

Minutes of the Virtual Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh.

October 13, 2022 – 2:00 P.M., E.S.T.

Members Present: Chintalapalli, Powell, Lavelle, Williamson, Innamorato

Members Absent: None

Staff Present: Flisram, Harris, Nemani-Stanger, Morris, Grantham, Miller, Thomas, Link, Persson, Geiger, Bohince, and Schacht

Chair Chintalapalli called the Regular Meeting to order and declared a quorum present.

1. Roll Call

2. General

- a. Approval of the September 8, 2022, Regular URA Board Meeting Minutes

3. Announcements

- a. Chair Chintalapalli announced that Executive Sessions were held on September 30, 2022, regarding the October Board Agenda items for informational purposes only, and October 7, 2022, regarding personnel matters.
- b. Outdoor Dining Grant Awards
- c. Request for Public Comment – Housing Opportunity Fund Draft 2023 Annual Allocation Plan
- d. Update on the status of the Greater Pittsburgh Coliseum Request for Information (RFI)
- e. Tentative non-voting Lower Hill Redevelopment briefing at the November 10, 2022, URA Board Meeting

4. Public Comment – See attached.

5. OwnPGH Program

- a. Authorization to approve the final OwnPGH Program Guidelines

Mr. Flisram requested Board approval of the above item.

Mr. Derek Kendall-Morris, Manager of Consumer Lending, of Residential Consumer Lending presented that as housing prices continue to climb, the URA has identified a significant need to expand access to homeownership for homebuyers at or below 80% of the Area Median Income (AMI) within the City of Pittsburgh. In the Pittsburgh Metropolitan Statistical Area, 80% of AMI is defined as:

Household Size	80% of AMI (Annual)	Household Size	80% of AMI (Annual)
1	\$53,100	5	\$81,950

2	\$60,700
3	\$68,300
4	\$75,850

6	\$88,000
7	\$94,100
8	\$100,000

Currently, the URA can only provide deferred financing on behalf of homebuyers purchasing units that are constructed/rehabbed through URA housing development programs. OwnPGH is an effort to cast a wider net and create a direct-to-consumer homebuying tool to increase affordable homeownership opportunities for households at or below the income thresholds listed above.

Made possible by a \$15 million American Rescue Plan Act (ARPA) fund allocation from the City of Pittsburgh, and in partnership with the Housing Authority of the City of Pittsburgh (HACP) and local lenders, OwnPGH will provide grants and deferred second mortgage financing to help make homeownership more attainable. The end goal of the deferred financing provided on behalf of the homebuyer is to lower the amount of the purchase price that must be financed in the form of a traditional first mortgage loan from a lending institution. To qualify, homebuyers must:

- Be a first-time homebuyer; and
- Earn 80% of AMI or less, based on household size.

OwnPGH will provide up to \$90,000 in combined grant and second-mortgage assistance to eligible program participants, including:

- ARPA-funded grants of up to \$50,000 per eligible homebuyer/household from the URA, and;
- Second deferred mortgages of up to \$40,000 per eligible homebuyer/household from the HACP.
 - The homebuyer will be required to have a back-end ratio less than or equal to 35% to qualify for the HACP second deferred mortgage funding. If the homebuyer's back-end ratio is higher than 35% but less than or equal to 43%, then they will still be eligible for up to \$50,000 from the URA.

HACP's second deferred mortgage product requires no regular payment from the borrower, carries a 0% interest rate, and is forgiven at a rate of 10% of the original balance per year. Homebuyers who remain in homes purchased through OwnPGH for at least 10 years will have their second deferred mortgages fully forgiven.

To ensure OwnPGH contributes to lasting affordability, properties purchased through the program will be subject to a 30-year affordability restriction from the date of purchase. During this period, homeowners will be required to resell homes purchased through OwnPGH to another buyer or household at or below 80% AMI. The URA intends to provide ongoing stewardship services to OwnPGH participants, ensuring that they are aware of the affordability covenants and consistently providing information and resources on how to initiate the sale of their home in compliance with the program, should the owner be prepared to do so.

