

URA Board Agenda



Date/Time Thursday August 13, 2020 at 2:00 p.m.

Web Access: <https://zoom.us/j/97113867470>

Dial In: +1 929 205 6099 ID # 971 1386 7470

URA Regular Board Meeting AGENDA "A"

1. Roll Call
2. Public Comment
3. General
 - a. Approval of Meeting Minutes of the Regular Board Meeting of July 9, 2020
4. RFPs, RFQs, RFIs & Bids
 - a. Homewood Coliseum Roof Replacement
 - i. Request for Proposals (RFP) for construction management and construction inspection services
 - ii. Request for Bids for construction
5. Announcements
 - a. NIF Impact Overview
 - b. Centre Heldman – Tenant Announcement (*page 5*)
 - c. PHDC Announcement
 - d. Housing COVID Dashboard
 - e. Community Ambassador Selection
 - f. Commercial Lending Dashboard and Strategy



6. Residential Lending and Investments (Pages 6 through 28)
 - a. PHDC HRP-D Second Deferred Mortgages – Scattered Sites (*pp 6-8*)
 - i. Authorization to enter into a Housing Recovery Program – Developer (HRP-D) Loan Agreement for Second Deferred Mortgages with Pittsburgh Housing Development Corporation (PHDC) in an amount up to \$200,000.
 - b. Woodland Avenue Phase IIIA – Marshall-Shadeland (*pp 9-12*)
 - i. Authorization to enter into a HOF For-Sale Development Program (FSDP) Loan Agreement with Brightwood Civic Group (BCG) in the amount of \$128,000.
 - ii. Authorization to enter into a HOF For-Sale Development Program (FSDP) Grant Agreement with BCG in the amount of \$133,611.
 - iii. Authorization to enter into a Pittsburgh Housing Construction Fund (PHCF) Grant Agreement with BCG in the amount of \$111,694.
 - iv. Authorization to enter into a Housing Recovery Program – Developer (HRP-D) Agreement with BCG in the amount of \$169,000.
 - c. Woodland Avenue Phase IIIB – Marshall-Shadeland (*pp 13-16*)
 - i. Authorization to enter into a HOF For-Sale Development Program (FSDP) Grant Agreement with Brightwood Civic Group (BCG) in the amount of \$140,000.
 - ii. Authorization to enter into a Pittsburgh Housing Construction Fund (PHCF) Loan Agreement with BCG in the amount of \$70,380.
 - iii. Authorization to enter into a Housing Recovery Program – Developer (HRP-D) Agreement with BCG in the amount of \$100,000.
 - d. Hazelwood Scattered Site For-Sale Housing – Hazelwood (*pp 17-19*)
 - i. Authorization to enter into a HOF For-Sale Development Program (FSDP) Loan Agreement with Hazelwood Initiative in the amount of \$150,000.
 - ii. Authorization to enter into a Housing Recovery Program – Developer Agreement with Hazelwood Initiative in the amount of \$150,000.
 - e. Sweetbriar Senior Residences – Mount Washington (*pp 20-22*)
 - i. Authorization to enter into an Urban Development Action Grant (UDAG) UPIF Loan Agreement with Washington Heights Elderly Housing Corporation in the amount of \$351,000.
 - f. 9 Lanark Street – Fineview (*pp 23-25*)
 - i. Authorization to enter into a Community Development Investment Fund (CDIF) Grant Agreement with Fineview Citizens Council in the amount of \$90,000.



- ii. Authorization to enter into a Rental Gap Financing Loan Agreement with (RGP) Fineview Citizens Council in the amount of \$22,790 and a waiver of program guidelines.
- g. Homeowner Assistance Program - 2020 HOF funding awards (*pp 26-28*)
 - i. Authorization to increase the contract with Hilltop Alliance by \$250,000 from \$700,000 to \$950,000.
 - ii. Authorization to increase the contract with Rebuilding Together Pittsburgh by \$200,000 from \$400,00 to \$600,000.
 - iii. Authorization to increase the contract with Low Country Building Solutions by \$285,000 from \$400,000 to \$685,000.
- 7. Development Services (*Pages 29 through 44*)
 - a. ePropertyPlus (*pp 29-31*)
 - i. Authorization to enter into a contract with eProperty Innovations, LLC for the ePropertyPlus property database system, at an amount not to exceed \$24,600.48.
 - b. Uptown - Fifth and Dinwiddie (*pp 32- 35*)
 - i. Authorization to extend exclusive negotiations with Fifth and Dinwiddie Development, LLC, for a period of six (6) months for the sale of the following parcels known as the Fifth and Dinwiddie Site (**properties include Fifth Avenue and Colwell Street**).
 - c. Larimer – Steel City Squash (*pp 36-38*)
 - i. Authorization to enter into exclusive negotiations with Steel City Squash for a period of six (6) months, with a possible (3) three-month extension, for the sale of the following publicly-owned parcels (**properties include: Regis Way, Shetland Street, Larimer Avenue, Joseph Street and Rapidan Way**).
 - d. Bedford Dwellings – Bedford Senior Campus Exclusive Negotiations (*pp 39-41*)
 - i. Authorization to enter into exclusive negotiations with Catalyst Communities LLC and Hill District Community Development Corporation (Hill CDC) for a period of six (6) months, with a possible six (6) month extension, for the sale of Block 25-S, Lot 110, and Block 25-S, Lot 112, in the 5th Ward.
 - e. West End Campus – DIF Funding (*pp 42-44*)
 - i. Authorization to enter into a District Improvement Fund (DIF) grant agreement with Jasmine Nyree Homes Inc., or related entity in the amount of up to \$75,000 and a waiver of the administrative guidelines.



8. Business Solutions (Pages 45 through 48)
 - a. Neighborhood Initiatives Fund (NIF) (pp 45-46)
 - i. Authorization to make awards to 13 neighborhood improvement projects and programs, totaling \$680,000.
 - b. Get Online Grow Online (pp 47-48)
 - ii. Authorization to enter into a contract with Neighborhood Allies for up to \$26,000 for the second round of the Get Online Grow Online program.
9. AGENDA B. (Pages 49 through 52)



Director's Report

To: URA Board of Directors

From: Emily Mitchell, Assistant Director of Neighborhood Development

cc: Greg Flisram, Executive Director

Date: August 13, 2020

Re: Agenda Item 5E -Centre-Heldman Tenant Announcement

Background

In March 2020, the URA released a Request for Interested tenants (RFI) for the vacant retail spaces in the Centre-Heldman plaza along Centre Avenue. The goal of the RFI was to understand the types of businesses interested in leasing available spaces in the plaza.

The URA received a total of 14 responses. Due to COVID-19 and other factors, seven (7) of the potential tenants chose to opt out of the RFI process. The remaining seven (7) responses moved forward and have gone through a modified version of the Hill District Community Development Corporation's (Hill CDC) Development Review Panel process to receive community feedback.

Based on the feedback received, potential community benefits, and a financial analysis of the potential tenants the URA will begin lease negotiations with The Cares CommuniTEA Café for space #4.

The Cares CommuniTEA Café will establish a coffee house that combines the expertise of Hill professionals as a learning lab for work experience for local youth. The coffee house will also offer special events and initiatives that will connect the community such as community conversations, book clubs, art displays, and jazz events.



Director's Report

To: URA Board of Directors

From: Jessica Smith Perry, Director of Lending and Investment

Cc: Greg Flisram, Executive Director

Date: August 13, 2020

Re: Agenda Item 6: Residential Lending and Investments

Residential Lending Agenda Item Overview

6A. PHDC HRP-D Second Deferred Mortgages – Scattered Sites

- i. Authorization to enter into a Housing Recovery Program – Developer (HRP-D) Loan Agreement for Second Deferred Mortgages with Pittsburgh Housing Development Corporation (PHDC) in an amount up to \$200,000.

Authorization Requested

Authorization is requested to enter into the above-mentioned agreement with PHDC to provide second deferred mortgages related to the rehabilitation of five (5) affordable for-sale housing units – up to four (4) at or below 115% Area Median Income (AMI) and at least one (1) at or below 80% AMI. These five units, like others in PHDC's "Rehab for Resale" program, are in areas with a lack of private investment in housing and a scarcity of affordable, for-sale housing opportunities.

The properties have been acquired through bank foreclosures, the URA, and the City of Pittsburgh's vacant property inventory. Predevelopment financing for this program, in the form of revolving Line of Credit, was approved by the URA's Real Estate Loan Review Committee and the URA Board in May 2016 and was increased to \$500,000 in November 2019. PHDC will borrow private funds for the rehabilitation of the units.

