

# URA Board Agenda



Date/Time Thursday July 9, 2020 at 2:00 p.m.

Web Access: <https://zoom.us/j/95862697709>

Dial In: +1 929 205 6099 ID # 958 6269 7709

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## URA Regular Board Meeting AGENDA "A"

1. Roll Call
2. Public Comment
3. General
  - a. Approval of Meeting Minutes of the Special Board Meeting of May 21, 2020 and Regular Board Meeting of June 11, 2020.
4. RFPs, RFQs, RFIs & Bids
  - a. Request for proposals (RFP) 1602-1606 Broadway Avenue.
5. Announcements
  - a. Presentation of Centre Avenue Development Program Guidelines Synopsis.
  - b. Presentation of the Housing Stabilization Program
6. Residential Lending and Investments (Pages 5 through 25)
  - a. Residential Lending Agenda Item Overview
    1. Citywide - Rental Gap Program Guidelines – Affordable Multi-family Housing (pp. 5-7)
      - i. Authorization to approve revised Rental Gap Program Guidelines
      - ii. Authorization to sunset the Rental Housing Development Improvement Program



- b. Community Engagement Ambassador – Housing Stabilization Program *(pp. 8-10)*
  - i. Authorization to approve a contract in the amount of \$200,000 for Omicelo to provide management services for the Community Engagement Ambassadors.
  
- c. Citywide - Homeowner Assistance Program – Homeowner Rehabs *(pp. 11-13)*
  - 1. Authorization to amend the following Homeowner Assistance Program Contracts
    - i. ACTION-Housing, Inc – increase by \$350,000 for a new total agreement not to exceed \$850,000.
    - ii Hilltop Alliance – increase by \$300,000 for a new total agreement not to exceed \$700,000.
  
- d. Larimer - Larimer Choice Neighborhoods Phase IV - Multi-family Housing *(pp. 14-18)*
  - i. Authorization to enter into a loan agreement with Larimer/East Liberty Phase IV, L.P. in the amount of up to \$517,261 for the build-out of the commercial white box in the Larimer School (Larimer Phase IV).
  - ii. Authorization to enter into the Second Amendment to the Agreement dated February 25, 2019 with Pfaffmann + Associates, P.C. in an amount not to exceed \$23,200 for a new total Agreement amount not to exceed \$126,200 for the Larimer School auditorium/gymnasium white box architectural services.
  
- e. Larimer – Mayflower Phase I TRID - For-Sale Development Program *(pp. 19-21)*
  - i. Authorization to enter into a Housing Opportunity Fund For-Sale Development Program – Predevelopment loan with the Pittsburgh Housing Development Corporation in the amount of \$45,000.
  
- f. Residential Façade Program *(pp. 22-23)*
  - i. Authorization to enter into a grant with the Pittsburgh Housing Development Corporation in the amount up to \$125,000 to administer the Residential Façade Program.



- g. Big Tom's Barber Shop – Centre Avenue (pp. 24-25)
  - i. Authorization to enter into a Community Development Investment Fund grant with Neighborhood Allies in the amount up to \$50,000 and to waive the Administrative Guidelines.

7. Development Services (Pages 26 through 37)

- a. Middle Hill – Centre Avenue Extension of Exclusive Negotiations owned parcels (pp. 26-34)
  - i. Authorization to extend exclusive negotiations with Amani Christian Community Development Corporation for a period of six (6) months for the sale of the following publicly owned parcels (properties include Centre Avenue).
  - ii. Authorization to extend exclusive negotiations with MOKA Art Gallery for a period of six (6) months for the sale of Block 10-L, Lot 56, 502 Soho Street, in the 5<sup>th</sup> Ward.
  - iii. Authorization to extend exclusive negotiations with Salon XO and Bridging the Gap Development for a period of six (6) months for the sale of the following publicly owned parcels (properties include Mahon Street, Centre Avenue and Hallett Street).
  - iv. Authorization to extend exclusive negotiations with Studio Volcy for a period of six (6) months for the sale of the following publicly owned parcels (properties include Hallett Street and Centre Avenue).
  - v. Authorization to extend exclusive negotiations with The Sankofa Group for a period of six (6) months for the sale of the following publicly owned parcels (properties include Centre Avenue, Hemans Street, Fetus Way, Elmore Street, Rose Street, and Kirkpatrick Street).
  - vi. Authorization to extend exclusive negotiations with Thomas Boyd for a period of six (6) months for the sale of the following publicly owned parcels (properties include Centre Avenue and Hemans Street).
  - vii. Authorization to extend exclusive negotiations with The Communion Place for a period of six (6) months for the sale of the following publicly owned parcels (properties include Wylie Avenue).



- b. Crawford-Roberts – The Center That CARES Campus Expansion – Parking and Green Space (*pp. 35-37*).
    - i. Proposal and form of disposition contract for the sale of Block 9-S, Lots 253 and 275; and Block 10-N, Lots 165, 168, 169, and 170, in the 3rd Ward to The Center That CARES or a related entity to be formed for \$35,733.
8. AGENDA B. (*Page 38*)



## Director's Report

**To:** URA Board of Directors

**From:** Jessica Smith Perry, Director of Lending and Investment

**Cc:** Greg Flisram, Executive Director

**Date:** July 9, 2020

**Re:** Agenda Item 6: Residential Lending and Investments

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### Residential Lending Agenda Item Overview

- 6A.** Citywide - Rental Gap Program Guidelines – Affordable Multi-family Housing
- i. Authorization to approve revised Rental Gap Program Guidelines.
  - ii. Authorization to sunset the Rental Housing Development Improvement Program.

### Authorization Requested

Authorization is requested to approve revised Rental Gap Program (RGP) guidelines to incorporate the Rental Housing Development Improvement Program (RHDIP) guidelines for a single, streamlined, affordable multi-family financing product. Authorization is also requested to sunset the RHDIP program.

The RHDIP program has been in existence for decades, serving and supporting affordable housing development in the City of Pittsburgh, through the former URA Housing Department. The Housing Opportunity Fund (HOF) was created in 2016 (via City Council Ordinance #37). The HOF was established to support the development and preservation of affordable and accessible housing within the City. In December 2017, City Council passed a resolution approving a Cooperation Agreement with the URA for the administration of the HOF and authorizing the assignment of up to \$10 million per year to the URA, for a period of 12 years, commencing January 1, 2018, to implement the HOF.

