

URA Board Agenda



Date/Time: August 11, 2022, at 2:00 PM

Web Access: <https://us06web.zoom.us/j/84246775174>

Dial In: (929) 205-6099

Webinar ID: 842 4677 5174

Regular Board Meeting

AGENDA

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- a. Larimer – East Liberty Boulevard For-Sale Housing Project Predevelopment Loan (*pp. 2-3*)
 - i. Authorization to enter into a For-Sale Development Program (FSDP) predevelopment loan agreement with East Liberty Development, Inc. (ELDI) in the amount of up to \$200,000
 - ii. Authorization to waive FSDP program guidelines to exceed the predevelopment loan maximum amount of \$100,000 where the project occurs on multiple properties

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- a. Allentown – Grandview South (Hilltop Alliance Scattered Site) - Proposal Package Acceptance (*p. 4*)
 - i. Proposal and form of contract for the sale of Block 3-N, Lot 171; Block 3-P, Lots 186, 197, 216, 262, 277, and 281; Block 3-R, Lots 305 and 306; Block 14-A, Lot 292; Block 14-B, Lots 6, 7, 10, 15, 78, 223A, and 254, in the 18th Ward to Grandview South Homes, LP, or a related entity, for \$1.00 plus costs
- b. Fairywood – Fairywood Industrial Tax Increment Financing (*pp. 5-6*)
 - i. Authorization to advance a Fairywood Industrial Tax Increment Financing (TIF) Plan
 - ii. Authorization to advance a Cooperation Agreement between the URA, City of Pittsburgh, County of Allegheny, and School District of the City of Pittsburgh for the TIF Plan
 - iii. Authorization to execute all financing documents required in connection with the Fairywood Industrial TIF note issuance, subject to conditions
- c. Larimer – Veterans Place Campus Expansion (*p. 7*)
 - i. Proposal and form of contract for the sale of Block 125-C, Lots 162, 163, 164, 165, and 166, in the 12th Ward to Veterans Place of Washington Boulevard or a related entity for \$1.00 plus costs

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Director's Report

To: URA Board of Directors
From: Evan Miller, Acting Director, Residential & Consumer Lending
Cc: Greg Flisram, Executive Director
Date: August 11, 2022
Re: Agenda Item 5(a): Residential Lending & Investments

5(a) Larimer – East Liberty Boulevard For-Sale Housing Project Predevelopment Loan

- i. Authorization to enter into a For-Sale Development Program (FSDP) predevelopment loan agreement with East Liberty Development, Inc. (ELDI) in the amount of up to \$200,000
- ii. Authorization to waive FSDP program guidelines to exceed the predevelopment loan maximum amount of \$100,000 where the project occurs on multiple properties

Authorization Details

East Liberty Development, Incorporated (ELDI) requests a loan in the amount of up to \$200,000 to finance the predevelopment activities related to the new construction of an 18-unit for-sale development project along East Liberty Boulevard in Larimer. Twelve (12) of the 18 units will be sold at market rates. The remaining six (6) units will be sold at prices affordable to households earning 80% of Area Median Income (AMI) or lower.

The predevelopment funds will be used for architectural and engineering design services, site work, geotechnical testing, holding costs, permits, and fees. These units will be developed on vacant land currently owned by the URA. ELDI is currently undergoing the disposition process to acquire the lots, with construction expected to begin in April 2023 for completion in June 2024.

This development is part of the Larimer For-Sale Housing Strategy as outlined in the Larimer Vision-to-Action Plan managed by KEEL Partners, a collaboration between Kingsley Association, East Liberty Housing, Inc., ELDI, and Larimer Consensus Group. The strategy includes the construction of up to 50 for-sale homes, with plans to sell 30% of the units developed at affordable, below-market prices.

Other predevelopment financing for this project includes ELDI's equity, a Dollar Bank line of credit, and a Heinz Endowments grant.