PHDC's program brings units, such as these five, up to code, repairs existing foundation issues, remediates lead-based paint, provides energy-efficient upgrades, remodels kitchens/bathrooms, and completes other interior upgrades. These five properties will offer newly renovated for-sale homes to low- and moderate- income buyers. The Housing Repayment Program's second mortgage levels max out at 115% to encourage the simultaneous use of the URA's Down Payment Closing Cost Assistance Program (DPCCAP).



Proposed addresses, sales prices, and HRP-D amounts are as follows:

Address	Sale Price	Max HRP-D Amount
4385 Mooney Road, Pittsburgh, PA 15120	\$169,900	Up to \$40,000
1234 Justine Street, Pittsburgh, PA 15204	\$179,000	Up to \$50,000
3143 Allendale Street, Pittsburgh, PA 15204	\$155,000	Up to \$35,000
3222 & 3222 ½ Faronia Street, Pittsburgh, PA 15204	\$169,900	Up to \$40,000
1120 Ellopia Street, Pittsburgh, PA 15204	\$150,000	Up to \$35,000

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

Locations: 4385 Mooney Rd.
1234 Justine St.
3143 Allendale St.
3222 & 3222 ½ Faronia St.
1120 Ellopia St.

Neighborhoods: Crafton Heights/Lincoln Place/Sheraden/
Chartiers

Council Districts: 2 & 5

Description: Second Deferred Mortgages for resale of
acquired, rehabilitated property to income
qualified buyers & introduction of new
affordable housing

Authority Financing for Review: Up to \$200,000 HRP-D Second Deferred
Mortgages; the HRP loan funds will accrue no
interest and will be due on sale of the property

Required Approvals: Funds approved at the August 5, 2020 Real
Estate Loan Review Committee meeting



Resolution for Agenda Item 6A

RESOLUTION NO. _____ (2020)

RESOLVED: That a loan with Pittsburgh Housing Development Corporation (PHDC) to provide second deferred mortgages related to the rehabilitation of five (5) affordable for-sale housing units, in an amount of up to \$200,000, payable from the Housing Recovery Program – Developer (HRP-D) is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Business Solutions , 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: August 13, 2020

Re: Agenda Item 6: Residential Lending and Investments

Residential Lending Agenda Item Overview

6B. Woodland Avenue Phase IIIA – Marshall-Shadeland

- i. Authorization to enter into a HOF For-Sale Development Program (FSDP) Loan Agreement with Brightwood Civic Group in the amount of \$128,000.
- ii. Authorization to enter into a HOF For-Sale Development Program (FSDP) Grant Agreement with Brightwood Civic Group in the amount of \$133,611.
- iii. Authorization to enter into a Pittsburgh Housing Construction Fund (PHCF) Grant Agreement with Brightwood Civic Group in the amount \$111,694.
- iv. Authorization to enter into a Housing Recovery Program – Developer (HRP-D) Agreement with Brightwood Civic Group in the amount of \$169,000.

Authorization Requested

Authorization is requested to enter into the above-mentioned HOF FSDP, PHCF, and HRP-D grant and loan agreements with Brightwood Civic Group (BCG) for the rehabilitation and sale of 1214, 1246, 1254, and 1256 Woodland Avenue to buyers at or below 80% AMI. The rehabilitation of these four (4) units constitutes Phase IIIA of the Woodland Avenue Revitalization Project, intended to increase homeownership and stabilize housing values throughout the Marshall-Shadeland neighborhood of the City of Pittsburgh.

Woodland Avenue Phase I included the rehabilitation and sale of 1320, 1324, and 1407 Woodland Avenue to buyers at or below 80% AMI, while Phase II featured the rehabilitation and sale of 1128, 1134, and 1136 Woodland Avenue, and 2649 and 2703 Brighton Road to buyers at or below 80% AMI.



To date, all of these units have been completed and sold, with the exception of 2703 Brighton Road where work is still being completed. Phases IIIA and IIIB, brought before you today, will act as the final phases of the Woodland Avenue Revitalization Project.

BCG has worked collaboratively with the City of Pittsburgh to selectively target properties for demolition in order to decrease density. Ultimately, the properties demolished included 1208, 1230, 1231, and 1234 Woodland Avenue. With predevelopment financing from the Northside Coalition Development Fund (NSCDF), BCG purchased 1246 Woodland Avenue and acquired 1214, 1254, and 1256 from the City and other private owners.

BCG will serve as the borrower and developer on Phase IIIA while working directly with Northside Leadership Conference, the development consultant. BCG's role as the borrower/developer satisfies the HOF FSDP's requirement for a nonprofit applicant. VAFarchitecture will serve as the architect and Kosko Contracting as the general contractor.

On August 5, 2020, the Real Estate Loan Review Committee awarded this project a PHCF grant, sourced with federal Neighborhood Stabilization Program (NSP) funds, in the amount of \$111,694 and an HRP-D grant agreement in the amount of \$169,000. The HRP-D grant amount will supply each of the four units with a deferred second mortgage to ensure the unit's affordability at or below 80% AMI. On August 6, 2020, the HOF Advisory Board awarded this project an FSDP loan in the amount of \$128,000 and an FSDP grant in the amount of \$133,611. The FSDP loan will occupy second position behind the primary construction loan provided by WesBanco in the amount of \$509,440.

Details of the development are as follows:

Developer:	Brightwood Civic Group
Property Location:	1214, 1246, 1254, and 1256 Woodland Avenue, Pittsburgh, PA 15212
Ward:	27
City Council District:	1
Description:	Rehabilitation and sale of four (4) units to buyers at or below 80% AMI in the Marshall-Shadeland neighborhood.
General Contractor:	Kosko Contracting
Architect:	VAFarchitecture
Nonprofit Applicant:	Brightwood Civic Group
Total Development Costs:	\$940,945



Proposed Development Sources:

Committed Sources of Income	
Permanent Financing – 1st Lien (WesBanco)	\$509,440
Permanent Financing – 2nd Lien (HOF FSDP Loan)	\$128,000
URA HOF FSDP Grant	\$133,611
URA PHCF	\$111,694
Deferred Costs	\$58,200
TOTAL PROJECT FINANCING	\$940,945

Authority Financing: HOF FSDP Loan = \$128,000 (0% interest, 2-year term)
 HOF FSSDP Grant = \$133,611
 PHCF Grant (NSP) = \$111,694
 HRP-D Deferred Mortgages = \$169,000

Total URA Financing: \$542,305

Program Benefit: This development will rehabilitate four (4) units along Woodland Avenue in the Marshall-Shadeland neighborhood, increasing the stock of affordable homeownership throughout the City of Pittsburgh.

Required Approvals: The project was approved by the Real Estate Loan Review Committee on August 5, 2020 for a \$111,694 PHCF grant and a \$169,000 HRP-D grant. The project was approved by the HOF Advisory Board on August 6, 2020 for a \$128,000 HOF For-Sale Development Program (FSDP) loan and a \$ 133,611 HOF FSDP grant.

MWBE Review Committee Status: The MWBE narrative has been reviewed and approved by the URA MWBE Compliance staff.



Resolutions for Agenda Item 6B

RESOLUTION NO. _____ (2020)

RESOLVED: That a loan with Brightwood Civic Group for the rehabilitation and sale of 1214, 1246, 1254 and 1256 Woodland Avenue in the Marshall-Shadeland neighborhood, in an amount of up to \$128,000, payable from the HOF For-Sale Development Program (FSDP) is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Business Solutions 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 grant with Brightwood Civic Group for the rehabilitation and sale of 1214, 1246, 1254 and 1256 Woodland Avenue in the Marshall-Shadeland neighborhood, in an amount of up to \$133,611, payable from the HOF For-Sale Development Program (FSDP) is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director 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.

RESOLUTION NO. _____ (2020)

RESOLVED: That a grant with Brightwood Civic Group for the rehabilitation and sale of 1214, 1246, 1254 and 1256 Woodland Ave. in the Marshall-Shadeland neighborhood, in an amount of up to \$111,694, payable from the Pittsburgh Housing Construction Fund (PHCF) and sourced by Neighborhood Stabilization Program (NSP) funds is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director , 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.

