed and shredded and will not be returned.

1. Two (2) years of Balance Sheet and Income Statements
2. Two (2) years of Personal/Corporate tax returns

May 17, 2020

Mr. Nathan Clark
Director of Real Estate
Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

Via Email: propertyquestions@ura.org

RE: Centre Avenue RFQ Letter of Interest

Dear Mr. Clark,

On behalf of JME Development, LLC, please consider this our Letter of Interest (LOI) for the Urban Redevelopment Authority of Pittsburgh's (URA) Request for Qualifications (RFQ) for Scattered Sites along Centre Avenue. I am very excited for the opportunity to respond to this RFQ and have assembled a great team to do so. My development team is comprised of:

- Julie Edwards (JME Development, LLC) – Real Estate Developer
- Lilly Freedman (JME Development, LLC) – Project Manager
- Bethany Davidson (Davidson and Associates, LP) – Project Architect
- Constance Mayer (Mayer Construction) – General Contractor
- Shantalaya Mathews (S&M Engineers) – Civil Engineer
- Maya Fews – Real Estate Agent

JME Development, LLC intends to respond to the following parcels: Block 123-A, Lots 1, 2, and 3. Our concept involves the purchasing of these vacant lots and transforming them into three new construction, for-sale single family homes (one affordable, two market rate). The intended use is residential.

I can be reached via phone at 412-255-6680 or email at jedwards@ura.org if you have questions or need more information.

Sincerely,

Julie M. Edwards

JME Development, LLC
200 Ross Street, 10th Floor
Pittsburgh, PA 15219
jedwards@ura.org



Here is the [ura](http://ura.org)