At the October 2018 URA Board meeting, resolution 382 (2018) authorized the HOF RGP guidelines to be funded by the approved annual HOF allocation plan. Over the past 2 ½ years, HOF and Housing Department staff have experienced a duplication of services and staffing for the RGP and RHDIP programs. It is recommended that we combine the RGP and RHDIP programs to be sourced by HOF, HOME, CDBG and other to-be-identified sources.



The RGP is used to help fund the creation of new, and/or preserve existing, affordable housing in the City of Pittsburgh; the RGP provides loans to developers for the creation and/or preservation of affordable units. The RGP is designed to increase the supply of decent affordable housing and to eliminate health, safety and property maintenance deficiencies as well as to ensure compliance with applicable codes and standards.

Loans may be amortizing loans or deferred, cashflow loans are based upon a determination of net income. The maximum loan amount is \$1,250,000 with the average loan anticipated to be between \$400,000 and \$600,000. Loan funding must be used for units at or below 60%, 50% and 30% AMI. For 30% AMI units, the per unit loan amount is capped at \$60,000. For 50% AMI units, the per unit loan amount is capped at \$30,000. For 60% AMI units, the per unit loan amount is capped at \$30,000. The borrower must agree to comply with the specified income and rent limits for at least 40 years. Priority will be given to projects that have permanent affordability (99 years).



**Resolutions for Agenda Item 5A**

**RESOLUTION NO. \_\_\_\_ (2020)**

RESOLVED: That approval of the revised Rental Gap Program Guidelines is hereby approved.

**RESOLUTION NO. \_\_\_\_ (2020)**

RESOLVED: That the approval to sunset the Rental Housing Development Improvement Program is hereby approved.



## Director's Report

**To:** URA Board of Directors

**From:** Jessica Smith Perry, Director of Lending and Investment

**Cc:** Greg Flisram, Executive Director

**Date:** July 9, 2020

**Re:** Agenda Item 6: Residential Lending and Investments

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### Residential Lending Agenda Item Overview

#### 6B. Community Engagement Ambassador – Housing Stabilization Program

- i. Authorization to approve a contract in the amount of \$200,000 for Omicelo to provide management services for the Community Engagement Ambassadors.

#### **Authorization Requested**

The main objectives of the Community Engagement Ambassadors (CEA) are: to reach community members who are likely eligible for Rental Assistance/Eviction Prevention programs who traditionally haven't known about/been able to access these programs; and to provide Technical Assistance to applicants in need to complete applications for these programs.

The URA will hire Omicelo to act as an intermediary for this program. Omicelo will contract with the URA and will be responsible for training, coordinating, collecting application completion results, and paying the CEA organizations in keeping with HSP Program guidelines. Both Omicello's overhead and the funding to be subcontracted to the Community Ambassadors are included in the contract amount.

Authorization is requested to enter into contract with one (1) agency for the CEA program. The contractor and the requested contract amount are as follows:

**Omicelo - \$200,000:** Omicelo aims to create comprehensive economic change throughout communities, without causing unnecessary displacement. They focus on housing as a social determinant of health and improving neighborhoods to promote the economic livelihood of community members. The CEO of Omicelo is Joshua Pollard and the offices are located at 1435 Bedford Avenue, Pittsburgh, PA 15219.





HOF Advisory Board Review:

The HOF Advisory Board reviewed and approved the HOF funded awards at its July 2, 2020 Meeting.

MWBE Review Committee Status:

Total per household project costs will be less than \$250,000; therefore, this program is not subject to the URA's MWBE review process. All program administrators are still encouraged to make good faith efforts to be inclusive and equitable with their hiring practices.



**Resolutions for Agenda Item 6B**

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That an agreement with Omicelo to provide management services for the Community Engagement Ambassadors, for an amount not to exceed \$200,000, payable from the Housing Opportunity Fund Housing Stabilization Program and/or CDBG COVID funds is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



## Director's Report

**To:** URA Board of Directors

**From:** Jessica Smith Perry, Director of Lending and Investment

**Cc:** Greg Flisram, Executive Director

**Date:** July 9, 2020

**Re:** Agenda Item 6: Residential Lending and Investments

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### Residential Lending Agenda Item Overview

#### 6C. Citywide - Homeowner Assistance Program – Homeowner Rehab

- i. Authorization to amend the following Homeowner Assistance Program Contracts
  - a. ACTION-Housing, Inc – increase by \$350,000 for a new total agreement not to exceed \$850,000
  - b. Hilltop Alliance – increase by \$300,000 for a new total agreement not to exceed. \$700,000.

#### Authorization Requested

Authorization is requested to approve HOF Homeowner Assistance Program (HAP) contract increases with ACTION-Housing, Inc and Hilltop Alliance. HAP provides financial and technical assistance to eligible borrowers for rehabilitating and improving residential owner-occupied properties citywide. Through HAP, the URA provides deferred 0% interest loans and grants to assist low-income borrowers to: bring their homes into compliance with city codes; undertake energy efficiency improvements; and undertake eligible general property improvements. Homeowners must have annual household incomes less than 50% AMI. The program has been operating since June 2019 and was recently expanded to include HAP+ which will service households with incomes above 50% AMI but below 80% AMI.

The Program Administrators will work with homeowners to identify the scope of work and prepare bids or cost estimates. The Program Administrators will perform the construction work themselves or contract it out; all work will be coordinated with the URA's HOF Department and the Engineering and Construction Department.



The URA will enter into contracts with the Program Administrators and reimburse them for costs incurred on a per house basis upon completion of work. Once Program Administrators are awarded a contract, the URA will assign houses to them. The URA will accept applications from homeowners and work with the Program Administrators to close the loan and grant documents with the homeowners.

The proposed contracts are as follows:

**ACTION-Housing, Inc. - \$350,000 for a total not to exceed \$850,000:** ACTION-Housing Inc. is a nonprofit organization that seeks to create, preserve, manage, and protect affordable housing in Allegheny, Washington, and Greene Counties. They perform work for this program citywide. The offices are located at 611 William Penn Place, Suite 800 Pittsburgh, PA 15219.