RESOLUTION NO. _____ (2020)

RESOLVED: That a loan with Brightwood Civic Group for the rehabilitation and sale of 1214, 1246, 1254 and 1256 Woodland Avenue in the Marshall-Shadeland neighborhood, in an amount of up to \$169,000, payable from the Housing Recovery Program – Developer (HRP-D) is hereby approved, and the Executive Director, Deputy Executive Director and/ or the Business Solutions Director, 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: August 13, 2020

Re: Agenda Item 6: Residential Lending and Investments

Residential Lending Agenda Item Overview

6C. Woodland Avenue Phase IIIB – Marshall-Shadeland

- i. Authorization to enter into a HOF For-Sale Development Program (FSDP) Grant Agreement with Brightwood Civic Group in the amount of \$140,000.
- ii. Authorization to enter into a Pittsburgh Housing Construction Fund (PHCF) Loan Agreement with Brightwood Civic Group in the amount of \$70,380.
- iii. Authorization to enter into a Housing Recovery Program–Developer (HRP-D) Agreement with Brightwood Civic Group in the amount of \$100,000.

Authorization Requested

Authorization is requested to enter into the above-mentioned HOF FSDP, PHCF, and HRP-D grant and loan agreements with Brightwood Civic Group (BCG) for the rehabilitation and sale of 1213 and 1222 Woodland Avenue to buyers at or below 80% AMI. The rehabilitation of these two (2) units constitutes Phase IIIB of the Woodland Avenue Revitalization Project.

BCG will serve as the borrower and developer on Phase IIIB while working directly Northside Leadership Conference, the development consultant. BCG's role as the borrower/developer satisfies the HOF FSDP's requirement for a nonprofit applicant. VAFarchitecture will participate as the architect and Kosko Contracting as the general contractor.

On August 5, 2020, the Real Estate Loan Review Committee awarded this project a PHCF loan, sourced with Community Development Block Grant (CDBG), in the amount of \$70,380 and an HRP-D grant agreement in the amount of \$100,000. The HRP-D grant amount will supply each unit with a deferred second mortgage to ensure the unit's affordability stays at or below 80% AMI.



On August 6, 2020, the HOF Advisory Board awarded this project an FSDP grant in the amount of \$140,000. The PHCF loan will occupy second position behind the primary construction loan provided by WesBanco in the amount of \$281,520. WesBanco is also providing a \$10,000 grant for the completion of Phase IIIB.

Details of the development are as follows:

Developer:	Brightwood Civic Group
Property Location:	1213 and 1222 Woodland Avenue, Pittsburgh, PA 15212
Ward:	27
City Council District:	1
Description:	Rehabilitation and sale of two (2) units to buyers at or below 80% AMI in the Marshall-Shadeland neighborhood.
General Contractor:	Kosko Contracting
Architect:	VAFarchitecture
Non-Profit Applicant:	Brightwood Civic Group
Total Development Costs:	\$530,000

Proposed Development Sources:

Committed Sources of Income	
Permanent Financing – 1st Lien (WesBanco)	\$281,520
Permanent Financing – 2nd Lien (URA PHCF)	\$70,380
URA HOF FSDP Grant	\$140,000
WesBanco Grant	\$10,000
Deferred Costs	\$28,100
TOTAL PROJECT FINANCING	\$530,000

Authority Financing: HOF FSDP Grant = \$140,000
 PHCF loan (CDBG) = \$70,380 (0% interest, two-year term)
 HRP-D Deferred mortgages = \$100,000

Total URA Financing: \$310,380



Program Benefit: This development will rehabilitate two (2) units along Woodland Avenue in the Marshall-Shadeland neighborhood, increasing the stock of affordable homeownership throughout the City of Pittsburgh.

Required Approvals: The project was approved by the Real Estate Loan Review Committee on August 5, 2020 for a \$70,380 PHCF loan, \$140,000 HOF FSDP grant and a \$100,00 HRP-D grant.

The project was approved by the HOF Advisory Board on August 6, 2020 for a \$140,000 HOF For-Sale Development Program (FSDP) grant.

MWBE Review Committee Status: The MWBE narrative has been reviewed and approved by the URA MWBE Compliance staff.



Resolutions for Agenda Item 6C

RESOLUTION NO. _____ (2020)

RESOLVED: That a grant with Brightwood Civic Group for the rehabilitation and sale of 1213 and 1222 Woodland Avenue in the Marshall-Shadeland neighborhood, in an amount of up to \$140,000, payable from the HOF For-Sale Development Program (FSDP) is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, 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.

RESOLUTION NO. _____ (2020)

RESOLVED: That a loan with Brightwood Civic Group for the rehabilitation and sale of 1213 and 1222 Woodland Avenue in the Marshall-Shadeland neighborhood, in an amount of up to \$70,380, payable from the Pittsburgh Housing Construction Fund (PHCF) and sourced by Community Development Block Grant, Paygo, and/or HOME is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, 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 loan with Brightwood Civic Group for the rehabilitation and sale of 1213 and 1222 Woodland Avenue in the Marshall-Shadeland neighborhood, in an amount of up to \$100,000, payable from the Housing Recovery Program–Developer (HRP-D) is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, 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: August 13, 2020

Re: Agenda Item 6: Residential Lending and Investments

Residential Lending Agenda Item Overview

6D. Hazelwood Scattered Site For-Sale Housing – Hazelwood

- i. Authorization to enter into a HOF For-Sale Development Program (FSDP) Loan Agreement with Hazelwood Initiative in the amount of \$150,000.
- ii. Authorization to enter into a Housing Recovery Program – Developer (HRP-D) Agreement with Hazelwood Initiative in the amount of \$150,000.

Authorization Requested

Authorization is requested to enter into the above-mentioned agreement with the Hazelwood Initiative (HI) to provide financing, in the form of a FSDP construction loan and HRP-D deferred second mortgages, for the development of six (6) single-family homes as part of the Hazelwood Affordable Homeownership Program.

The Hazelwood Affordable Homeownership Program (HAHOP) is an established program run by HI. The program aims to provide quality affordable for-sale housing opportunities to long time renters in the Hazelwood neighborhood, furthering the neighborhood's strategy of "Development Without Displacement."

HAHOP Phases IIIA and IIIB consist collectively of the rehab and resale of six (6) single-family homes. All six units have been awarded funding through a grant from the 2020 Federal Home Loan Bank's Affordable Housing Program (AHP). This AHP award allowed HI the flexibility to begin construction on Phase IIIA several months ago and are currently near completion.

For Phase IIIB, HI is also seeking \$150,000 (\$50,000/unit) in the form of a HOF For-Sale Development Program construction loan, to be used to bridge the FHLB funding (reimbursable upon sale of the units), and to be repaid to the URA upon sale.



Through the URA's involvement as both a construction lender and provider of deferred second mortgage financing, the units in HAHOP will reach deep levels of affordability, providing several households below 50% AMI an opportunity for homeownership and wealth generation.

Details of the project are as follows:

Borrower/Developer:	Hazelwood Initiative 4901 Second Avenue, 2 nd Floor Pittsburgh, PA 15207
Location:	316 Flowers Avenue, 325 Johnston Street, 5032 Lytle Street, 70 Cust Street, 239 Mansion Street, 5317 Gertrude Street
Neighborhood:	Hazelwood
Council District:	5
Description:	For-Sale Development Program Loan, Housing Recovery Program deferred second mortgage financing
Architect:	CitySTUDIO
General Contractor(s):	HNMS, Inc., Power 59 Contracting, Concrete Rose
Program Benefit:	Putting previously vacant/distressed property back into productive use, providing affordable for-sale options in Hazelwood, securing affordable resale terms for future buyers within the affordability period
Total URA Financing:	HOF FSDP construction loan - \$150,000; 0%, 2-year term HRP-D Deferred mortgages = \$150,000
Total Development Sources (Phase IIIB)	URA FSDP Loan - \$150,000 First Commonwealth Bank Line of Credit - \$90,000 Federal Home Loan Bank AHP Grant - \$323,922 First Commonwealth Bank Grant - \$900 Total Financing - \$564,822
Est. Average Sales Price:	\$89,000
Income Restrictions:	80% AMI on all six units for a period of 10 years – secured by recorded deed restriction
Required Approvals:	Financing was approved at the August 5, 2020 Real Estate Loan Review Committee meeting.
MWBE Status:	MWBE narrative has been approved. A final MWBE plan will be provided prior to closing.