Draft OwnPGH guidelines were presented at the URA's board meeting on September 8, 2022 and posted on the URA's website for public comment. Received comments have prompted staff to adjust back-end debt-to-income ratio requirements to allow for more families to utilize OwnPGH.

Approved program guidelines are a required step in finalizing an ARPA recipient agreement with the City of Pittsburgh. The OwnPGH program rollout shall commence after an ARPA recipient agreement is executed between the City of Pittsburgh and URA. An announcement of OwnPGH's official rollout will occur at a future URA Board Meeting.

Upon a motion to approve by Mr. Lavelle seconded by Ms. Innamorato, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 263 (2022)

RESOLVED: That the final OwnPGH Program Guidelines are hereby approved.

6. Fairywood – Cedarwood Homes

- a. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 70-E, Lot 185 (previously designated as Block 70-A, Lots 3 and 10, and Block 70-E, Lots 185 and 241) and Block 70-E, Lot 375, in the 28th Ward to Cedarwood Homes Holdings LLC, or a related entity, for \$434,900 plus costs

Mr. Flisram requested Board approval of the above item.

Mr. Niklas Persson, the Lending Analyst, of Residential and Consumer Lending, presented that authorization is requested to accept final drawings, and final evidence of financing, and to execute a deed for the sale of Block 70-E, Lot 185 (previously designated as Block 70-A, Lots 3 and 10, and Block 70-E, Lots 185 and 241) and Block 70-E, Lot 375, in the 28th Ward to Cedarwood Homes Holdings LLC, or a related entity, for \$434,900 plus costs. The sale of these parcels is in support of a 9% Low-Income Housing Tax Credit (LIHTC) application to the Pennsylvania Housing Finance Agency (PHFA).

The five (5) URA-owned parcels are located in the Pittsburgh West End neighborhood of Fairywood on the site of former Fairywood School, which is no longer standing. In December of 2019, the URA first issued a Request for Proposals for these parcels to be utilized for the development of affordable housing. The developer, Tryko Partners, approached the URA with their proposal to purchase the parcels of land and utilize 9% LIHTCs to construct new affordable housing for the city's senior residents. The proposed development, which will be known as Cedarwood Homes, consists of 46 new units along Broadhead Fording Road contained within 12 single-story quads with individual ground floors, and one community center duplex. Thirty-nine (39) of the 46 units will be income restricted as follows:

- Five (5) units set aside for tenants with incomes at or below 20% Area Median Income (AMI)
- 19 units set aside for tenants with incomes at or below 50% AMI
- 15 units set aside for tenants with incomes at or below 60% AMI.

In February 2021, the URA Board authorized the URA to enter into exclusive negotiations with Tryko Partners and issued a Hold from Market Letter that will remain in effect until December 2022. In May 2022, the developer's proposal for the land was approved by the URA Board. During the same meeting, the URA Board further authorized entrance into a disposition contract, while also approving a \$1.41 million Rental Gap Program loan, serving as gap financing for the development of Cedarwood Homes.

Tryko Partners have since submitted their final drawings as well as all evidence of financing for the project, including commitment letters from Pennsylvania Housing Finance Agency (PHFA), HACP, as well

as their equity investor, Merchant’s Capital. Total development costs are estimated at \$20.3 million. Tryko Partners have obtained all necessary city and zoning approvals, including the consolidation of four (4) of the parcels into one, which will be referred to as Block 70-E, Lot 185. Tryko Partners also submitted MWBE and MWI narratives along with an MWBE total project cost calculator that has been reviewed and approved by the URA’s Compliance team. The project is expected to close in late 2022.