**PROPOSED HOF HAP CONTRACTS**

<b>Amended Contract Length:</b>	An additional 12 months
<b>Overhead:</b>	20%
<b>30% or 50% Set Aside:</b>	URA will work with each Program Administrator to assure that funds are allocated to the two income levels

**Hilltop Alliance – increase of \$300,000 for a total not to exceed \$700,000:** The Hilltop Alliance is a community development corporation that performs work for the HAP in the South Hilltop neighborhoods consisting of Allentown, Arlington, Arlington Heights, Beltzhoover, Bon Air, Carrick, Knoxville, Mount Washington, Mount Oliver, Saint Clair, and South Side Slopes. The offices are located at 831 East Warrington Ave., 2nd Floor, Pittsburgh, PA 15210.

**MWBE COMPLIANCE**

Because the total project costs per house are below \$250,000, this program is not subject to the URA’s MWBE review process. The Program Administrators will still be encouraged to make good faith efforts to be inclusive and equitable with hiring processes for this program.



**Resolutions for Agenda Item 6C**

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That amendment of an Agreement with ACTION-Housing, Inc, dated April 18, 2019, for an increase of up to \$350,000, for a total Agreement amount of \$850,000, payable from the Housing Opportunity Fund Homeowner Assistance Program (HAP) is hereby approved, and the Executive Director, Deputy Executive Director 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. \_\_\_\_\_ (2020)**

RESOLVED: That amendment of an Agreement with Hilltop Alliance, dated February 3, 2020, for an increase of up to \$300,000, for a total Agreement amount of \$700,000, payable from the Housing Opportunity Fund Homeowner Assistance Program (HAP) is hereby approved, and the Executive Director, Deputy Executive Director 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.



## Director's Report

**To:** URA Board of Directors

**From:** Jessica Smith Perry, Director of Lending and Investment

**Cc:** Greg Flisram, Executive Director

**Date:** July 9, 2020

**Re:** Agenda Item 6: Residential Lending and Investments

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### Residential Lending Agenda Item Overview

#### 6D. Larimer - Larimer Choice Neighborhoods Phase IV – Multi-family Housing

- i. Authorization to enter into a loan agreement with Larimer/East Liberty Phase IV, L.P. in the amount of up to \$517,261 for the build-out of the commercial white box in the Larimer School (Larimer Phase IV).
- ii. Authorization to enter into the Second Amendment to the Agreement dated February 25, 2019 with Pfaffmann + Associates, P.C. in an amount not to exceed \$23,200 for a new total Agreement amount not to exceed \$126,200 for the Larimer School auditorium/gymnasium white box architectural services.

#### Authorization Requested

##### Details: i.

At its December 19, 2019 meeting, the URA Board approved the execution of deeds to effectuate the sale of 32 City- and URA-owned Larimer properties for the mixed-income, mixed-use development that will comprise Phases III and IV of the Larimer/East Liberty Choice Neighborhood Implementation Grant (CNIG) replacement housing. The property will be owned by the Housing Authority of the City of Pittsburgh (HACP) and transferred to the project's developer entity through a long-term ground lease which will maintain a long-term affordability use restriction on the site.

The Larimer Phase IV project includes the adaptive reuse and historic rehabilitation of the historic former Larimer School. The school is the last remaining historic structure of significance in Larimer and its character and prominence in the community streetscape, with its large open public plazas on Larimer Avenue and Winslow Street, once used for community gatherings, demand its preservation. The school was listed in the National Register of Historic Places in 1986.



The main school building will be converted to 35 residential units. Seven (7) newly constructed three-bedroom apartments in townhome and garden style buildings will be located directly across Winslow Street from the school. Of the 42 units, 13 will be targeted to households earning up to 60% of AMI, 22 to households earning 50% and below AMI, and seven (7) will be market rate. Phase IV includes six (6) fully accessible units.

The third wing of the Larimer School building includes a former gymnasium and auditorium totaling approximately 9,898 gross square feet that will be used as commercial space. The auditorium and gymnasium were built in 1931 as a later addition to the Larimer School. The developer plans to renovate the commercial space into “White Box” condition which means that the space will be constructed into an empty shell which will be ready for future build-out when a tenant is identified. The URA, through its affiliate the Pittsburgh Economic and Industrial Development Corporation (PEIDC), is expected to enter into a long-term lease with the development partnership for the commercial space and sublease it as co-working space, food service, health and wellness activities, and/or other commercial uses that will serve the community at large. Commercial white box work is budgeted at \$ 3,040,555.

**Commercial Loan:**

Authorization is requested to enter into a loan agreement with Larimer/East Liberty Phase IV, L.P. in the amount of up to \$517,261 to support the build-out of the commercial white box. The URA Commercial Loan will be provided through Community Development Block Grant ("CDBG") funds and/or local non-federal funds.

The HACP is a public-housing authority with a mailing address at 200 Ross Street, Pittsburgh, PA 15219. Caster D. Binion is the Executive Director. The development/ownership entities, Larimer/East Liberty Phase III, L.P., and Larimer/East Liberty Phase IV, L.P., are partnerships being formed by HACP and McCormack Baron Salazar, a Missouri corporation with a mailing address at 720 Olive Street, Suite 2500, St. Louis, MO 63101.

Details of the **Phase IV commercial white box** development are as follows:

Developer:	Larimer/East Liberty Phase IV, L.P. Larimer/East Liberty IV MBS GP, Inc. Managing General Partner
Location:	Larimer Avenue and Winslow Street
Ward:	12 <sup>th</sup> Ward
Description:	Adaptive reuse of the Larimer School’s auditorium and gymnasium into commercial white box of approximately 9,898 gross square feet.



Commercial White Box  
Development Costs: \$3,040,555

**URA FINANCING SOURCES:**

URA Loan \$ 517,261 3.1% interest rate, 45-year term, repayment based on cash flow; terms subject to review by equity provider.

**Total URA Financing:** \$ 517,261

**Other Financing Sources:**

HTC Equity \$ 498,152  
Choice Funds \$ 600,000  
RACP Funds \$1,425,141

Total Other Financing \$2,523,293

Program Benefit: Redevelopment of the former Larimer School will preserve and significantly improve a strategic neighborhood historic resource. The development will also provide affordable housing and commercial development that will create jobs.