Example: Mellon's
Orchard RFP Response

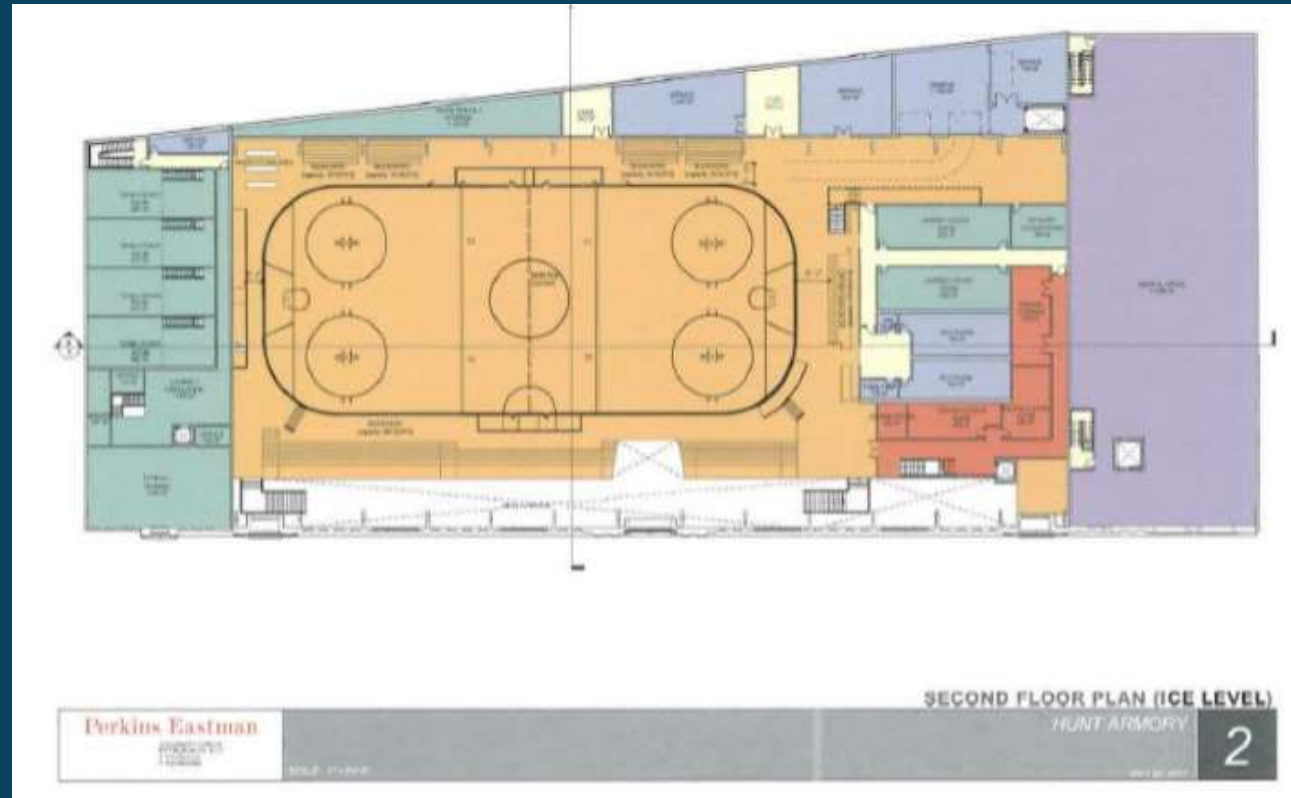
Example: Mellon's Orchard RFP Response



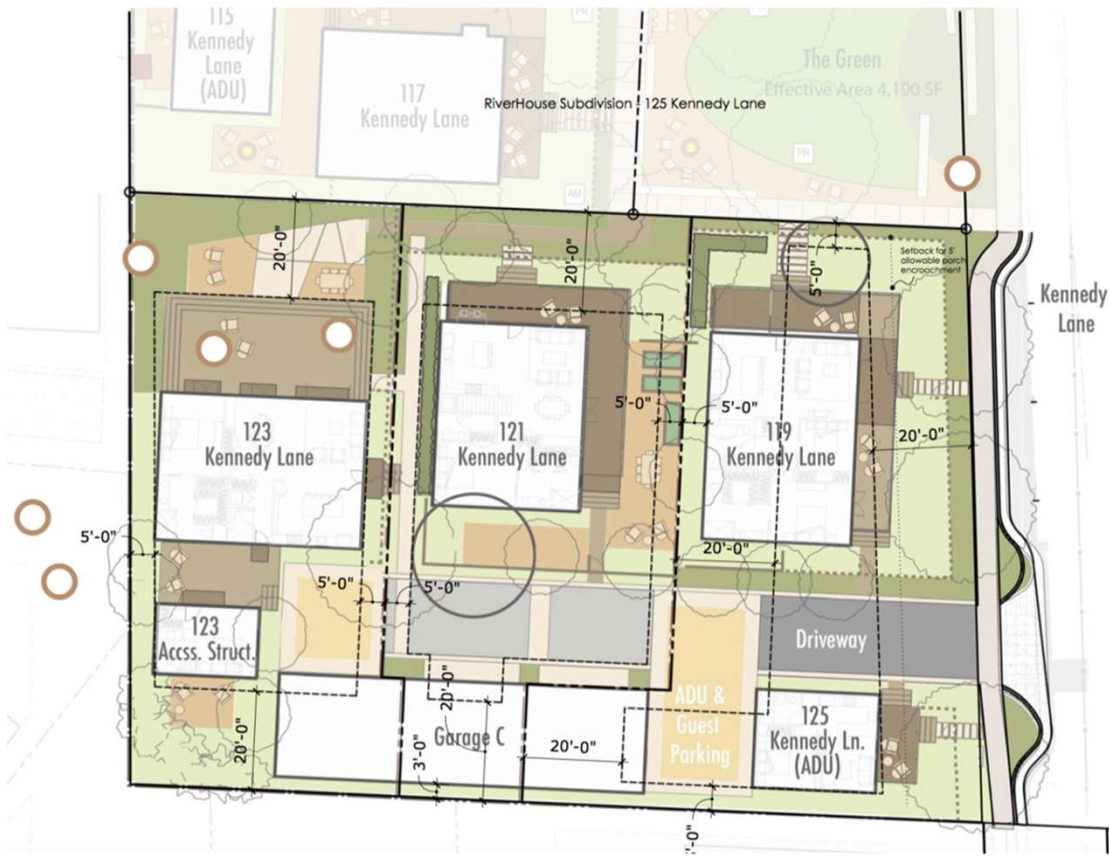
Example: Hunt
Armory RFP
Response



Example: Hunt Armory RFP Response



Poor Example of Schematic Drawings



Poor Example of Schematic Drawings



Example Sources and Uses

ABC Development Group Project Sources and Uses	
USES:	
Land Acquisition:	
Purchase of Land and Buildings	\$ 350,000.00
Hard Costs:	
Construction	\$ 5,000,000.00
Soft Costs:	
Engineering	\$ 500,000.00
Legal/Accounting	\$ 200,000.00
Environmental/Remediation/Consulting	\$ 100,000.00
Total Uses	\$ 6,150,000.00
SOURCES:	
GEDTF	\$ 500,000.00
Bank Loan	\$ 1,500,000.00
Neighborhood Initiatives Fund	\$ 50,000.00
Private Equity	\$ 1,000,000.00
URA Urban Development Fund	\$ 100,000.00
4% Low Income Housing Tax Credits	\$ 2,500,000.00
Total Sources	\$ 5,650,000.00
Total Financing Gap	\$ 500,000.00
Total Development Cost	\$ 6,150,000.00