Upon a motion to approve by Mr. Lavelle seconded by Mr. Williamson, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 264 (2022)

RESOLVED: That the final drawings and evidence of financing submitted by Cedar Homes Holdings LLC, for the sale of Block 70-E, Lot 185 (previously designated as Block 70-A, Lots 3 and 10, and Block 70-E, Lots 185 and 241) and Block 70-E, Lot 375, in the 28th Ward, are 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, are hereby authorized to execute a deed, and all documents necessary, in order to effectuate the sale thereof and the Secretary or Assistant Secretary is authorized to attest the same and to affix the Seal of the Authority thereto.

7. Roberts/Skinny Buildings

- a. Final evidence of financing, final drawings, and authorization to execute a deed for the sale of Block 1-H, Lots 234 and 235 in the 2nd Ward, also known as 241 Forbes Avenue (the “Skinny Building”) and 429-431 Wood Street (the “Roberts Building”), to PNC Bank, National Association (NA), or a related entity, for \$1,300,000 plus costs

Mr. Flisram requested Board approval of the above item.

Ms. Donita Thomas, Project Manager presented that authorization is requested to accept final evidence of financing, final drawings, and to execute a deed with PNC Bank, NA (formerly Home Town Real Estate, LLC), or a related entity, for the direct sale of 241 Forbes Avenue (the “Skinny Building”) and 429-431 Wood Street (the “Roberts Building”) for \$1.3 million plus costs. The three-story, 988 square foot Skinny Building will be renovated to host an arts program in the upper floors and pilot incubation spaces for small retail businesses at street level. PNC will renovate the five-story, 13,682 square foot Roberts Building for adaptive reuse as flexible employee office space.

Background

The URA purchased the Skinny and Roberts Buildings in 2013 to repurpose them for higher and better uses, spur growth and development Downtown, and to preserve the historic downtown corridor. The buildings are contributing historic structures in the nationally registered Fourth Avenue Historic District and date back to the early 1900s. The Skinny Building comprises narrow display space on the second and third floors and 138 square feet of ground floor retail space. The retail space was leased to a clothing and variety store on a month-to-month basis. The URA has exercised its right to terminate the lease in advance of the pending sale to PNC in conjunction with PNC offering the former tenant assistance with purchase of another venue and relocation. The upper floors remain vacant and in need of repair. The first floor of the Roberts Building was most recently under contract as a 3,421 square foot 7-Eleven convenience store but has remained vacant since February 2021 when 7-Eleven’s lease expired. Current

plans for the buildings include use of the Roberts Building as an adaptive workforce/social gathering space and use of the Skinny Building as commercial and art space.

Conditions

The URA has entered into a 99-year covenant agreement with PNC to protect the façades and prevent potential future owners from demolishing the buildings. PNC received design approval from the URA and Pittsburgh History & Landmarks Foundation (PHLF) in accordance with prior Board authorizations. PNC will use good faith efforts by working directly with PHLF and URA staff to complete the exterior work (including façades) in a manner consistent with URA’s Main Street Façade Guidelines. PNC will install lighting on both buildings to highlight their iconic architectural styles and features. Both PHLF and URA reviewed the proposed final design and executed a design concurrence memo in June 2022.

As a condition to closing, PNC has also executed a Memorandum of Understanding with the Pittsburgh Downtown Partnership to organize a revolving art installation program in the bay windows of the Skinny Building overlooking Forbes Avenue. The art program is intended to feature the works of artists and students local to the Pittsburgh region. The art will be viewable from the exterior of the building only, and, subject to temporary closures to replace the art or address any building issues, PNC will maintain the art program year-round.

Total development costs are estimated at \$10.5 million, which includes \$5.9 million in direct investment into the buildings. The URA will retain the Air Rights and Transfer of Development Rights.

Designs have been thoroughly vetted by URA staff and reviewed and commented on by the PHLF. The MWBE Program Officer has reviewed and approved an MWBE cost calculator as well as MWBE and MWI Narratives for this project.

PNC Bank, National Association is a company with a mailing address of 300 Fifth Avenue, 22nd Floor, Pittsburgh, PA 15222. John Beggy is Senior Vice President and Director of Transactions, Realty Services.