MWBE Review Status: Approved narrative, final MWBE required prior to closing

Real Estate Loan Review Committee Status: Loan approved at the July 1, 2020 Real Estate Loan Review Committee meeting

**Authorization Requested**

**Details: ii**

Authorization is also requested to enter into the Second Amendment to the Agreement dated February 25, 2019 with Pfaffmann + Associates, P.C. in an amount not to exceed \$23,200 for a new total Agreement amount not to exceed \$126,200 for the Larimer School auditorium/gymnasium white box architectural services.

Initial bids for the construction of the commercial white box came in higher than expected and additional services are needed to finalize value engineered bid documents for the project. For construction coordination purposes, the plans and specifications for the auditorium/gymnasium will be included in the bidding documents for the residential portion of the building. Energy Star requirements will be required.





Pfaffmann + Associates is located at 223 Fourth Avenue, Suite 800, Pittsburgh PA, 15222. Robert S. Pfaffmann is Principal in Charge.

This contract will be paid from Larimer Project funds, Choice Neighborhood Initiative (CNI) funds and/or other Authority sources.



**Resolutions for Agenda Item 6D**

**RESOLUTION NO. \_\_\_\_ (2020)**

RESOLVED: That a loan to Larimer/East Liberty Phase IV, L.P., for the build-out of the commercial white box in the Larimer School (Larimer Phase IV), in an amount of up to \$517,261, payable from Community Development Block Grant ("CDBG") funds and/or local non-federal funds is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That a second amendment of a Loan Agreement with Pfaffmann + Associates, P.C., dated February 25, 2019, for the Larimer School auditorium/gymnasium white box architectural services, for an increase of up to \$23,200, for a total Agreement amount of \$126,200, payable from the Larimer Project funds, Choice Neighborhood Initiative (CNI) funds and/or other Authority sources is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an amendment of loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



## Director's Report

**To:** URA Board of Directors

**From:** Jessica Smith Perry, Director of Lending and Investment

**Cc:** Greg Flisram, Executive Director

**Date:** July 9, 2020

**Re:** Agenda Item 6: Residential Lending and Investments

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### Residential Lending Agenda Item Overview

#### 6E. Larimer – Mayflower Phase I TRID - For-Sale Development Program

- i. Authorization to enter into a Housing Opportunity Fund For-Sale Development Program - Predevelopment loan with the Pittsburgh Housing Development Corporation in the amount of \$45,000.

#### Authorization Requested

Authorization is requested to enter into the above-mentioned agreement with Pittsburgh Housing Development Corporation (PHDC) for predevelopment efforts related to the new construction of two (2) affordable for-sale housing units (80% AMI). These two units are part of Phase 1A of a four-phase development strategy for 30 new construction homes and 3-5 rehabs for resale. Construction is expected to be financed in part by East Liberty Transit Reinvestment District (TRID) affordable housing funds **which will be part of the Bakery Square loan issuance.**

PHDC has partnered with Larimer Consensus Group (LCG) to assist with site selection, fundraising, and selection of contractors. LCG has conducted extensive community engagement strategies within the neighborhood to determine the housing needs of residents. The development of affordable for-sale housing is a top priority of the neighborhood. PHDC has also partnered with LCG to develop a design review committee comprised of architects, LCG members, PHDC staff members, and consultants to ensure that the homes are contextual and complementary of existing housing in the neighborhood.

Predevelopment activity funded by this loan may include site control, design development, geo-technical analysis, environmental analysis, and engineering. Construction is expected to start in Q1 2021 and be completed during Q4 2021.





Details of the development are as follows:

Developer: Pittsburgh Housing Development Corporation  
412 Boulevard of the Allies, Suite 901  
Pittsburgh, PA 15219

General Contractor: TBD

Architectural Firms: TBD

Location: Mayflower Street  
Larimer Neighborhood  
Parcel #s 83-M-174, 83-M-175

Council District: 9

Description: For-Sale Development Program (FSDP) predevelopment loan to fund architecture and engineering efforts required prior to construction of two new homes.

Authority Financing for review: \$45,000 FSDP predevelopment loan, 0% interest, to be paid in full at time of construction closing. The funding will require a 10-year deed restriction for affordability at or below 80% AMI.

Total Predevelopment Costs: \$90,000

Construction Financing Sources:

Pending Bridgeway Capital Grant	\$ 20,000
PHDC Line of Credit	\$ 25,000
<u>URA FSDP Loan</u>	<u>\$ 45,000</u>
<b>TOTAL SOURCES</b>	<b>\$ 90,000</b>

HOF Advisory Board Status: Loan approved at the July 2, 2020 HOF Advisory Committee meeting

Real Estate Loan Review Committee Status: Loan approved at the July 1, 2020 Real Estate Loan Review Committee meeting

MWBE Review Committee Status: MWBE Narrative approved. Final MWBE plan will be required before construction financing closing.



**Resolution for Agenda Item 6E**

**RESOLUTION NO. \_\_\_\_ (2020)**

RESOLVED: That a loan to Pittsburgh Housing Development Corporation (PHDC) for predevelopment efforts related to the new construction of two affordable for-sale housing units, in an amount of up to \$45,000, payable from the Housing Opportunity Fund For-Sale Development Program is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



## Director's Report

**To:** URA Board of Directors

**From:** Jessica Smith Perry, Director of Lending and Investment

**Cc:** Greg Flisram, Executive Director

**Date:** July 9, 2020

**Re:** Agenda Item 6: Residential Lending and Investments

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### Residential Lending Agenda Item Overview

#### 6F. Residential Façade Program

- i. Authorization to enter into a grant with Pittsburgh Housing Development Corporation in the amount up to \$125,000 to administer the Residential Façade Program.

#### Authorization Requested

Authorization is requested to enter into a grant agreement with Pittsburgh Housing Development Corporation (PHDC) in the amount up to \$125,000 to administer the Residential Façade Program. PHDC will provide outreach to homeowners within a one-block radius of PHDC developed for-sale housing. PHDC will provide grants to the homeowners to rehab the exterior facades of their homes. The rehab will be in accordance with the Program Guidelines. Exterior improvements should preserve the original building design and be sympathetic to the architectural character of the surrounding neighborhood. Eligible improvements can include:

1. Restoration of architectural details;
2. Replacement of deteriorated or inefficient windows;
3. Cleaning and re-pointing brick, painting, removing or repairing awnings;
4. Replacement or upgrades of porches, gutter and downspout repair/replacement, lighting, etc.