Resolutions for Agenda Item 6D

RESOLUTION NO. _____ (2020)

RESOLVED: That a loan with Hazelwood Initiative for the development of six (6) single-family homes as part of the Hazelwood Affordable Homeownership Program, in an amount of up to \$150,000, payable from the HOF For-Sale Development Program (FSDP) is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, 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 loan with Hazelwood Initiative for the development of six (6) single-family homes as part of the Hazelwood Affordable Homeownership Program, in an amount of up to \$150,000, payable from the Housing Recovery Program – Developer (HRP-D) is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, 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: August 13, 2020

Re: Agenda Item 6: Residential Lending and Investments

Residential Lending Agenda Item Overview

6E. Sweetbriar Senior Residences – Mount Washington

- i. Authorization to enter into an Urban Development Action Grant (UDAG) UPIF Loan Agreement with Washington Heights Elderly Housing Corporation in the amount of \$351,000.

Authorization Requested

Authorization is requested to enter into the above-mentioned agreement with the Washington Heights Elderly Housing Corporation to provide financing, in the form of a UDAG Program Income Fund loan, for the complete overhaul and modernization of the elevator at Sweetbriar Place. Sweetbriar Place is a 55-unit HUD 202 senior apartment building located in the Mount Washington neighborhood of Pittsburgh.

The building is owned by the Washington Heights Elderly Housing Corporation, a nonprofit 501(C)(3) comprised of representatives from local Mount Washington area organizations. SeniorCare Network has managed Sweetbriar since its opening in 1986; it is the real estate management arm of Presbyterian SeniorCare Network. SeniorCare's mission is to provide affordable and supportive housing for seniors and persons with disabilities.

The building is eight-stories tall and contains only one elevator, dating back to 1986. The current state of the elevator makes it a liability to the building, its management, and residents. Over the past 34 years, the elevator has been well maintained but it is at the point where parts are no longer readily available and are proving to be prohibitively expensive to procure. A large-scale modernization project is required to secure the long-term safety and accessibility of the community for its residents and visitors.



The development team has brought on Elevator Management Services to act as a development consultant for this project, and they have created an appropriate scope and modernization plan that was put out to bid earlier this year. Otis Elevator provided the most appropriate proposal and was selected by the development team to serve as the contractor. Given the elderly and frail population, relocation is necessary for some residents while the work is carried out, likely for 4-6 weeks. The development team has been in discussions with nearby facilities with vacancies.

Details of the project are as follows:

Borrower/Developer:	Washington Heights Elderly Housing Corporation 211 Sweetbriar Street Pittsburgh, PA 15211
Location:	211 Sweetbriar Street
Neighborhood:	Mount Washington
Council District:	2
Description:	UDAG Program Income Fund Loan for elevator modernization in 55-unit senior high-rise apartment
Development Consultant:	Elevator Management Services
General Contractor(s):	Otis Elevator Co. Pittsburgh
Program Benefit:	Fills an immediate need to create a safer living space for a vulnerable population, furthering the URA's mission to provide quality, safe housing to the residents of the City of Pittsburgh. URA will be repaid, with interest, while Sweetbriar is able to make a necessary repair in a cost-effective manner that will not jeopardize their ability to provide support and services for their residents in the future.
Total URA Financing:	\$351,000 UDAG Program Income Fund Loan
Loan Terms:	Principle - \$351,000 Term – 20 years Amortization Period – 20 years Interest Rate – 2% Collateral – Subordinate lien position on property located at 211 Sweetbriar Street, Pittsburgh PA 15211
Required Approvals:	Financing was approved at the August 5, 2020 Real Estate Loan Review Committee meeting.
MWBE Status:	MWBE narrative has been approved. A final MWBE plan will be provided prior to closing.



Resolution for Agenda Item 6E

RESOLUTION NO. _____ (2020)

RESOLVED: That a loan with Washington Heights Elderly Housing Corporation for the complete overhaul and modernization of the elevator at Sweetbriar Place, a 55-unit HUD 202 senior apartment building located in the Mount Washington neighborhood, in an amount of up to \$351,000, payable from the Urban Development Action Grant (UDAG) UPIF is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, 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: August 13, 2020

Re: Agenda Item 6: Residential Lending and Investments

Residential Lending Agenda Item Overview

6F. 9 Lanark Street – Fineview

- i. Authorization to enter into a Community Development Investment Fund (CDIF) Grant Agreement with Fineview Citizens Council in the amount of \$90,000.
- ii. Authorization to enter into a Rental Gap Financing Loan Agreement with (RGP) Fineview Citizens Council in the amount of \$22,790 and a waiver of program guidelines.

Authorization Requested

Authorization is requested to enter into the above-mentioned agreement with the Fineview Citizen's Council (FCC) to provide financing, in the form of a Community Development Investment Fund (CDIF) Grant and a Rental Gap Financing (RGP) Loan agreement, for the development of a single-unit rental structure. Due to the size of the structure, authorization is also requested to waive the RGP program guidelines that require projects receiving RGP financing to have four (4) or more units.

This project involves a complete renovation of the current structure that will include bringing the unit up to code, landscaping, painting, and other renovations. Once work is complete, the property will be rented to an income-eligible household with an income at or below 60% AMI. As a stipulation of the loan, the home will have a 15-year affordability restriction for households at or below 60% AMI.

The CDIF Grant agreement will be sourced by City Bond 2012 PHCF Fineview funding. The RGP loan will be sourced by LLEA.



Details of the project are as follows:

Borrower/Developer:	Fineview Citizens Council 447 Marshall Ave Pittsburgh, PA 15214
Location:	9 Lanark St. Pittsburgh, PA 15214
Neighborhood:	Fineview
Council District:	1
Description:	Community Development Investment Fund (CDIF) Grant & Rental Gap Program (RGP) Loan
Architect:	Studio for Spatial Practice, LLC
General Contractor:	Rebuilding Together Pittsburgh
Program Benefit:	This project will redevelop a vacant structure in the Fineview neighborhood and provide needed affordable, rental housing to the community.
Total URA Financing:	\$112,790; The RGP loan (\$22,790) will have a 0% annual interest rate with a 15-year term.
Total Development Sources:	URA RGP Loan - \$22,790 URA CDIF Grant - \$90,000 Community Infrastructure and Tourism Fund - \$225,000 Landmarks Community Capital Corporation Bridge Loan - \$40,000 Northside CD Loan Fund - \$80,000 FCC Start Up Cash - \$12,000 Total Financing - \$337,790
Required Approvals:	Financing was approved at the August 5, 2020 Real Estate Loan Review Committee meeting
MWBE Status:	MWBE narrative has been approved. A final MWBE plan will be provided prior to closing.



Resolutions for Agenda Item 6F

RESOLUTION NO. _____ (2020)

RESOLVED: That a grant with Fineview Citizens Council for the development of a single-unit rental structure, in an amount of up to \$90,000, payable from the Community Development Investment Fund (CDIF) is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, 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.

RESOLUTION NO. _____ (2020)

RESOLVED: That a loan with Fineview Citizens Council for the development of a single-unit rental structure, in an amount of up to \$22,790, payable from the Rental Gap Program and sourced by LLEA, State Repayments, and/or Paygo is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, 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: August 13, 2020

Re: Agenda Item 6: Residential Lending and Investments

Residential Lending Agenda Item Overview

6G. Homeowner Assistance Program - 2020 HOF funding awards

- i. Authorization to increase the contract with Hilltop Alliance by \$250,000 from \$700,000 to \$950,000.
- ii. Authorization to increase the contract with Rebuilding Together Pittsburgh by \$200,000 from \$400,00 to \$600,000.
- iii. Authorization to increase the contract with Low Country Building Solutions by \$285,000 from \$400,000 to \$685,000.

Authorization Requested

The main objective of the HOF Homeowner Assistance Program (HAP) is to provide financial and technical assistance to eligible Borrowers for rehabilitating and improving residential owner-occupied properties citywide. Through HOF 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. The homeowners must have annual household incomes less than 50% of the Area Median Income. The program has been operating since June 2019. It 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 either perform the construction work themselves or contract with contractors to perform the work. The Program Administrators will coordinate the work with the URA's HOF Department and the Engineering and Construction Department.



Authorization is requested to amend contracts with three (3) contractors for the HAP program. The contractors and the requested contract amounts are as follows:

Low Country Building Solutions, LLC – increase by \$285,000: Low Country Building Solutions is a MWBE firm that performs work for the program citywide. Mona Minnie is the President (412-458-0037). The offices are located at 1455 Spring Garden Ave, Pittsburgh PA 15212.