Upon a motion to approve by Mr. Williamson seconded by Mr. Lavelle, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 265 (2022)

RESOLVED: That the final drawings and evidence of financing submitted by PNC Bank, NA, or a related entity, for the sale of Block 1-H, Lots 234 and 235 in the 2nd Ward, also known as 241 Forbes Avenue (the “Skinny Building”) and 429-431 Wood Street (the “Roberts Building”), are 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 a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. Hazelwood – Woods Village

Authorization to extend Exclusive Negotiations with Oak Moss Consulting, LLC, or a related entity, for a period of 90 days for the sale of the following publicly owned parcels in the 15th Ward:

<u>Block & Lot</u>	<u>Address</u>	<u>Block & Lot</u>	<u>Address</u>
55-P-140	4666 SYLVAN AVE.	55-P-159-A	4635 CHANCE WAY

55-P-141	4664 SYLVAN AVE.	55-P-159-B	4637 CHANCE WAY
55-P-142	4662 SYLVAN AVE.	55-P-16	4605 CHATSWORTH ST.
55-P-146	4656 SYLVAN AVE.	55-P-162	4634 SYLVAN AVE.
55-P-148	4654 SYLVAN AVE.	55-P-162-A	4628 SYLVAN AVE.
55-P-149	4650 SYLVAN AVE.	55-P-162-B	4630 SYLVAN AVE.
55-P-149-A	4648 SYLVAN AVE.	55-P-163	4618 SYLVAN AVE.
55-P-15	4607 CHATSWORTH ST.	55-P-166	4614 SYLVAN AVE.
55-P-150	4646 SYLVAN AVE.	55-P-166	4614 SYLVAN AVE.
55-P-151	4644 SYLVAN AVE.	55-P-167	4612 SYLVAN AVE.
55-P-151-A	4642 SYLVAN AVE.	55-P-168	4610 SYLVAN AVE.
55-P-152	4641 CHANCE WAY	55-P-45	4612 MONONGAHELA ST.
55-P-152-A	4643 CHANCE WAY	55-P-57	4658 MONONGAHELA ST.
55-P-152-B	4645 CHANCE WAY	55-P-58	4656 MONONGAHELA ST.
55-P-152-C	4639 CHANCE WAY	55-P-60	4648 MONONGAHELA ST.
55-P-152-D	4649 CHANCE WAY	55-P-62	MONONGAHELA ST.
55-P-152-E	4647 CHANCE WAY	55-P-64	4636 MONONGAHELA ST.
55-P-154	4640 SYLVAN AVE.	55-P-67	4626 MONONGAHELA ST.
55-P-154-A	4638 SYLVAN AVE.	55-P-68	4613 MONONGAHELA ST.
55-P-154-B	4636 SYLVAN AVE.	55-P-69	4611 MONONGAHELA ST.
55-P-154-D	4632 SYLVAN AVE.	55-P-70	4609 MONONGAHELA ST.
55-P-157	4629 CHANCE WAY	55-P-71	4607 MONONGAHELA ST.
55-P-158	4631 CHANCE WAY	56-B-37	BERWICK ST.
55-P-159	4633 CHANCE WAY	56-B-41	375 BERWICK ST.

Mr. Flisram requested Board approval of the above item.

Ms. Thomas presented that at the September 2021 Regular meeting, the URA Board authorized Exclusive Negotiations for Oak Moss Consulting LLC (the “Developer”) or a related entity, for the sale of several publicly owned parcels on Chatsworth Ave., Sylvan Ave., and Chance Way between Tullymet and Berwick Streets, in Pittsburgh’s Hazelwood neighborhood. The Developer plans to construct a mixed-use duplex community on the site. As a result of external factors that lengthened the Developer’s timeline to complete key predevelopment tasks required by the URA, Exclusive Negotiations were extended by the URA Board for an additional 90 days in February.