Poor Example of Sources and Uses

Project XYZ Development Sources and Uses	
USES:	
Land Acquisition:	
Purchase of Land and Buildings	\$ 350,000.00
Hard Costs:	
Construction	\$ 5,000,000.00
Soft Costs:	
Engineering	\$ 500,000.00
Legal/Accounting	\$ 200,000.00
Environmental/Remediation/Consulting	\$ 100,000.00
Total Uses	\$ 6,150,000.00
SOURCES:	
URA Funding	\$ 3,000,000.00
Neighborhood Initiatives Fund	\$ 50,000.00
URA Urban Development Fund	\$ 100,000.00
4% Low Income Housing Tax Credits	\$ 2,500,000.00
Total Sources	\$ 5,650,000.00



ura | Submission Requirements

LOI due on or before 5/18 at 5:00 p.m. ET via email to
propertyquestions@ura.org

On or before July 21st at Noon ET:

- Submit on Public Purchase
- 1 digital copy (flash drive or email)
- In person - 5 hard copies + Financial statements in sealed envelope

We've moved!



Bethany Davidson, Asset Manager
Real Estate Department
Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219
chealey@ura.org

ura | Selection Process

1. RFQ Responses will be evaluated by the Project Team for **completeness**.
2. Complete responses will be evaluated by the Technical Review Committee for **feasibility**.
3. Responses deemed feasible will be presented at a community meeting for input.
4. The Project Team will collect and analyze input received and share with the Technical Review Committee.
5. The Technical Review Committee will consider the community input received and make a Recommendation for consideration by the URA's Board of Directors.



Project Team

- Laya Mathews - Economic Development Project Manager
- Bethany Davidson - Real Estate Project Manager
- Julie Edwards - Outreach Manager
- Maya Fews - Equity and Inclusion Coordinator
- Lilly Freedman - Community Development Specialist

Technical Review Committee

- Diamonte Walker - Deputy Executive Director
- Hala Nuemah – Chief Financial Officer
- Nathan Clark - Director of Real Estate
- TBD - Urban Designer
- Josette Fitzgibbons - Neighborhood Business District Manager
- Chuck Alcorn – Development Manager
- Lisa Moses – MWBE Program Coordinator
- Dan Wood - Chief of Staff, City Council District 6
- Glenn Grayson, Jr. - Senior Program Manager for Neighborhood Development, Neighborhood Allies/Technical Partner and Hill District Resident
- James Myers, Jr. - Director, Community and Business Development, Riverside Center for Innovation/Technical Partner and Hill District Resident


ura | Resources for interested respondents

- Housing Authority of the City of Pittsburgh's Project Based Voucher and Gap Financing (PBV/Gap Financing)
- Equitable Empowerment Program (EEP)
- Neighborhood Initiatives Fund (NIF)
- URA/HOF

ura | Housing Authority Project Based Voucher and Gap Financing – Competitive RFP

HACP may be able to provide financial assistance through their Project Based Voucher & Gap Financing program (PBV/Gap Financing).

The PBV/Gap Financing is intended to provide affordable housing assistance within a desired mixed-income development.



Project Based Voucher and Gap Financing Local Non-Traditional Program


The Housing Authority of the City of Pittsburgh (HACP) desires to work with Owners and Developers in developing, rehabilitating, or preserving affordable units under its Project Based Voucher (PBV) and Gap Financing Program. HACP is undertaking this initiative to expand available housing choices for low income families in Pittsburgh, to spur development of quality housing and expand the availability of affordable, quality rental housing in areas where HACP is planning or undertaking redevelopment and across the city. To achieve this and contingent upon budget, HACP utilizes request for proposal method for soliciting competitive proposals for housing projects.

RFP Issued by the HACP

Award of PBVs and Financing

Project Refinement

Closing



Key Program Requirements

- Eligible applicants include private, for-profit developers and non-profit organizations.
- Compliance with Federal regulations such as, but not limited to: Part 58 Environmental Review, UFAS, Davis Bacon Wages, MBE/WBE, and Section 3
- PBV assisted units cannot exceed the greater of 25 units or 25% with some certain exceptions (units designated for supportive services, senior, disability)
- PBV/Gap Financing subsidized properties are restricted by HUD User Agreement for certain affordability restrictions.
- Meet Housing Quality Standards upon completion of construction
- Meet Site Selection Standards per 24 CFR 983.57
- Evidence of Site Control