Borrower/Developer	East Liberty Development, Inc. (ELDI)
Contractor:	NEXTGEN (PWCampbell)
Location:	83-S-271, 83-S-273, 83-S-275, 83-S-276, 83-S-277, 83-S-278, 83-S-279, 83-S-282, 83-S-502, 125-A-334, 125-A-334-A, 125-A-335, 125-A-336, 125-A-339, 125-A-340, 124-N-195 & 124-N-198
Neighborhood:	Larimer
Council District:	9
Description:	Predevelopment funding for the construction of six (6) affordable units as part of an 18-unit development.
Authority Financing for Review:	For-Sale Development Program (FSDP) Predevelopment Loan



Loan Terms: Interest Rate: 0.00%
 Term: 12 months or construction closing, whichever is earlier
 Affordability Term: 10 years

Required Approvals: Real Estate Loan Review Committee
 Housing Opportunity Fund Advisory Board

Program Sources: FSDP HOF 2021

MWBE: MWBE and MWI Narratives have been submitted and approved.

Commitment December 12, 2022

Expiration Date:

Sources of Funds	Total
HOF FSDP Predevelopment Loan	\$200,000
ELDI Equity	\$296,100
Dollar Bank LOC	\$200,000
Heinz Endowments	\$50,000
Total Project Financing	\$746,100

Uses of Funds	Affordable	Market Rate
URA Origination Fee	\$3,000	-
URA Legal Fee	\$4,000	-
Developer Fee	-	\$108,000
Legal Fee	-	\$5,500
Architectural Fee	\$158,000	\$202,000
Civil Engineering & Survey	\$50,667	\$66,333
Design and Permitting	\$3,000	\$6,000
Soils and Structural Report	\$6,000	\$12,000
Appraisal	\$1,800	\$3,600
Consultants	-	\$50,000
State Fees & Permits	\$15,000	\$21,000
Construction and Financing Charges	\$6,423	\$23,777
Total Project Uses	\$247,890	\$498,210



Director's Report

To: URA Board of Directors
From: Jennifer Wilhelm, Chief Operating Officer
Cc: Greg Flisram, Executive Director
Date: August 11, 2022
Re: Agenda Item 6(a): Development Service

6(a) Allentown – Grandview South (Hilltop Alliance Scattered Site) – Proposal Package Acceptance

- i. Proposal and form of contract for the sale of Block 3-N, Lot 171; Block 3-P, Lots 186, 197, 216, 262, 277, 281; Block 3-R, Lots 305 and 306; Block 14-A, Lot 292; Block 14-B, Lots 6, 7, 10, 15, 78, 223A, and 254, in the 18th Ward to Grandview South Homes, LP, or a related entity, for \$1.00 plus costs

Authorization Details

At its December 2020 meeting, the URA Board approved and adopted Resolution No. 352, which stated the URA would enter into exclusive negotiations with Hilltop Alliance and Gatesburg Road Development, or a related entity, for the sale and redevelopment of the above parcels in support of a 9% Low-Income Housing Tax Credit (LIHTC) application to the Pennsylvania Housing Finance Agency (PHFA).

In October 2021, the developer, Grandview South Homes L.P., a limited partnership formed by Gatesburg Road Development and the Hilltop Alliance, received a reservation of 9% LIHTCs from PHFA. As a next step in the URA disposition process, the development team has submitted a Proposal Package, and we are now requesting approval of the proposal and authorization to execute a disposition contract with the developer.

The project involves construction of 31 scattered-site single-family houses in Allentown. Twenty-three (23) of these houses will be two-bedroom units, and the square footage of these will range from 1,006 to 1,523. The remaining eight (8) will be three-bedroom units, and the square footage of these will range from 1,646 to 1,740. Of the 31 houses, four (4) will be set aside for tenants with incomes at or below 20% Area Median Income (AMI), 17 set aside for tenants with incomes at or below 50% AMI, and 10 set aside for incomes at or below 60% AMI. Five (5) units will also be ADA compliant.

Total development cost for the scattered-site development will be \$12,781,692. The project will be presented to the Board again prior to execution of a deed.