As of October 2022, the predevelopment tasks have been completed by the Developer and reviewed by URA staff. However, URA staff recommend that further Board action should be held until the transfer of publicly owned parcels has been approved by the City. As such, authorization is instead requested to again extend the Exclusive Negotiations period with the Developer for a period of three (3) months (until January 2023). This extension will provide the extra time necessary to determine if the City is prepared to transfer the parcels necessary to complete a development.

Background

The 57-unit mixed-use development will be comprised mainly of market and some affordable housing and is being financed through private debt, Opportunity Zone funds, and developer equity. The project currently contemplates residential housing that includes four (4) studio units and townhomes consisting of one, two, and three-bedroom units. The project also includes fifty (50) housing units with attached garages. Additionally, four (4) commercial studios of 500 square feet will be available for lease to support small businesses. The Developer plans to make at least six (6) units affordable to households earning 80% of the Area Median Income (AMI) or less. URA staff recommend that the Developer work with the

URA housing and lending team during the Exclusive Negotiation period to increase project affordability and ensure rents align with the PHFA's limits.

The project has generated substantial community interest, which has been both positive and negative. Several environmental concerns have been raised, which will need to be thoroughly vetted prior to moving forward with the proposal. In the next phase of development, the Developer will prepare a geotechnical, stormwater, soil erosion and sedimentation plan to address the hilltop topography and to mitigate potential landslide and flooding issues. The Developer will also be required to submit a zoning plan that outlines the benchmarks that the project must hit in order to secure proper zoning and to develop the site in accordance with the Greater Hazelwood Neighborhood Plan. The Developer will need to rezone the parcels or apply for a zoning variance as most parcels are zoned as "Hillside," which is typically reserved for low density development. While some residents and organizations favor the density, which they see as supporting the commercial corridor along Second Avenue, others would prefer to maintain the parcels as unofficial greenway that can be later developed into walking or biking paths that they believe will turn Hazelwood into a destination spot for recreational uses.

The project furthers the Greater Hazelwood Neighborhood Plan by developing vacant parcels into productive use and offering a workforce program that will train and employ neighborhood residents.

The property is currently owned by the City of Pittsburgh. The URA will acquire the property from the City and move the Developer through the URA's standard disposition process. The project continues to progress, the project will return to the URA Board to authorize acceptance of the Developer's proposal and for authorization to execute a Disposition Contract.

A preliminary MWBE Narrative and a cost calculator for this project have been reviewed and approved by an MWBE Officer. The Developer plans to leverage an apprenticeship program to identify trades and to help fill positions in order to help meet the City's 12% minority workforce inclusion goal.

Oak Moss Consulting LLC is a limited liability company with a mailing address of 322 North Shore Dr, Pittsburgh, PA, 15212. Krish Pandya is the Managing Partner.

Upon a motion to approve by Mr. Williamson seconded by Mr. Lavelle, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 266 (2022)

RESOLVED: That extension of Exclusive Negotiations with Oak Moss Consulting LLC, for the sale of the following publicly owned properties, for a period of ninety (90) days, is hereby approved:

Block & Lot	Address	Block & Lot	Address
55-P-140	4666 SYLVAN AVE.	55-P-159-A	4635 CHANCE WAY
55-P-141	4664 SYLVAN AVE.	55-P-159-B	4637 CHANCE WAY
55-P-142	4662 SYLVAN AVE.	55-P-16	4605 CHATSWORTH ST.
55-P-146	4656 SYLVAN AVE.	55-P-162	4634 SYLVAN AVE.
55-P-148	4654 SYLVAN AVE.	55-P-162-A	4628 SYLVAN AVE.
55-P-149	4650 SYLVAN AVE.	55-P-162-B	4630 SYLVAN AVE.
55-P-149-A	4648 SYLVAN AVE.	55-P-163	4618 SYLVAN AVE.
55-P-15	4607 CHATSWORTH ST.	55-P-166	4614 SYLVAN AVE.
55-P-150	4646 SYLVAN AVE.	55-P-166	4614 SYLVAN AVE.
55-P-151	4644 SYLVAN AVE.	55-P-167	4612 SYLVAN AVE.
55-P-151-A	4642 SYLVAN AVE.	55-P-168	4610 SYLVAN AVE.