Gap Loan Amounts

	Maximum Gap Financing Amount per PBV Unit	Maximum Gap Financing Amount per other affordable Unit (80% AMI or lower)	Maximum Gap Financing Amount Per Project
9% LIHTC	\$25,000	\$25,000	\$1,000,000
4% LIHTC	\$85,000	\$25,000	\$5,000,000
Non-LIHTC	\$85,000	\$25,000	\$2,000,000

**Please note that these amounts are subject to change*

PBV-Ineligible Housing Types

- No Shared Housing
- Units aligned with penal, reformatory, medical, mental or similar public/private institutions
- Nursing homes or facilities providing psychiatric, medical, nursing, service, board and care, or intermediate care
- HACP may allow assistance for a dwelling unit in an assisted living facility that provides home health care service such as nursing and therapy for residents of housing
- Manufactured homes

ura | Equitable Empowerment Program (EEP)

Neighborhood Allies provides Technical Assistance through the EEP:

1. Assisting in the preparation of an initial Budget and Proforma and follow up iterations
2. Alternative configurations
3. Evaluation of financing feasibility
4. Analysis of various RFQ response requirements and assistance with overall response preparation
5. Evaluation of capacity and assistance building development and professional team
6. Alignment with neighborhood plan and corridor plan
7. Building a team for architectural and design renderings
8. Assistance navigating Public Purchase

Participants each received:

- EEF Request Form
- Initial Follow-up to discuss potential parcels
- 6 weeks of individual one-hour sessions
- An RFQ response form created by Neighborhood Allies

Neighborhood Allies Contact:

Glenn Grayson Jr.

Senior Program Manager for Neighborhood Development

glenn@neighborhoodallies.org

412-471-3727 ext. 220

ura | Neighborhood Initiatives Fund (NIF)

The **Neighborhood Initiatives Fund** (the “NIF”) Pilot Program, administered by the URA’s Economic Development department, will provide grants in order to:

- Help unlock the economic and placemaking potential within neighborhoods;
- Support vision-to-action community investment strategies that build an equitable Pittsburgh; and
- Formalize collaborative partnerships across the City.

Who can apply?

- Nonprofit entities
- Nonprofit entities with for-profit development partners are also eligible to apply

Projects Must be Located in CDBG Eligible Areas

Funding Tiers:

Tier 1 under \$15K: no required funding match

Tier 2 \$15K - \$100K: 2:1 funding match

Grant Application:

<https://www.ura.org/pages/neighborhood-initiatives-fund>

Grant Applications Due:

June 1, 2020

Information Sessions:

- April 08, 2020 | 6:00 - 7:00 p.m.
<https://global.gotomeeting.com/join/837227173>
Phone: 1 (872) 240-3311
Access Code: 837-227-173
- April 15, 2020 | 12:00 - 1:00 p.m.
<https://global.gotomeeting.com/join/192506045>
Phone: 1 (786) 535-3211
Access Code: 192-506-045
- April 22, 2020 | 12:00—1:00 p.m.
<https://global.gotomeeting.com/join/534387005>
Phone: 1 (571) 317-3122
Access Code: 534-387-005

RSVP to Matt Reitzell at mreitzell@ura.org

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/534387005>

ura.org

ura | Neighborhood Initiatives Fund (NIF)

What Activities Are Supported?

Priority will be given to projects that identify the tactics associated with the proposed neighborhood initiative or project and how the community will benefit from those strategic non-housing efforts:

- Conceptual design and engineering;
- Land remediation;
- Vacant property activation;
- Historic preservation;
- Commercial district revitalization; and/or
- Public realm improvements.

Up to twenty-five (25) percent of total grant funds can be utilized for operations or administrative costs for those organizations that have faced hardships due to COVID-19.

What Activities Are Not Supported?

- Projects outside of the City of Pittsburgh;
- Residential dwellings or the residential portions of mixed-use buildings;
- Improvements proposed in the City right-of-way that have not been approved and/or coordinated with the City;
- Improvements proposed on properties without site control;
- Marketing and promotional expenses;
- Travel expenses or any lodging/hotel expenses; and/or
- Development fees.

The URA's Economic Development department develops public-private partnerships to advance place-based strategies to build an equitable Pittsburgh. We do this by collaborating with community groups, developers, and city agencies on neighborhood initiatives and projects. From vision-to-action we assist with community planning, project financing, and bringing resources to communities.

The NIF program investment in a project will not exceed \$100,000. Grants need to be expended within 12 months of grant agreement, and allocations are subject to availability of funding.