The program will help households up to 120% AMI; however, the total amount of the grant is tiered based on income. Most grants will be between \$5,000 and \$8,000. The sources for the program include City Paygo and CDBG funding.

#### MWBE COMPLIANCE

Because the total project costs per house are below \$250,000, this program is not subject to the URA's MWBE review process. The PHDC will still be encouraged to make good faith efforts to be inclusive and equitable with hiring processes for this program.



**Resolution for Agenda Item 6F**

**RESOLUTION NO. \_\_\_\_ (2020)**

RESOLVED: That a grant to Pittsburgh Housing Development Corporation (PHDC) to administer the Residential Façade Program, in an amount of up to \$125,000, payable from City of Pittsburgh PAYGO funding and/or Community Development Block Grant (CDBG), is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby 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.





## Director's Report

**To:** URA Board of Directors

**From:** Jessica Smith Perry, Director of Lending and Investment

**Cc:** Greg Flisram, Executive Director

**Date:** July 9, 2020

**Re:** Agenda Item 6: Residential Lending and Investments

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### Residential Lending Agenda Item Overview

#### 6G. Big Tom's Barber Shop – Centre Avenue

- i. Authorization to enter into a Community Development Investment Fund grant with Neighborhood Allies in the amount up to \$50,000 and to waive the Administrative Guidelines.

#### Authorization Requested

Authorization is requested to enter into a Community Development Investment Fund (CDIF) grant with Neighborhood Allies in the amount up to \$50,000 to be used as a matching grant for predevelopment costs associated with the rehabilitation of 2178 Centre Avenue into a mixed-use building. The first floor of the building was once Hamm's Barbershop. The first floor will be rehabilitated and used by the future owner, Tom Boyd, as Big Tom's Barbershop. Boyd will also be rehabilitating the upper floors into residential housing.

Neighborhood Allies has been hired by the URA to work with the respondents of the Centre Avenue RFP to help them prepare their development budgets, conduct predevelopment activities, and secure financing. Neighborhood Allies has already committed a predevelopment grant to Big Tom's Barber Shop in the amount of \$50,000. The URA's CDIF grant will be used as a match.

The CDIF grant will be used to help the developer pay for architectural and engineering costs and other predevelopment expenses. It will be sourced by City PAYGO funds, CDBG funds, and/or LLEA funds. The URA currently owns the building. Tom Boyd is in an Exclusive Negotiations period with the URA.

Neighborhood Allies is the grantee. The Executive Director is Presley Gillespie. The offices are located at 429 Fourth Avenue, Suite 1900, Pittsburgh, PA 15219.



**Resolution for Agenda Item 6G**

**RESOLUTION NO. \_\_\_\_ (2020)**

RESOLVED: That a grant to Neighborhood Allies as a matching pre-development grant, in an amount of up to \$50,000, payable from City PAYGO funds,, CDBG funds, and/or LLEA funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby 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.



## Director's Report

**To:** URA Board of Directors

**From:** Susheela Nemani-Stanger, Director of Neighborhood Development

**Cc:** Greg Flisram, Executive Director

**Date:** July 9, 2020

**Re:** Agenda Item 7: Development Services

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### Development Services Agenda Item Overview

#### 7A. Middle Hill – Centre Avenue Extension of Exclusive Negotiations

- i. Authorization to extend exclusive negotiations with Amani Christian Community Development Corporation for a period of six (6) months for the sale of the following publicly owned parcels:

Ward	Block/Lot	Address	Owner
5 <sup>th</sup>	10-P-25*	2163 Centre Avenue	URA
5 <sup>th</sup>	10-P-26	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-27	0 Centre Avenue	URA

- ii. Authorization to extend exclusive negotiations with MOKA Art Gallery for a period of six (6) months for the sale of Block 10-L, Lot 56, 502 Soho Street, in the 5<sup>th</sup> Ward.
- iii. Authorization to extend exclusive negotiations with Salon XO and Bridging the Gap Development for a period of six (6) months for the sale of the following publicly owned parcels:

Ward	Block/Lot	Address	Owner
5 <sup>th</sup>	10-K-1	0 Mahon Street	URA
5 <sup>th</sup>	10-K-2	10 Mahon Street	URA
5 <sup>th</sup>	10-K-3	0 Mahon Street	URA
5 <sup>th</sup>	10-K-4	2215 Centre Avenue	URA
5 <sup>th</sup>	10-K-5	0 Hallett Street	URA
5 <sup>th</sup>	10-K-6	2219 Centre Avenue	URA
5 <sup>th</sup>	10-K-7	2221 Centre Avenue	URA
5 <sup>th</sup>	10-P-119*	2209 Centre Avenue	CITY



5 <sup>th</sup>	10-P-120	2211 Centre Avenue	URA
5 <sup>th</sup>	10-P-121	2213 Centre Avenue	URA
5 <sup>th</sup>	10-P-122-A	2217 Centre Avenue	URA

\*Designates structure

- iv. Authorization to extend exclusive negotiations with Studio Volcy for a period of six (6) months for the sale of the following publicly owned parcels:

Ward	Block/Lot	Address	Owner
5 <sup>th</sup>	10-K-8	2223 Hallett Street	URA
5 <sup>th</sup>	10-K-9	10 Hallett Street	URA
5 <sup>th</sup>	10-K-10	12 Hallett Street	URA
5 <sup>th</sup>	10-K-11	14 Hallett Street	URA
5 <sup>th</sup>	10-K-12	16 Hallett Street	URA
5 <sup>th</sup>	10-P-121-5	2223 Centre Avenue	URA
5 <sup>th</sup>	10-P-122*	2225 Centre Avenue	URA
5 <sup>th</sup>	10-P-124	2227 Centre Avenue	URA
5 <sup>th</sup>	10-P-125	2229 Centre Avenue	URA
5 <sup>th</sup>	10-P-126	2233 Centre Avenue	URA
5 <sup>th</sup>	10-P-127	2235 Centre Avenue	URA
5 <sup>th</sup>	10-P-128*	2239 Centre Avenue	URA

\*Designates structure

- v. Authorization to extend exclusive negotiations with The Sankofa Group for a period of six (6) months for the sale of the following publicly owned parcels:

Ward	Block/Lot	Address	Owner
5 <sup>th</sup>	10-P-102	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-104	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-105	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-106	2156 Centre Avenue	URA
5 <sup>th</sup>	10-P-107	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-108	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-154	0 Hemans Street	URA
5 <sup>th</sup>	10-P-155	0 Hemans Street	URA
5 <sup>th</sup>	10-P-156	0 Hemans Street	URA
5 <sup>th</sup>	10-P-158	2154 Hemans Street	URA
5 <sup>th</sup>	10-P-159	0 Fetus Way	URA
5 <sup>th</sup>	10-P-159-A	0 Hemans Street	URA
5 <sup>th</sup>	10-P-160	0 Hemans Street	URA
5 <sup>th</sup>	10-P-161	0 Hemans Street	URA
5 <sup>th</sup>	10-P-165	0 Hemans Street	URA



5 <sup>th</sup>	10-P-192-B	2141 Elmore Street	URA
5 <sup>th</sup>	10-P-192-D	14 Elmore Street	URA
5 <sup>th</sup>	10-P-196	2137 Rose Street	URA
5 <sup>th</sup>	10-P-203	0 Rose Street	URA
5 <sup>th</sup>	10-P-204	0 Kirkpatrick Street	URA
5 <sup>th</sup>	10-P-205	0 Kirkpatrick Street	URA
5 <sup>th</sup>	10-P-206	0 Kirkpatrick Street	URA
5 <sup>th</sup>	10-P-207	0 Kirkpatrick Street	URA
5 <sup>th</sup>	10-P-208	0 Kirkpatrick Street	URA

- vi. Authorization to extend exclusive negotiations with Thomas Boyd for a period of six (6) months for the sale of the following publicly owned parcels:

Ward	Block/Lot	Address	Owner
5 <sup>th</sup>	10-P-113	2174 Centre Avenue	URA
5 <sup>th</sup>	10-P-113-A	2176 Centre Avenue	URA
5 <sup>th</sup>	10-P-113-B*	2178 Centre Avenue	URA
5 <sup>th</sup>	10-P-113-C	2173 Hemans Street	URA

\*Designates structure

- vii. Authorization to extend exclusive negotiations with The Communion Place for a period of six (6) months for the sale of the following publicly owned parcels:

Ward	Block/Lot	Address	Owner
5 <sup>th</sup>	27-A-125	0 Wylie Avenue	URA
5 <sup>th</sup>	27-A-126	0 Wylie Ave	URA

## **Background**

In July 2019, the URA released a Request for Qualifications (RFQ) seeking multiple developers to purchase and redevelop any portion of 170 publicly owned parcels along the Centre Avenue Corridor in the Middle Hill neighborhood. The goal of the RFQ was to select developers to work to implement uses and further concepts articulated by the community as described in the 2015 Centre Avenue Corridor Redevelopment and Design Plan and the 2011 Greater Hill District Master Plan. Central to the plans are the following priorities:

- Creating opportunities for minority and local developers;
- Revitalizing Centre Avenue as the neighborhood’s primary retail, institutional, and cultural node as well as a strong residential neighborhood;
- Building upon the African American cultural legacy;
- Creating family-friendly housing without displacement;
- Fostering economic empowerment; and
- Producing comprehensive sustainability and quality design.



In order to lower barriers and encourage responses from local developers, small businesses, and existing community institutions, several resources were made available to interested respondents including the pilot of the Equitable Empowerment Fund. Education and technical assistance were provided through the Building CapaCITY development series and Neighborhood Allies Shared Real Estate program.

In February 2020, the URA authorized exclusive negotiations for six (6) respondents. These projects comprise 54 URA-owned parcels, including four (4) structures, and one (1) City-owned structure, totaling 103,692 square feet.

Due to the stoppage of site visits, construction, and other professional services because of the COVID-19 pandemic, key predevelopment tasks such as obtaining architectural drawings, obtaining development cost estimates, and conducting outreach to funders has taken more time than expected. These external factors have lengthened the timeline of all respondents. Authorization is being sought to extend the period of exclusive negotiations for the six (6) respondents for a period of six (6) months, until January 2021. This will provide extra time for the respondents to continue making progress on predevelopment as Allegheny County remains in the “Green Zone” of COVID-19 response.

### **Project Descriptions**

**Amani Christian Community Development Corporation (Amani)** is proposing a catalytic project utilizing three (3) parcels. Amani seeks to construct an 18,000 square foot mixed-use building across the site. There would be 4,500 square feet per each of four floors, with the first floor being commercial space and the upper three floors being 12 affordable residential units (4 one-bedroom and 8 two-bedroom). This project has the opportunity to transform a vacant site into a much-needed commercial space for community business and/or entrepreneur to lease space.

This will open the door for a business(es) to market their products or services in a professional space in a revitalized part of Centre Avenue with growth potential. In addition, the site will provide 12 affordable units of housing in an area where it is greatly needed. As low-income and moderate-income households struggle to find quality affordable housing to meet their needs, this project will be part of the solution.

Amani Christian Community Development Corporation is a Pennsylvania nonprofit corporation with a mailing address of P.O. Box 7192, Pittsburgh, PA 15213. Reverend Lee Walls is the Executive Director.

**MOKA Art Gallery** and House of Culture is a contemporary art/music studio and gallery that is currently being created to share the rich cultural legacy of jazz and art that originated in the Hill District. To accomplish this resurgence the organization will develop exhibitions, studio practices, artist talks, cultural exchanges, artist residencies, and art classes. The Gallery will provide a place for artists and musicians to share their expertise with the Hill District community. MOKA will



provide five distinct areas of program development and exhibition space for artist's educational component of music and art. MOKA will provide individual and corporate entities opportunities to access, visit and hold functions by renting space within the gallery. A Gift Shop will feature local and national artistic creations. Space is available for artist residence and studios. The continuation of MOKA will be to transform the vacant lot behind the gallery into a green space which provides an opportunity for community music and art enjoyment. The park will be an extension of MOKA's offerings of art and music.

MOKA Art Gallery is a Pennsylvania nonprofit corporation with a mailing address of 2297 Centre Avenue, Pittsburgh, PA 15219. Charlotte Ka and Errol Reynolds are the co-founders.

**Salon XO and Bridging the Gap Development (Salon XO)** proposes to rehabilitate the existing structure into a new upscale salon with a spa and wellness center on the first floor with up to six (6) apartments above (4 two-bedroom and 2 one-bedrooms which will accept housing choice vouchers and rents of 50% AMI), plus indoor and outdoor workshop space for community events. Salon XO plans to include an apprenticeship program and advanced services such as one-on-one meetings and community workshops and family therapy.