55-P-152	4641 CHANCE WAY
55-P-152-A	4643 CHANCE WAY
55-P-152-B	4645 CHANCE WAY
55-P-152-C	4639 CHANCE WAY
55-P-152-D	4649 CHANCE WAY
55-P-152-E	4647 CHANCE WAY
55-P-154	4640 SYLVAN AVE.
55-P-154-A	4638 SYLVAN AVE.
55-P-154-B	4636 SYLVAN AVE.
55-P-154-D	4632 SYLVAN AVE.
55-P-157	4629 CHANCE WAY
55-P-158	4631 CHANCE WAY
55-P-159	4633 CHANCE WAY

55-P-45	4612 MONONGAHELA ST.
55-P-57	4658 MONONGAHELA ST.
55-P-58	4656 MONONGAHELA ST.
55-P-60	4648 MONONGAHELA ST.
55-P-62	MONONGAHELA ST.
55-P-64	4636 MONONGAHELA ST.
55-P-67	4626 MONONGAHELA ST.
55-P-68	4613 MONONGAHELA ST.
55-P-69	4611 MONONGAHELA ST.
55-P-70	4609 MONONGAHELA ST.
55-P-71	4607 MONONGAHELA ST.
56-B-37	BERWICK ST.
56-B-41	375 BERWICK ST.

9. Pittsburgh Downtown Conversion Program

- a. Authorization to approve the final Pittsburgh Downtown Conversion Program (PDCP) guidelines

Mr. Flisram requested Board approval of the above item.

Mr. Tom Link, Chief Strategy Officer, and Evan Miller, Acting Director, of Residential and Consumer Lending, presented that the Pittsburgh Downtown Conversion Program (PDCP) is intended to stimulate the economic recovery of Downtown Pittsburgh by supporting the creation of much needed, diverse, and affordable new housing via the conversion of underutilized office buildings.

The goal of PDCP is to make the Downtown residential community accessible to all Downtown workers, specifically low-to-moderate income households. Under current conditions, many who work Downtown cannot afford to live in the neighborhood or struggle to find available affordable units. PDCP looks to simultaneously address the lack of quality, affordable, housing options Downtown and to reduce underutilized office space.

In order to accomplish its goals, PDCP will provide direct financing for building owners and developers who intend to convert vacant and/or underutilized Downtown buildings into affordable workforce housing. Proposed features of the program include:

- The establishment of minimum affordability thresholds, which developers and/or building owners must meet in order to be eligible for PDCP funds
- Maintenance of 40-year affordability restrictions for all PDCP-funded projects
- An emphasis on expanding options for Housing Choice Voucher holders
- Compliance with all applicable URA MWBE requirements, Federal Davis/Bacon wage rates, Service Worker Prevailing Wage Rates, and American Rescue Plan Act (ARPA) requirements.

The PDCP will utilize a combination of PA Department of Community and Economic Development (DCED) ARPA funds, City of Pittsburgh ARPA funds, and URA funds dedicated to Downtown development.

Draft PDCP guidelines were presented at the URA's September 8, 2022, Board meeting and posted on the URA's website for public comment. The comments that were received have guided staff in creating more affirmative language around the acceptance of Housing Choice Voucher holders, as well as adjustments to the available per-unit subsidy through the program.

Approved program guidelines are a required step in finalizing an ARPA recipient agreement with the City of Pittsburgh. Program rollout shall commence after an ARPA recipient agreement is executed between the City of Pittsburgh and URA. An announcement will be made at a future URA board meeting to publicize the program's official rollout.

Upon a motion to approve by Mr. Lavelle, seconded by Ms. Powell, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 267 (2022)

RESOLVED: That the final Pittsburgh Downtown Conversion Program (PDCP) Guidelines are hereby approved.