**For more information,
please contact:**

Matt Reitzell
Program Assistant
Phone: 412-255-6560
Email: mreitzell@ura.org

The Center for Innovation and Entrepreneurship

Financing

- Primary and gap financing loans work in conjunction with owner's equity to help businesses close the financing for their business growth and expansion.
- A loan from the CIE reduces risk and frees up cash flow by reducing the equity requirement and reducing another lender's (e.g., a bank) exposure.
- **Loans are available for:**
 - Real estate purchase, improvements, and soft costs related to the project
 - Working capital
 - Furniture, fixtures and equipment
- **URA loan funds include:**
 - Pittsburgh Business Growth Fund
 - Urban Development Fund
 - Micro-Enterprise Loan Program
 - Business Energy Savings Program
 - New Markets Tax Credit Loan Fund (NMLF)
 - PIDA

Rental Gap Financing

Rental Gap Financing helps fund the creation of new affordable housing and/or preserve existing affordable housing in the City of Pittsburgh.

Rental gap loans are available to developers for the creation and/or preservation of affordable units.

All development teams must include a nonprofit applicant.



Rental Gap Financing

What can the funds be used for?

- Hard/soft costs associated with rehab and/or construction of residential affordable units

Priority will be given to the following projects:

- Ability to bring affordable units to market quickly
- “Shovel-ready” projects
- Projects that provide social services to residents



For-Sale Housing Development

For-Sale Housing Development programs at the URA provide construction financing to nonprofit and for-profit developers for the substantial rehabilitation or new construction of for-sale housing.

For-Sale Housing Development programs provide low interest construction financing and grants for the purpose of increasing supply of affordable housing for homeownership and to eliminate substandard housing by ensuring compliance with applicable codes and standards.

Dependent upon program, affordability period may be up to 99 years.

For-Sale Housing Development

What can For-Sale financing be used for?

Loans/grants may cover property acquisition costs, site development costs, costs associated with the construction of the project, as well as soft costs such as appraisal, architectural, engineering, legal and financing fees, construction interest, insurance during construction, and closing costs.



Questions?

General questions, please visit:

<http://www.ura.org/pages/centre-avenue>



Contacts:

Laya Mathews

Project Development Specialist

smathews@ura.org

412.255.6576

Bethany Davidson

Asset Manager

bdavidson@ura.org

412.255.6570

Lisa Moses

MWBE Program Coordinator

lmoses@ura.org

412.255.6566

Glenn Grayson Jr.

Senior Program Manager

Neighborhood Allies

glenn@neighborhoodallies.org

412.471.3727 ext. 220

ura | MWBE firms interested in participating on this project:

Waller Corporation

General Contractor

Point of Contact: Ann Sekley

E-mail Address: ann@wallercorporation.com

Phone Number: 724-223-9680

Capability Statement is posted on Public Purchase.

Request for Qualifications (RFQ)

Scattered sites along Centre Avenue — Round 2



The Urban Redevelopment Authority of Pittsburgh (URA) is requesting qualifications from multiple developers to participate in the revitalization of various scattered sites along Centre Avenue in the Middle Hill neighborhood of the City of Pittsburgh.

The goal of this RFQ is to implement the community's vision as identified in the 2015 Centre Avenue Corridor Redevelopment and Design Plan and the 2011 Greater Hill District Master Plan.

To the right, is an overview of the opportunities to learn more about the RFQ. ➡

MWBE firms who are interested in teaming with developers are encouraged to submit capability statements to mwbe@ura.org by March 27 at 5:00 p.m.

Updates:
www.ura.org/pages/centre-avenue

Q&A Webinar • March 30

11:00 a.m. — 12:30 p.m.

This webinar will provide a brief overview of the Centre Avenue RFQ and Equitable Empowerment Program, and answer any questions from developers.

To access the webinar:
<https://global.gotomeeting.com/join/548024413>

This webinar will also be available via phone:
[+1 \(872\) 240-3212](tel:+18722403212) with access code [548-024-413](tel:+18722403212)

Site Tours

Meet at the corner of Grove and Rose Streets. Structures in the RFQ will be made available to tour. **Please note that if no RSVPs are received for one, or both, of the following tours, it will be cancelled. Please RSVP attendance to: propertyquestions@ura.org**

~~April 7~~ ~~9:00 a.m. — Noon~~ ****cancelled****

~~RSVP no later than April 6, 2020 at noon ET~~

May 4

1:00 p.m. — 3:00 p.m.

RSVP no later than May 1, 2020 at noon ET.

**Site tour dates are subject to change based on the status of the COVID-19 response. All changes to the site tour will be announced on Public Purchase.*

Join us at the upcoming site tour