The Hilltop Alliance – increase by \$250,000: The Hilltop Alliance is a community development corporation that serves 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. Aaron Sukenik is the Executive Director. Their offices are located at 831 East Warrington Ave., 2nd Floor, Pittsburgh, PA 15210.

Rebuilding Together Pittsburgh – increase by \$200,000: Rebuilding Together Pittsburgh (RTP) is a nonprofit organization dedicated to providing low-income homeowners with critical home repairs, accessibility modifications, and energy efficiency upgrades. RTP serves residents across Allegheny County and the City of Pittsburgh and their office is located at 7800 Susquehanna St. Pittsburgh, PA 15208. Steve Burris is the Executive Director.

HOF Advisory Board Review:

The HOF Advisory Board reviewed and approved the HOF funded awards at the August 6, 2020 HOF Advisory Board Meeting.

M/WBE Review Committee Status:

Total per household project costs will be less than \$250,000; therefore, this program is not subject to the URA's M/WBE 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 6G

RESOLUTION NO. _____ (2020)

RESOLVED: That amendment of an Agreement with Hilltop Alliance, dated February 3, 2020, to provide financial and technical assistance to eligible Borrowers for rehabilitating and improving residential owner-occupied properties citywide., for an increase of up to \$250,000, for a total Agreement amount of \$950,000, payable from the HOF Homeowner Assistance Program (HAP) is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment of 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 amendment of an Agreement with Rebuilding Together Pittsburgh, dated April 19, 2020, to provide financial and technical assistance to eligible Borrowers for rehabilitating and improving residential owner-occupied properties citywide., for an increase of up to \$200,000, for a total Agreement amount of \$400,000, payable from the HOF Homeowner Assistance Program (HAP) is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment of 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 amendment of an Agreement with Low Country Building Solutions, dated November 22, 2019, to provide financial and technical assistance to eligible Borrowers for rehabilitating and improving residential owner-occupied properties citywide, for an increase of up to \$285,000, for a total Agreement amount of \$685,000, payable from the HOF Homeowner Assistance Program (HAP) is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment of 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: Emily Mitchell, Assistant Director of Neighborhood Development

Cc: Greg Flisram, Executive Director

Date: August 13, 2020

Re: Agenda Item 7: Development Services

Development Services Agenda Item Overview

7A. ePropertyPlus

- i. Authorization to enter into a contract with eProperty Innovations, LLC for the ePropertyPlus property database system, in an amount not to exceed \$24,600.48.

Authorization Requested

ePropertyPlus (“ePP”) is a property database system that enables URA staff to access information about URA and City-owned properties and acts as a single repository of information. The program helps to eliminate inconsistent information and enhances the efficiency and effectiveness of the URA’s property management and site planning. Since the URA’s initial contract with STR GRANTS, LLC in 2015, now eProperty Innovations, LLC, ePP has enhanced our ability to work with property information across the Authority, with leadership, and with the general public.

ePP includes the ability to review program and project assignments, service providers, contractor selection and monitoring, cost accumulation, and more in a central repository of all data related to the URA’s property portfolio. ePP allows URA staff to track details and review and update the status of individual parcels live and online.

ePP has two essential functional aspects:

1. Property Management for managing the inventory, managing projects, and performing various services on the inventory.
2. A public site which provides an outreach platform for potential buyers to research and apply for properties. The public site allows individuals, such as members of the public, legislators, or organizations, to view properties either by list or map view. Applications can be submitted online and application status tracking is also provided.



Such monitoring can also take place on mobile devices including tablets, phones, and other portable devices connected to the internet.

The software integrates well with most other data systems including Excel. ePP was initially devised as a product to support land banking and is currently utilized by most of the larger land banks in the country, including those in New York, New Jersey, Michigan, Ohio, Georgia, and Louisiana.

Authorization is requested to enter into a 12-month contract with eProperty Innovations, LLC for the ePP property database system, in an amount not to exceed \$24,600.48. This contract includes a one-year subscription renewal for seven standard users, two light users, and one free guest user.

This is a decrease from prior contracts and its expiration is set to align with the estimated implementation timelines of other software platforms being investigated by the Authority. This contract renewal will allow staff to better determine if other platforms under consideration would be better-suited for this purpose without risking loss of any historic data gathered to-date.

The funding source is 500-00 Inventory Management and/or other sources.

eProperty Innovations, LLC, is a Virginia limited liability company with a mailing address of 3975 Fair Ridge Drive, #425 North, Fairfax, VA 22033. Brian White is the General Manager and Director of Strategic Engagement.



Resolution for Agenda Item 7A

RESOLUTION NO. _____ (2020)

RESOLVED: That an agreement with the eProperty Innovations, LLC for the ePropertyPlus property database system, for an amount not to exceed \$24,600.48, payable from 500-00 Inventory Management and/or other sources is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, 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: Emily Mitchell, Assistant Director of Neighborhood Development

Cc: Greg Flisram, Executive Director

Date: August 13, 2020

Re: Agenda Item 7: Development Services

Development Services Agenda Item Overview

7B Uptown - Fifth and Dinwiddie

- i. Authorization to extend exclusive negotiations with Fifth and Dinwiddie Development, LLC, for a period of six (6) months for the sale of the following parcels known as the Fifth and Dinwiddie Site:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
3 rd	11-E-19	1749 Fifth Avenue
3 rd	11-E-20	1747 Fifth Avenue
3 rd	11-E-22	1743 Fifth Avenue
3 rd	11-E-24	1739 Fifth Avenue
3 rd	11-E-25	Fifth Avenue
3 rd	11-E-26	Fifth Avenue
3 rd	11-E-27	Fifth Avenue
3 rd	11-E-28	Fifth Avenue
3 rd	11-E-29	1729 Fifth Avenue
3 rd	11-E-30	Fifth Avenue
3 rd	11-E-31	1723 Fifth Avenue
3 rd	11-E-56	1654 Colwell Street
3 rd	11-E-57	1700 Colwell Street
3 rd	11-E-58	1702 Colwell Street
3 rd	11-E-59	1704 Colwell Street
3 rd	11-E-60	1720 Colwell Street
3 rd	11-E-60-A	1706 Colwell Street
3 rd	11-E-61	Colwell Street
3 rd	11-E-62	1710 Colwell Street
3 rd	11-E-63	1712 Colwell Street



3 rd	11-E-64	1714 Colwell Street
3 rd	11-E-65	1716 Colwell Street
3 rd	11-E-65-A	1729 Our Way
3 rd	11-E-66	1718 Colwell Street
3 rd	11-E-67	1720 Colwell Street
3 rd	11-E-68	Colwell Street
3 rd	11-E-69	1724 Colwell Street
3 rd	11-E-70	113 Dinwiddie Street
3 rd	11-E-71	115 Dinwiddie Street
3 rd	11-E-72	Dinwiddie Street
3 rd	11-E-73	Dinwiddie Street
3 rd	11-E-81	1801 Fifth Avenue
3 rd	11-E-82	Fifth Avenue
3 rd	11-E-85	1807 Fifth Avenue

Authorization Requested

The Fifth and Dinwiddie site includes 34 parcels located at the intersection of Fifth Avenue and Dinwiddie Street in the Uptown neighborhood. The site is divided by Dinwiddie Street. The western portion of the site is 1.4 acres and contains a surface parking lot, vacant land, and scattered, vacant single-family residential structures. The eastern portion of the site, comprising Block 11-E, Lots 81, 82, and 83, is currently City-owned and is being transferred to URA pursuant to a Cooperation Agreement executed July 24, 2018. The City-owned portion of the site contains approximately 0.4 acres and includes vacant land and a structure that is currently used by the Department of Public Works (DPW) as warehouse space.

The URA issued a Request for Proposals (RFP) on February 27, 2019, seeking redevelopers or redevelopment teams to purchase and redevelop the Fifth and Dinwiddie site. The goal of the RFP was to implement the community supported vision as identified in the 2017 EcoInnovation District Plan. At the July 2019 URA Board Meeting the board authorized exclusive negotiations with Fifth and Dinwiddie Development, LLC, a joint venture comprised of Bridging the Gap, LLC, and HB Development.

Details of the Development:

The developer proposes to redevelop the western portion of the site into two (2) new mixed-use buildings joined by a three-story skybridge. The site will include 20,000 square feet of commercial space, a new public plaza, and a total of 167 rental units comprised of micro, 1-bedroom, and 2-bedroom units. Thirty-three of the units, (20%), will be affordable. Of the 33 affordable units, 16 will be for households earning at or below 60 % AMI, 13 will be for households earning at or below 50% AMI, and 4 will be for households earning at or below 20% AMI. The developer plans to apply for 4% Low Income Housing Tax Credits (LIHTC) to support the financing of these affordable units.