Salon XO Pittsburgh DBA Salon XO is a limited liability corporation with a mailing address of 1901 Centre Avenue, Suite 104, Pittsburgh, PA 15219. Monica Tillman-Smith is the owner-operator. Bridging the Gap Development, LLC is a Pennsylvania limited liability corporation with a mailing address of 1435 Bedford Avenue Pittsburgh, PA 15219. Derrick Tillman is President & CEO.

**Studio Volcy, LLC** plans to redevelop the site into Rhythm Square: a mixed-use development with gallery space, micro-restaurants, live-work space, and affordable housing units. Site features include an outdoor courtyard and off-street vehicle and bicycle parking available to residents and commercial tenants. The two warehouse structures will be renovated as part of the development project. The Centre Builders Lumber Supply warehouse will be an adaptive reuse project featuring 3-4 micro-restaurants, a bar, a shared event space, and indoor and outdoor seating. The Home Improvement warehouse will be renovated into commercial space which will become the new headquarters for Studio Volcy Design & Development.

Studio Volcy, LLC is a Pennsylvania limited liability corporation with a mailing address of 7711 Waverly Street, Pittsburgh, PA 15211. Alicia Volcy is Chief Design Officer/Owner. Riccardy Volcy is Chief Construction Officer.

**The Sankofa Group, Inc. (Sankofa)** plans to develop the site in two phases: Sankofa Square and Sankofa Estates. Sankofa Square is located on the property fronting Centre Avenue and will include the construction of a three-story commercial structure and parking lot. Sankofa Estates is located on Hemans and Rose Street. Sankofa is proposing an 8-12 unit mixed-income, multi-family development which will include on-site parking and open floor plans.



The Sankofa Group, Inc. is an S Corporation with a mailing address of 1801 Centre Avenue, Suite 305, Pittsburgh, PA 15219. Irv Williams is Principal and Managing Member.

**Thomas Boyd** has operated Big Tom's Barber Shop in the Hill District for 14 years. During this time, he has been renting this location. He has a strong and loyal clientele that has provided him with consistent revenues. Mr. Boyd seeks to purchase 2178 Centre Ave – the former Hamm's Barber Shop - and the adjacent lots. Mr. Boyd would rehabilitate the first floor and relocate his existing business to that building and include a waiting room lounge space and a flex space with a separate entrance. The upper two floors are tentatively scheduled to be renovated as 2, two-bedroom apartments that would be marketed as affordable to 50-80% AMI households. The adjacent lots would be used for outdoor deck/lounge space that would be utilized by the community at times and at other times be utilized by neighborhood home-based businesses for pop-up sales and demonstrations.

Thomas Boyd is a sole proprietorship with a mailing address of P.O. Box 53043, Pittsburgh, PA 15219. Thomas Boyd is the owner-operator.

**Communion Place** is an architecture and urban design studio based in the Hill District. Communion Place plans to develop a work/live space of 1800 square feet, studio/office space, and five (5) apartments, including one (1) unit priced at affordable levels anchored in the neighborhood and powered by the Future Architects™ program.

Communion LLC DBA Communion Place is a Pennsylvania limited liability corporation with a mailing address of 2144 Wylie Avenue Fl 3 Pittsburgh, PA 15219

MWBE narratives are on file for all the projects.





**Resolutions for Agenda Item 7A**

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That exclusive negotiations with Amani Christian Community Development Corporation, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

<b>Ward</b>	<b>Block/Lot</b>	<b>Address</b>	<b>Owner</b>
5 <sup>th</sup>	10-P-25*	2163 Centre Avenue	URA
5 <sup>th</sup>	10-P-26	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-27	0 Centre Avenue	URA

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That exclusive negotiations with MOKA Art Gallery for the sale of Block 10-L, Lot 56, 502 Soho Street, in the 5<sup>th</sup> Ward, for a period of six (6) months, is hereby approved.

**RESOLUTION NO. \_\_\_\_\_ (2020)**

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

<b>Ward</b>	<b>Block/Lot</b>	<b>Address</b>	<b>Owner</b>
5 <sup>th</sup>	10-K-1	0 Mahon Street	URA
5 <sup>th</sup>	10-K-2	10 Mahon Street	URA
5 <sup>th</sup>	10-K-3	0 Mahon Street	URA
5 <sup>th</sup>	10-K-4	2215 Centre Avenue	URA
5 <sup>th</sup>	10-K-5	0 Hallett Street	URA
5 <sup>th</sup>	10-K-6	2219 Centre Avenue	URA
5 <sup>th</sup>	10-K-7	2221 Centre Avenue	URA
5 <sup>th</sup>	10-P-119*	2209 Centre Avenue	CITY
5 <sup>th</sup>	10-P-120	2211 Centre Avenue	URA
5 <sup>th</sup>	10-P-121	2213 Centre Avenue	URA
5 <sup>th</sup>	10-P-122-A	2217 Centre Avenue	URA



**RESOLUTION NO. \_\_\_\_\_ (2020)**

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

<b>Ward</b>	<b>Block/Lot</b>	<b>Address</b>	<b>Owner</b>
5 <sup>th</sup>	10-K-8	2223 Hallett Street	URA
5 <sup>th</sup>	10-K-9	10 Hallett Street	URA
5 <sup>th</sup>	10-K-10	12 Hallett Street	URA
5 <sup>th</sup>	10-K-11	14 Hallett Street	URA
5 <sup>th</sup>	10-K-12	16 Hallett Street	URA
5 <sup>th</sup>	10-P-121-5	2223 Centre Avenue	URA
5 <sup>th</sup>	10-P-122*	2225 Centre Avenue	URA
5 <sup>th</sup>	10-P-124	2227 Centre Avenue	URA
5 <sup>th</sup>	10-P-125	2229 Centre Avenue	URA
5 <sup>th</sup>	10-P-126	2233 Centre Avenue	URA
5 <sup>th</sup>	10-P-127	2235 Centre Avenue	URA
5 <sup>th</sup>	10-P-128*	2239 Centre Avenue	URA

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That exclusive negotiations with The Sankofa Group, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