Director's Report

To: URA Board of Directors
From: Jennifer Wilhelm, Chief Operating Officer
Cc: Greg Flisram, Executive Director
Date: August 11, 2022
Re: Agenda Item 6(b): Development Service

6(b) Fairywood – Fairywood Industrial Tax Increment Financing

- i. Authorization to advance a Fairywood Industrial Tax Increment Financing (TIF) Plan
- ii. Authorization to advance a Cooperation Agreement between the URA, City of Pittsburgh, County of Allegheny, and School District of the City of Pittsburgh for the TIF Plan
- iii. Authorization to execute all financing documents required in connection with the Fairywood Industrial TIF note issuance, subject to conditions

Authorization Details

Board Resolution 199, which was adopted on June 17, 2021, and amended on December 16, 2021, via Resolution 346, authorized the URA to enter into a joint venture with the Regional Industrial Development Corporation of Southwestern Pennsylvania (RIDC) for the development of the Fairywood Industrial Site (the "Property"). The Property is comprised of the following parcels in the 2nd Ward of the City of Pittsburgh:

- Block 107-H, Lot 100
- Block 70-E, Lots 300 and 325.

To advance the joint venture, the URA executed a Limited Liability Company Operating Agreement with RIDC, allowing Fairywood Industrial Park I, LLC, and Fairywood Industrial Park II, LLC (the "Developers") to serve as the project's developers. The Developers will be jointly owned by the URA and RIDC.

Authorization is now requested to advance a Tax Increment Financing (TIF) plan to fund the redevelopment of the Fairywood Industrial site. These three authorizations enable URA staff to advance the Fairywood Industrial TIF plan to the City, County, and School District. The authorizations also allow the URA to execute relevant legal agreements required to implement and execute the TIF.

The purpose of the TIF is to address on and off-site infrastructure, geotechnical needs, and related building components and requirements for development on a difficult-to-develop site. The Fairywood TIF District will leverage a portion of incremental real estate tax revenue generated as a result of the redevelopment on the former Broadhead Fording Road housing complex and several adjacent parcels.

Project Description

The site of the proposed Fairywood Industrial Park expansion is located at the intersection of Industrial Highway and Mazette Road in the Fairywood neighborhood of the City of Pittsburgh in Allegheny County. The property is identified as Block 70-E-300, 70-E-325, and Block 107-H-100 in the Allegheny County Block and Lot System. The site includes 25.3-acres, approximately 18 of which are developable.

The Broadhead Manor housing development once stood on a portion of the site. This development was owned and operated by the Housing Authority of the City of Pittsburgh (HACP). The site sustained unrecoverable flooding damage during Tropical Storm Ivan that led to total condemnation in 2004. The URA acquired the site from HACP in 2011 and had the property rezoned to be consistent with surrounding uses in 2013, creating a 25.3-acre industrial development parcel.



The construction of infrastructure at the site will allow for continued build-out of the structure, creating ideal development opportunities for the area over two phases.

Phase I is a design build for the anchor tenant Ferguson Plumbing Supply. Ferguson Plumbing has signed a lease for the 150,000 square-foot, to-be-constructed warehouse which will be used to store light industrial plumbing and HVAC supply materials for retail and commercial distribution. Phase I will also include 6,700 square feet of offices and bathrooms; a 7,500 square-foot sales counter; two acres of paved storage (i.e. a pipe yard); and approximately 159 parking spaces. Phase II of the project will bring an additional 150,000 square feet of warehouse space to be built on a speculative bases as tenants are sought for light industrial warehouse, distribution, office, and retail users.

The project is projected to create 222 temporary construction jobs, and 40 permanent jobs in a key economic sector for the Pittsburgh region, and generate an estimated \$264,000 in annual recurring local tax revenue for the City, County, and School District. Based on the current TIF Plan, 65% is proposed to be diverted into the TIF fund and used to pay for on-site development.