The eastern portion of the site will feature an adaptive reuse of the Mugele Building (current DPW warehouse) into commercial/institutional flexible space. The developer also plans to add two stories to the roof of the existing building, set back from the Fifth Avenue frontage. Total project costs are estimated at \$51M.

Authorization is requested to extend exclusive negotiations with Fifth and Dinwiddie Development, LLC, for a period of six (6) months. Fifth and Dinwiddie Development, LLC's exclusive negotiation period expired on June 30, 2020. The developer has requested an extension to continue due diligence and site investigation in order to determine next steps for the development based on current site conditions.

A MWBE Narrative for this project is on file.

Fifth and Dinwiddie Development, LLC, is a newly formed joint venture (JV) comprised of two partner firms, Bridging the Gap Development, LLC, and HB Development, LLC. Bridging the Gap Development, LLC, is a Pennsylvania limited liability company that is a certified MBE firm headed by Derrick Tillman. Bridging the Gap will own a 55% interest in the JV. HB Development is a Pennsylvania limited liability company headed by Gene Boyer and Jeffrey Stein. Fifth and Dinwiddie Development, LLC, has a mailing address of 1435 Bedford Avenue, Pittsburgh, PA 15219. Derrick Tillman is the Managing Partner.



Resolution for Agenda Item 7B

RESOLUTION NO. _____ (2020)

RESOLVED: That exclusive negotiations with Fifth and Dinwiddie Development, LLC Corporation, for the sale of the following properties known as the Fifth and Dinwiddie Site for a period of six (6) months, is hereby approved:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
3 rd	11-E-19	1749 Fifth Avenue
3 rd	11-E-20	1747 Fifth Avenue
3 rd	11-E-22	1743 Fifth Avenue
3 rd	11-E-24	1739 Fifth Avenue
3 rd	11-E-25	Fifth Avenue
3 rd	11-E-26	Fifth Avenue
3 rd	11-E-27	Fifth Avenue
3 rd	11-E-28	Fifth Avenue
3 rd	11-E-29	1729 Fifth Avenue
3 rd	11-E-30	Fifth Avenue
3 rd	11-E-31	1723 Fifth Avenue
3 rd	11-E-56	1654 Colwell Street
3 rd	11-E-57	1700 Colwell Street
3 rd	11-E-58	1702 Colwell Street
3 rd	11-E-59	1704 Colwell Street
3 rd	11-E-60	1720 Colwell Street
3 rd	11-E-60-A	1706 Colwell Street
3 rd	11-E-61	Colwell Street
3 rd	11-E-62	1710 Colwell Street
3 rd	11-E-63	1712 Colwell Street
3 rd	11-E-64	1714 Colwell Street
3 rd	11-E-65	1716 Colwell Street
3 rd	11-E-65-A	1729 Our Way
3 rd	11-E-66	1718 Colwell Street
3 rd	11-E-67	1720 Colwell Street
3 rd	11-E-68	Colwell Street
3 rd	11-E-69	1724 Colwell Street
3 rd	11-E-70	113 Dinwiddie Street
3 rd	11-E-71	115 Dinwiddie Street
3 rd	11-E-72	Dinwiddie Street
3 rd	11-E-73	Dinwiddie Street
3 rd	11-E-81	1801 Fifth Avenue
3 rd	11-E-82	Fifth Avenue
3 rd	11-E-85	1807 Fifth Avenue



Director's Report

To: URA Board of Directors

From: Emily Mitchell, Assistant Director of Neighborhood Development

Cc: Greg Flisram, Executive Director

Date: August 13, 2020

Re: Agenda Item 7: Development Services

Development Services Agenda Item Overview

7C. Larimer – Steel City Squash

- i. Authorization to enter into exclusive negotiations with Steel City Squash for a period of six (6) months, with a possible (3) three-month extension, for the sale of the following publicly owned parcels:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
12 th	124-K-65	608 Regis Way	City of Pittsburgh
12 th	124-K-66	Shetland St	City of Pittsburgh
12 th	124-K-68	600 Larimer Ave	City of Pittsburgh
12 th	124-K-69	602 Larimer Ave	City of Pittsburgh
12 th	124-K-71	604 Larimer Ave	City of Pittsburgh
12 th	124-K-72	Larimer Ave	City of Pittsburgh
12 th	124-K-73	610 Larimer Ave	City of Pittsburgh
12 th	124-K-74	612 Larimer Ave	City of Pittsburgh
12 th	124-K-75	Larimer Ave	City of Pittsburgh
12 th	124-K-76	616 Larimer Ave	City of Pittsburgh
12 th	124-K-77	618 Larimer Ave	City of Pittsburgh
12 th	124-K-78	6300 Joseph St	City of Pittsburgh
12 th	124-K-78-A	6302 Joseph St	City of Pittsburgh
12 th	124-K-78-B	6304 Joseph St	City of Pittsburgh
12 th	124-K-123	Joseph St	City of Pittsburgh
12 th	124-K-123-A	Rapidan Way	URA
12 th	124-K-124	Rapidan Way	City of Pittsburgh
12 th	124-K-127	Joseph St	City of Pittsburgh
12 th	124-K-128	Joseph St	City of Pittsburgh
12 th	124-K-129	Joseph St	City of Pittsburgh
12 th	124-K-130	Rapidan Way	City of Pittsburgh
12 th	124-K-131	Rapidan Way	City of Pittsburgh
12 th	124-K-132	Rapidan Way	City of Pittsburgh



12 th	124-K-133	6312 Rapidan Way	City of Pittsburgh
12 th	124-K-147	119 Shetland St	City of Pittsburgh
12 th	124-K-149	Shetland St	City of Pittsburgh

Authorization Requested

Authorization is requested to enter into Exclusive Negotiations with Steel City Squash for the purchase and redevelopment of vacant land along Larimer Avenue. Steel City Squash, in partnership with the national Squash and Education Alliance network, provides programming focused on education, mentoring, community service, travel, and the sport of squash. It aims to offer academic and athletic opportunities for Pittsburgh youth and families who desire and deserve more long-term, reliable support.

To date, Steel City Squash has been renting space for their operations from Chatham University, but is ready to grow into its own headquarters. The Larimer location has been identified for Steel City Squash’s project due to its centrality, as well as the existing neighborhood plans to redevelop Larimer Avenue. The URA is in the process of acquiring the properties from the City of Pittsburgh. The site contains a total of approximately 40,665 square feet.

Steel City Squash plans to build a new facility that includes squash courts as well as classroom/meeting space that can be made available for use by the Larimer community. Steel City Squash has worked closely with the Larimer Consensus Group (LCG) to design its site appropriately, accommodate nearby residents, and ensure community benefit including ongoing partnership with schools in Larimer for field trip opportunities and job creation. The Steel City Squash team has met with the LCG on numerous occasions and has presented at an open body meeting for the Larimer community to comment on the project. During the Exclusive Negotiations period, the LCG has asked that Steel City Squash continue its robust community outreach. The total project cost is estimated at \$5,000,000.

Approved MWBE and MWI Narratives are on file.

The exclusive negotiation period would be for six (6) months with the option of extending this period for an additional three (3) months at the discretion of the Executive Director.

Steel City Squash is a non-profit corporation with a mailing address of 140 Trees Hall, Pittsburgh PA, 15261. Brad Young is the Executive Director.