<b>Ward</b>	<b>Block/Lot</b>	<b>Address</b>	<b>Owner</b>
5 <sup>th</sup>	10-P-102	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-104	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-105	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-106	2156 Centre Avenue	URA
5 <sup>th</sup>	10-P-107	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-108	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-154	0 Hemans Street	URA
5 <sup>th</sup>	10-P-155	0 Hemans Street	URA
5 <sup>th</sup>	10-P-156	0 Hemans Street	URA
5 <sup>th</sup>	10-P-158	2154 Hemans Street	URA
5 <sup>th</sup>	10-P-159	0 Fetus Way	URA
5 <sup>th</sup>	10-P-159-A	0 Hemans Street	URA
5 <sup>th</sup>	10-P-160	0 Hemans Street	URA
5 <sup>th</sup>	10-P-161	0 Hemans Street	URA
5 <sup>th</sup>	10-P-165	0 Hemans Street	URA



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5 <sup>th</sup>	10-P-192-B	2141 Elmore Street	URA
5 <sup>th</sup>	10-P-192-D	14 Elmore Street	URA
5 <sup>th</sup>	10-P-196	2137 Rose Street	URA
5 <sup>th</sup>	10-P-203	0 Rose Street	URA
5 <sup>th</sup>	10-P-204	0 Kirkpatrick Street	URA
5 <sup>th</sup>	10-P-205	0 Kirkpatrick Street	URA
5 <sup>th</sup>	10-P-206	0 Kirkpatrick Street	URA
5 <sup>th</sup>	10-P-207	0 Kirkpatrick Street	URA
5 <sup>th</sup>	10-P-208	0 Kirkpatrick Street	URA

**RESOLUTION NO. \_\_\_\_\_ (2020)**

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

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>	<u>Owner</u>
5 <sup>th</sup>	10-P-113	2174 Centre Avenue	URA
5 <sup>th</sup>	10-P-113-A	2176 Centre Avenue	URA
5 <sup>th</sup>	10-P-113-B*	2178 Centre Avenue	URA
5 <sup>th</sup>	10-P-113-C	2173 Hemans Street	URA

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That exclusive negotiations with The Communion Place, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>	<u>Owner</u>
5 <sup>th</sup>	27-A-125	0 Wylie Avenue	URA
5 <sup>th</sup>	27-A-126	0 Wylie Ave	URA



## Director's Report

**To:** URA Board of Directors

**From:** Susheela Nemani-Stanger, Director of Neighborhood Development

**Cc:** Greg Flisram, Executive Director

**Date:** July 9, 2020

**Re:** Agenda Item 7: Development Services

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### Development Services Agenda Item Overview

- 7B.** Crawford-Roberts – The Center That CARES Campus Expansion – Parking and Green Space.
- i. Proposal and form of disposition contract for the sale of Block 9-S, Lots 253 and 275; and Block 10-N, Lots 165, 168, 169, and 170, in the 3rd Ward to The Center That CARES or a related entity to be formed for \$35,733.

### Authorization Requested

The Center That CARES (“Center”), located at 1852 Enoch Street in the Crawford-Roberts neighborhood of the Hill District, plans to expand its current campus by enlarging its parking lot to the west; providing a safe ingress to the campus from Granville Street; and preserving the green space around the three-story brick building they own at 613 Granville Street.

The redeveloper plans to incorporate five (5) parcels along Enoch Street into an expanded parking lot for their facility. Two (2) of the parcels, including a URA-owned parcel (Block 9-S, Lot 275) at 0 Wylie Street (0 Wylie Avenue is the address in County records, but the parcel fronts on Enoch Street) and a property that is being transferred from the City to the URA at 1812 Enoch Street (Block 9-S, Lot 253), are being acquired from the URA. The other three (3) parcels to be included in the parking lot expansion include one being acquired by Center from the City directly, one being acquired from a private party, and one that is already owned by an entity related to the Center.

15 Granville Street (Block 10-N, Lot 165), a URA-owned property located between the City-owned public park and the 613 Granville Street structure currently owned by the Center, will provide safe ingress from Granville to the campus via a sidewalk over this parcel. The Center plans to purchase Block 10-N, Lot 167, located to the south of 613 Granville Street, from the City and



maintain it as green space along with URA-owned Block 10-N, Lots 168, 169, and 170. The parcels being acquired from the URA contain approximately 11,911 square feet.

The budget for the project is \$448,638.50, which includes approximately \$120,000 for imported fill material and construction of a retaining wall, as well as \$50,000 for storm sewers and an underground stormwater tank for stormwater mitigation. An approved MWBE narrative for the project is on file.

Authorization is now requested to accept The Center That CARES' proposal and to enter into a disposition contract for sale of the property for \$35,733.

The Center That CARES is a Pennsylvania nonprofit with a mailing address of 2701 Centre Avenue, Pittsburgh, PA 15219. Reverend Glenn Grayson is Founder and Executive Director.



**Resolution for Agenda Item 7B**

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That the Redevelopment Proposal submitted by The Center That CARES or a related entity to be formed, for the sale of Block 9-S, Lots 253 and 275; and Block 10-N, Lots 165, 168, 169, and 170, in the 3rd Ward, and execution of a disposition contract by sale to That CARES or a related entity to be formed, for \$35,733 are hereby approved, and the Executive Director, Deputy Executive Director and/or 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.



URA Regular Board Meeting  
AGENDA "B"

**1. Disclosures**

- a. Approval of Hillary Roman to receive a HOF Down Payment & Closing Cost Assistance deferred loan for a property located at 5305 Gertrude Street, Pittsburgh, PA 15207. Ms. Roman is a City Planning employee.

**2. Amendments**

- a. Amendment to Resolution 227 (2015) to increase the URA's parking tax diversion related borrowing in support of the 350 Oliver parking structure by \$180,000.

**3. Certificate of Completion**

- a. Certificate of Completion for Brenda Tate for Block 10-J, Lot 170, in the 3<sup>rd</sup> Ward (residential rehabilitation – 1919 Webster Avenue).

**4. Agreements**

- a. Authorization to enter into all necessary agreements with Invest PGH, Inc. for the provision of administrative services for a fee.

**5. Grants**

- a. Authorization to apply for Department of Community and Economic Development's Blight Remediation Program and, if required, enter into related grant contracts, subgrant and fee agreements.
  - i. 4800 Block, Hazelwood - \$300,000
  - ii. Broad Street Plaza, East Liberty - \$300,000.