The Fairywood Business Park Expansion is consistent with goals as set by the Pittsburgh Master Plan and the Allegheny County Comprehensive Plan, AlleghenyPlaces, adopted in November 2008. Under this plan, The Future Land Use Plan was created to guide development and redevelopment in Allegheny County through the year 2025. The Future Land Use Plan urges support for the revitalization of the City's and the County's existing neighborhoods, including the Fairywood area, for redevelopment.



Director's Report

To: URA Board of Directors
From: Jennifer Wilhelm, Chief Operating Officer
Cc: Greg Flisram, Executive Director
Date: August 11, 2022
Re: Agenda Item 6(c): Development Services

6(c) Larimer – Veterans Place Campus Expansion

- i. Proposal and form of contract for the sale of Block 125-C, Lots 162, 163, 164, 165, and 166, in the 12th Ward to Veterans Place of Washington Boulevard or a related entity for \$1.00 plus costs

Authorization Details

Authorization is requested to accept the Redevelopment Proposal and enter into a disposition contract with Veterans Place, or a related entity, for their Larimer Veterans Place Campus Expansion Development. Five (5) parcels along Washington Boulevard will be redeveloped into a three-story, multi-purpose building. The building will include eight (8) new accessible apartments for homeless and low-income veterans, space to offer behavioral health programming and services, and fitness facilities.

In May 2021, the URA entered into a Hold from Market period with Veterans Place and simultaneously began the process of acquiring the project's five parcels from the City of Pittsburgh. In April 2022, upon completion of the parcel acquisition, the URA granted Veterans Place the license agreement necessary to complete due diligence and predevelopment work as required in fulfillment of the proposal package.

The Veterans Place Campus Expansion will come to the URA Board again for approval of final drawings, evidence of financing, and authorization to execute the deed of sale. Authorization to begin construction will not be extended for the new structure or infrastructure improvements until the designs have been sufficiently vetted with community stakeholders and URA staff.

The MWBE Program Officer has received and reviewed an MWBE Narrative for this project.

Veterans Place is a nonprofit entity that serves vulnerable and homeless veterans. Their mailing address is 945 Washington Boulevard, Pittsburgh, PA 15206.



**Regular Board Meeting
August 11, 2022
DISCLOSURE AGENDA**

1. Agreements/Amendments

- a. Authorization to approve contract amendments for the Legal Assistance Program service providers:
 - i. Neighborhood Legal Services – Increase the contract amount from \$290,000 to \$384,672
 - ii. Community Justice Project – Increase the contract amount from \$183,000 to \$576,000
 - iii. Just Mediation Pittsburgh – Increase the contract amount from \$80,700 to \$180,700
- b. OwnPGH Program Guidelines
 - i. Authorization to approve program guidelines for the OwnPGH Program
- c. Authorization to enter into the following Cooperation Agreements with the City of Pittsburgh:
 - i. 2022 CDBG and 2022 HOME
- d. Authorization to enter into the following Cooperation Agreement with the City of Pittsburgh:
 - i. Washington’s Landing Maintenance Transfer Co-op
- e. Authorization to amend Resolutions 67 and 68 (2022) to adjust the RACP award for Rivera Wet Lab from \$6 million to \$2 million
- f. Avenues of Hope Façade Program
 - i. Authorization to amend the AOH Façade guidelines to remove interior work allowance, increase grant amount depending on prevailing wage rates, and clarify that grantees will be required to work with general contractors selected and contracted by the URA
- g. Downtown Conversion Pilot Program
 - i. Authorization to approve the Downtown Conversion Pilot Program guidelines
- h. Authorization to approve Derek Darwin to receive a Housing Recovery Program-Developer (HRP-D) second deferred mortgage loan; Mr. Darwin is an employee of the Pittsburgh Water and Sewer Authority.