Resolution for Agenda Item 7C

RESOLUTION NO. _____ (2020)

RESOLVED: That exclusive negotiations with Steel City Squash, for the sale of the following publicly-owned properties for a period of six (6) months, with a possible (3) three-month extension at the discretion of the Executive Director is hereby approved:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
12 th	124-K-65	608 Regis Way	City of Pittsburgh
12 th	124-K-66	Shetland St	City of Pittsburgh
12 th	124-K-68	600 Larimer Ave	City of Pittsburgh
12 th	124-K-69	602 Larimer Ave	City of Pittsburgh
12 th	124-K-71	604 Larimer Ave	City of Pittsburgh
12 th	124-K-72	Larimer Ave	City of Pittsburgh
12 th	124-K-73	610 Larimer Ave	City of Pittsburgh
12 th	124-K-74	612 Larimer Ave	City of Pittsburgh
12 th	124-K-75	Larimer Ave	City of Pittsburgh
12 th	124-K-76	616 Larimer Ave	City of Pittsburgh
12 th	124-K-77	618 Larimer Ave	City of Pittsburgh
12 th	124-K-78	6300 Joseph St	City of Pittsburgh
12 th	124-K-78-A	6302 Joseph St	City of Pittsburgh
12 th	124-K-78-B	6304 Joseph St	City of Pittsburgh
12 th	124-K-123	Joseph St	City of Pittsburgh
12 th	124-K-123-A	Rapidan Way	URA
12 th	124-K-124	Rapidan Way	City of Pittsburgh
12 th	124-K-127	Joseph St	City of Pittsburgh
12 th	124-K-128	Joseph St	City of Pittsburgh
12 th	124-K-129	Joseph St	City of Pittsburgh
12 th	124-K-130	Rapidan Way	City of Pittsburgh
12 th	124-K-131	Rapidan Way	City of Pittsburgh
12 th	124-K-132	Rapidan Way	City of Pittsburgh
12 th	124-K-133	6312 Rapidan Way	City of Pittsburgh
12 th	124-K-147	119 Shetland St	City of Pittsburgh
12 th	124-K-149	Shetland St	City of Pittsburgh



Director's Report

To: URA Board of Directors

From: Emily Mitchell, Assistant Director of Neighborhood Development

Cc: Greg Flisram, Executive Director

Date: August 13, 2020

Re: Agenda Item 7: Development Services

Development Services Agenda Item Overview

7D. Bedford Dwellings – Bedford Senior Campus Exclusive Negotiations.

- i. Authorization to enter into exclusive negotiations with Catalyst Communities LLC and Hill District Community Development Corporation for a period of six (6) months, with a possible six (6) month extension, for the sale of Block 25-S, Lot 110, and Block 25-S, Lot 112, in the 5th Ward.

Authorization Requested

Authorization is requested to enter into Exclusive Negotiations with Catalyst Communities LLC and the Hill Community Development Corporation (Hill CDC) as they complete due diligence, fundraising, and other pre-development activities related to the rehabilitation of the above-mentioned URA-owned properties, which will be incorporated into a larger age- and income-restricted senior housing community called “Bedford Senior Campus.”

The URA originally entered into Exclusive Negotiations with the Ralph A. Falbo development company for the Western Restoration property in Bedford Dwellings in May 2018. An Intent to Issue Multi-Family Debt in an amount up to \$4.1 million was approved by the URA board at the same time. Ultimately, the project was reimagined and is now brought back to the board as a comprehensive rehabilitation of the Bedford Senior Campus site which includes two separate redevelopment transactions.

One component is the rehabilitation of three (3) existing senior housing properties - Milliones Manor, Western Manor, and Christopher A. Smith Terrace - containing a total of 109 units. The second component is the acquisition and adaptive reuse of the three (3) vacant Western Restoration buildings along with the addition of a new construction low-rise elevator building on adjacent vacant land. This will result in the addition of up to 40 new units of senior housing



adjacent to the three existing operating senior buildings, bringing the total number of units at Bedford Senior Campus to 149. There will be commercial use in at least one of the buildings with the tenant to be determined.

Catalyst Communities is proposing a rehabilitation involving two 4% Low Income Housing Tax Credit (LIHTC) transactions which will bring the existing properties, which have not been renovated in over 20 years, up to 2020 standards, with building code, accessibility, and many other updates. The URA, through past projects and activities, has already contributed funding to Western Manor, specifically a \$380,000 soft loan and \$75,000 in disposition costs for building and land. Milliones Manor, as one of the City's earliest 9% LIHTC deals, also has URA involvement.

The Bedford Senior Campus project will bring the three existing senior housing properties under single ownership and will combine them with the reuse and new construction of the three vacant properties to create a multi-building mixed-use senior development campus. Affordability levels for all of the senior units will be up to 50% AMI. Excluding acquisition, which is under negotiation, the Western Manor/Christopher A. Smith Terrace/Milliones Manor rehabilitation is budgeted at approximately \$10M. The Western Restoration redevelopment is budgeted at approximately \$10M for the acquisition and rehabilitation of the three existing buildings and the addition of one new construction building.

The Hill CDC is a sponsor and Board member of Western Manor and acted last year to contribute the building to this transaction. Additionally, the Hill CDC owns Milliones Manor and is seeking to restructure the financing in order to bring new capital in. It is specifically looking to convert to Project-Based Section 8 in addition to adding Historic Tax Credit (HTC), LIHTC, and Housing Authority of the City of Pittsburgh (HACP) capital. Regarding Christopher A. Smith Terrace, the Hill CDC is working with the existing general partner and limited partner to put purchase and sale agreements in place.

Approved MWBE and MWI narratives are on file for the project.

Catalyst Communities LLC is a Pennsylvania limited liability company with a mailing address at 429 4th Avenue, Suite 2010, Pittsburgh, PA 15219. Michael Polite is founder, CEO and Chairman.

Hill CDC is a Pennsylvania nonprofit corporation with a mailing address at 2015-2017 Centre Avenue, 2nd Floor, Pittsburgh, PA 15219. Marimba Milliones is President and CEO.



Resolution for Agenda Item 7D

RESOLUTION NO. ____ (2020)

RESOLVED: That exclusive negotiations with Catalyst Communities LLC and Hill District Community Development Corporation, for the sale of Block 25-S, Lot 110, and Block 25-S, Lot 112, in the 5th Ward for a period of six (6) months with a possible six (6) month extension at the discretion of the Executive Director is hereby approved.



Director's Report

To: URA Board of Directors

From: Emily Mitchell, Assistant Director of Neighborhood Development

Cc: Greg Flisram, Executive Director

Date: August 13, 2020

Re: Agenda Item 7: Development Services

Development Services Agenda Item Overview

7E. West End Campus – DIF Funding

- i. Authorization to enter into a District Improvement Fund (DIF) grant agreement with Jasmine Nyree Homes Inc., or related entity in the amount of up to \$75,000 and a waiver of the administrative guidelines.

Authorization Requested

Authorization is requested to enter into a District Improvement Fund (DIF) grant agreement with Jasmine Nyree Homes Inc., or related entity, in the amount of up to \$75,000 for the Jasmine Nyree Campus project. Authorization is also requested for a waiver of administrative guidelines.

In 2019, the developer purchased four buildings on Landis Street in the Sheraden neighborhood of Pittsburgh, including the former Holy Innocents Church and two school buildings. The 180,000 square foot site has been vacant for over a decade. The Jasmine Nyree Campus Project will transform the site into a multi-service facility for those with special needs and the West End community at large.

The multi-phase community project includes:

- The Patricia Jean Administration Building, which opened in June of 2020;
- The Dr. Phillip Birdean Learning Center, a 65,000 square foot facility with basketball court, computer lab, library and daycare for adults with special needs;
- A 75,000 square foot Community Center with cafeteria, mental health clinic, laundromat, drug-and-alcohol treatment facility, cosmetology school and employment hub where people can earn their GED, complete college applications and receive job training; and



- A 40-unit apartment building for low-income seniors, disabled veterans, and special needs adults.

Grant funding will be used for the Dr. Phillip Birdean Learning Center, which is expected to open in the first quarter of 2021. Total projects costs for the learning center facility are \$1.75M.

Sources: Development Improvement Fund

Contract information:

Jasmine Nyree Homes Inc

3011 Landis Street

Pittsburgh Pa 15204



Resolution for Agenda Item 7E

RESOLUTION NO. _____ (2020)

RESOLVED: That an agreement with Jasmine Nyree Homes Inc for the Jasmine Nyree Campus project, for an amount not to exceed \$75,000, payable from District Improvement Fund (DIF) is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, 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; and it is

RESOLVED FURTHER: That a waiver of the District Improvement Fund (DIF) guidelines is hereby approved.



Director's Report

To: URA Board of Directors
From: Tom Link, Director of Business Solutions
Cc: Greg Flisram, Executive Director
Date: August 13, 2020
Re: Agenda Item 8: Business Solutions

Business Solutions Agenda Item Overview

8A. Neighborhood Initiatives Fund

- i. Authorization to make awards to 12 neighborhood improvement projects and programs, totaling \$680,000.

Authorization Requested

Authorization is requested to enter into contracts with the following organizations to conduct approved Neighborhood Initiatives Fund activities, for a total not to exceed \$580,000. Funding amounts for each project are pending final CDBG approval. Funding sources are CDBG and PayGo.

- Beltzhoover Consensus Group
- Brashear Association
- Center of Life
- City of Asylum
- Amani Christian CDC
- South Side Community Council
- Hill CDC
- Hill District Federal Credit Union
- New Hazlett Center for the Arts
- Operation Better Block
- Oakland BID
- Richard's Imagine Center of Hope



Resolution for Agenda Item 8A

RESOLUTION NO. _____ (2020)

RESOLVED: That agreements with the following organizations to conduct approved Neighborhood Initiatives Fund activities, in an amount of up to \$580,000 in total across all organizations, payable from CDBG and PayGo funds are hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, on behalf of the Authority, is hereby authorized to execute agreements therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

- Beltzhoover Consensus Group
- Brashear Association
- Center of Life
- City of Asylum
- Amani Christian CDC
- South Side Community Council
- Hill CDC
- Hill District Federal Credit Union
- New Hazlett Center for the Arts
- Operation Better Block
- Oakland BID
- Richard's Imagine Center of Hope



Director's Report

To: URA Board of Directors

From: Tom Link, Director of Business Solutions

Cc: Greg Flisram, Executive Director

Date: August 13, 2020

Re: Agenda Item 8: Business Solutions

Business Solutions Agenda Item Overview

8B. Get Online Grow Online

- ii. Authorization to enter into a contract with Neighborhood Allies for up to \$26,000 for the second round of the Get Online Grow Online program.

Authorization Requested

Authorization is requested to enter into a contract with Neighborhood Allies for up to \$26,000 for the second round of the Get Online Grow Online program.

In June 2020, the URA and Neighborhood Allies worked together to develop and implement the first round of Get Online Grow Online (GOGO), a technical assistance program designed to help retail and food-based small businesses to build their e-commerce capacity. Nine technical assistance providers were selected through an RFP process. More than 90 businesses applied for the program; 46 were selected to participate, and 35 completed the program – of which 80% were MWBE.

The RFP for technical assistance providers, as well as the application for participants, for the second round of the GOGO program will be released on August 14. Participants will be selected at the beginning of September.



Resolution for Agenda Item 8B

RESOLUTION NO. _____ (2020)

RESOLVED: That an agreement with Neighborhood Allies to develop and implement the second round of Get Online Grow Online (GOGO), in an amount of up to \$26,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



URA Regular Board Meeting
AGENDA "B"

1. Reallocations

- a. Reallocation of CDBG 2019 Housing Rehab funds in the amount of \$240,000 to CDBG 2019 HAPI.
- b. Reallocation of up to \$80,000 from the Homewood Coliseum PAYGO2016PAYGO16-10 funding source to the Citywide Paygo 2017 Major Development PAYGO2017PAYGO17- 11 funding source to be used for the Neighborhood Initiative Fund.
- c. Reallocation of up to \$80,000 from the CDBG19-20 Community Neighborhood initiatives funding source to be used for the Homewood Coliseum replacement project.
- d. Neighborhood Initiatives Fund
 - i. Reallocation of \$100,000 from Major Development PAYGO 2018 to the Neighborhood Initiatives Fund.

2. Amendments

- a. Authorization to amend the Housing Stabilization Program Guidelines to incorporate CDBG required language.
- b. Central Business District - Hitchhiker Holdings, LLC
 - i. Rescission of Resolution No. 31 (2020), which approved the proposal by Hitchhiker Holdings, LLC, to purchase 604 Liberty Avenue (Block 1-D, Lot 183) in the 2nd Ward.
- c. Amendment of URA Wire Transfer/Check Signers:

RESOLUTION NO. _____ 2020

RESOLVED: That Resolution No. 450 (2018) is hereby amended, by inserting a new subparagraph A as follows:

"All accounts of this Corporation – any two of the following: one of which is to be one of the following: Executive Director, Deputy Executive Director, Director of Housing Lending, Director of Business Solutions, or Chairperson of the Board of



Directors and the second signature to be that of one of the following, so long as it is not the same as the first signature: Executive Director, Deputy Executive Director, Director of Housing Lending, Director of Business Solutions, Chairperson of the Board of Directors, Vice Chairperson of the Board of Directors, or Chief Legal Officer; excepting the accounts designated “Contractor’s Disbursement Account” and “PHRP Disbursement Account” and the “HOME Disbursement Account” which shall require only one signature to be one of the following: Executive Director, Deputy Executive Director, Director of Housing Lending, or Director of Business Solutions”.

- d. Amendment of Signers for all URA Documents:

RESOLUTION NO. _____ (2020)

RESOLVED: That Resolution No. 451 (2018) is hereby amended, to remove the Chief Financial Officer as an authorized signatory of all URA’s documents, to add the Director of Business Solutions and Assistant Director of Finance as an authorized signatories of all URA’s documents; and, with respect to all prior authorizations which permitted the Deputy Executive Director of Finance and Operations to execute documents on behalf of the Authority, such authorizations shall now be deemed to authorize execution by the Deputy Executive Director.

- e. Amendment of URA Authorization Memos for contracts signers (under \$10,000 and under \$20,000).

RESOLUTION NO. _____ (2020)

RESOLVED: That Resolution No. 238 (2017), as amended by Resolution No. 42 (2020), is hereby amended to remove the Chief Financial Officer as an authorized party, and to add the Director of Commercial Lending and/or the Director of Business Solutions to execute contracts and agreements for amounts not to exceed \$10,000.00, (a) upon supporting documentation establishing that: (i) all laws and regulations have been fully complied with in selecting the contracting party, including applicable competitive bidding procedures; (ii) the contracting party is qualified legally and experientially to perform the contract/agreement; (iii) the compensation to be paid to the contracting party is fair, reasonable, and competitive; and (iv) it is in the best interests of the Authority to enter into the contract/agreement, and (b) upon legal review.



RESOLUTION NO. _____ (2020)

RESOLVED: That Resolution No. 239 (2017), as amended by Resolution No. 43 (2020), is hereby amended, is hereby amended to remove the Chief Financial Officer as an authorized party, and to add the Director of Commercial Lending and and/or the Director of Business Solutions to execute contracts to execute contracts and agreements for amounts not to exceed \$20,000.00, (a) upon supporting documentation establishing that: (i) all laws and regulations have been fully complied with in selecting the contracting party, including applicable competitive bidding procedures; (ii) the contracting party is qualified legally and experientially to perform the contract/agreement; (iii) the compensation to be paid to the contracting party is fair, reasonable, and competitive; and (iv) it is in the best interests of the Authority to enter into the contract/agreement, and (b) upon legal review.

f. Amendment of Agreement with Maher Duessel for an increase of \$50,000.

3. Certificate of Completion

a. Certificate of Completion for El-Gar Rehab, Inc. for Parcel B-48 a/k/a Block 84-D-137A and previously designated as Block 84-D, Lot 209, etc., in the 11th Ward (residential development – 338 Enright Court).

4. Acquisitions

a. Larimer – PHDC/LCG Housing Development

i. Acquisition of the following publicly owned properties for \$1.00 plus costs using Strategic Site Acquisition funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
12th	124-N-162	0 Carver St
12th	124-N-163	0 Carver St
12th	124-N-167-2	0 Paulson Ave
12th	124-N-193	0 Carver St

5. Conveyance

d Central Business District – First Avenue

i. Conveyance by quit claim deed of Block 2-J, Lot 261, in the 1st Ward, to DIV 620 Second Avenue LLC, for \$1.00.



6. **Request for proposals**

- e. Authorization to submit a response to Arctaris Impact Investors, LLC's \$25M Place-Based Opportunity Zone Investment Initiative RFP.

7. **Reappointment**

- a. Administrative – Pittsburgh Housing Development Corporation
 - i. Reappointment of Jerome Jackson, to the Board of Pittsburgh Housing Development Corporation (3-year term).

Pittsburgh Housing Development Corporation (PHDC) is the not for profit 501 (c) 3 housing development affiliate of the Authority. PHDC is governed by a Board of Directors appointed by the Authority Board. Authorization is requested to make the following reappointment:

Appointment: Jerome Jackson
Executive Director
Operation Better Block
(3-year term)

8. **Agreements**

- a. Authorization to enter into a professional services contract with Econsult Solutions, Inc., in an amount not to exceed \$67,500.
- b. Authorization to accept funds from the Hillman Foundation and the Richard King Mellon Foundation, in an amount not to exceed \$67,500, to be utilized to pay the costs of the professional services contract with Econsult Solutions, Inc.