2. Acquisitions

- a. Crawford-Roberts – Bedford Dwellings Phase 1 LIHTC Project
 - i. Acquisition of the following publicly owned property for \$1.00 plus costs using Leased Land funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
3	11-A-36	0 Reed Street
3	11-A-42	0 Reed Street
3	11-E-304	0 Miller Street
3	11-E-306	0 Miller Street

- b. Hazelwood – Elizabeth Street Tot Lot
 - i. Acquisition of the following publicly owned property for \$1.00 plus costs using Leased Land funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
15	56-K-65A	39 W Elizabeth Street
15	56-K-67	35 W Elizabeth Street



3. Certificates of Completion

- a. Certificate of Completion and return of Good Faith Deposit for Connection TWG, LLC, for Block 29-N, Lot 316 (previously designated as Block 29-N, Lots 311 and 316, and also known as Parcels E1e and E1f in the South Side Works Plan of Lots No. 8) in the 16th Ward (2984 Sidney Street – multifamily residential development)

4. Transfer of Funds

- a. Transfer of Funds from Downtown Façade Renovation Program, Cultural District Façade Renovation Program, Dispo Downtown Façade Program, and Upper Floor Program accounts to the Downtown Conversion Pilot Program:
 - i. Downtown Facade Renovation Program: \$445,589.09
 - ii. Downtown/Cultural District Facade Renovation Program: \$295,719.05
 - iii. Dispo Downtown Facade Account: \$29,816.76
 - iv. Upper Floor: \$130,023.67
 - v. Total: \$901,148.57

5. Dispositions

- a. Authorization to convey Block 12-A, Lot 235 (part), and Block 12-A, Lot 245 (part), also known as Lot 2 in the Consolidation Plan for Merriman Court, in the 17th Ward to Birmingham Homes Association for \$1.00

- b. Authorization to convey part of Block 12-A, Lot 130, in the 17th Ward to South Shore Place Owners Association for \$1.00



Appendix – August 2022 Resolutions

5. RESIDENTIAL LENDING & INVESTMENTS

Item 5(a)

RESOLUTION NO. ____ (2022)

RESOLVED: That a predevelopment loan with East Liberty Development, Inc. (ELDI) for an amount of up to \$200,000, payable from the Housing Opportunity Fund For-Sale Development Program (FSDP) is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Operating Officer and/or the Director of Finance, 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, and; it is

RESOLVED FURTHER: That a waiver of the For-Sale Development Program (FSDP) guidelines are hereby approved.

6. DEVELOPMENT SERVICES

Item 6(a)

RESOLUTION NO. ____ (2022)

RESOLVED: That the Redevelopment Proposal submitted by Grandview South Homes, LP, or a related entity, for the sale of Block 3-N, Lot 171; Block 3-P, Lot 186, 197, 216, 262, 277, 281; Block 3-R, Lot 305, 306; Block 14-A, Lot 292; Block 14-B, Lot 6, 7, 10, 15, 78, 223A, 254 in the 18th Ward, for \$1.00 plus costs, and execution of a disposition contract by sale to Grandview South Homes, LP, or a related entity, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Strategy Officer and/or the Director of Finance, 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.

Item 6(b)

RESOLUTION NO. ____ (2022)

RESOLVED: That the Fairywood Industrial Tax Increment Financing (TIF) Plan is hereby authorized for advancement to the City Council of Pittsburgh, the Board of Public Education of the School District of the City of Pittsburgh, and Allegheny County Council.

RESOLUTION NO. ____ (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh, the County of Allegheny and the School District of the City of Pittsburgh to adopt the Fairywood Industrial Tax Increment Financing (TIF) Plan is hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Strategy Officer and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute said agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2022)

RESOLVED: That execution of all financing documents related to the Fairywood Industrial Tax Increment Financing (TIF) note issuance is hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Strategy Officer and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute said documents, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

Item 6(c)

RESOLUTION NO. ____ (2022)

RESOLVED: That the Redevelopment Proposal submitted by Veterans Place of Washington Boulevard or a related entity, for the sale of Block 125-C, Lots 162, 163, 164, 165, and 166, in the 12th Ward, for \$1.00 plus costs, and execution of a disposition contract by sale to Veterans Place of Washington Boulevard or a related entity, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Strategy Officer and/or the Director of Finance, 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.