DISCLOSURES AGENDA

The Members reviewed the items on the Disclosures Agenda upon motion made by Mr. Lavelle, seconded by Ms. Innamorato, and unanimously carried, the following resolutions were adopted:

1. Ratification of the application by the URA to apply for grant funding from the Redevelopment Authority of Allegheny County Gaming Economic Development Tourism Fund for the Herron & Wylie project. In the event of a grant award, this authorization provides for an agreement and related grant expenditures in an amount not to exceed \$500,000.

RESOLUTION NO. 268 (2022)

RESOLVED: That application to the Redevelopment Authority of Allegheny County for a Gaming Economic Development Tourism Fund grant, for an amount not to exceed \$500,000, for the Herron & Wylie project, is hereby ratified, 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 an application 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 acceptance of a Gaming Economic Development Tourism Fund grant from the Redevelopment Authority of Allegheny County, for an amount not to exceed \$500,000, for the Herron & Wylie project, is hereby ratified, 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 a grant 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.

2. URA Administrative Fee Schedule for Grants
 - a. Authorization to amend Resolution 14 (2019) (which amended Resolution 38 [2016]; which amended Resolutions 326 [2006]) to adopt a revised URA Administrative Fee Schedule for Grants. The revisions, effective October 13, 2022, include:
 - i. A 3% Administration Fee on all pass-through grants managed by the URA for which the subrecipient is not the City of Pittsburgh. Previously, the URA charged a 2% plus \$1,000 Administration Fee.

- ii. A flat Administration Fee of \$10,000.00 on all pass-through grants managed by the URA for which the subrecipient is the City of Pittsburgh. Previously, the URA charged a flat \$5,000.00 Administration Fee.

RESOLUTION NO. 269 (2022)

RESOLVED: That Resolution No. 14 (2019) amended by Resolution Nos. 38 (2016); and Resolution No. 326 (2006) are hereby amended, to adopt the following revised URA Administrative Fee Schedule for grants effective October 13, 2022:

- i. 3% Administration Fee on all pass-through grants managed by the URA for which the subrecipient is not the City of Pittsburgh. Previously, the URA charged a 2% plus \$1,000 Administration Fee.
 - ii. A flat Administration Fee of \$10,000.00 on all pass-through grants managed by the URA for which the subrecipient is the City of Pittsburgh. Previously, the URA charged a flat \$5,000.00 Administration Fee.
3. Authorization to apply for an amount not to exceed \$650,000 from the Department of Housing and Urban Development (HUD) Older Adult Home Modifications Program (OAHMP) 2022 grant cycle for the Home Accessibility Program for Independence (HAPI) and, if required, enter into related grant contracts, subgrant and, if required, enter into related grant contracts, subgrant, and fee agreements.

RESOLUTION NO. 270 (2022)

RESOLVED: That application to the Department of Housing and Urban Development (HUD) for an Older Adult Home Modifications Program (OAHMP) 2022 grant, for an amount not to exceed \$650,000, for the Home Accessibility Program for Independence (HAPI), 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 an application 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 acceptance of an Older Adult Home Modifications Program (OAHMP) 2022 grant from the Department of Housing and Urban Development (HUD), for an amount not to exceed \$650,000, for the Home Accessibility Program for Independence (HAPI), 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 a grant 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.

4. Authorization to apply for an amount not to exceed \$500,000 from the Pennsylvania Housing Finance Agency (PHFA) Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) 2022 grant cycle for the Home Accessibility Program for Independence (HAPI) and, if required, enter into related grant contracts, subgrant and, if required, enter into related grant contracts, subgrant and fee agreements. - 270

RESOLUTION NO. 271 (2022)

RESOLVED: That application to the Pennsylvania Housing Finance Agency (PHFA) for a Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) grant, for an amount not to exceed \$500,000, for the Home Accessibility Program for Independence (HAPI), 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 an application 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 acceptance of a Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) grant from the Pennsylvania Housing Finance Agency (PHFA), for an amount not to exceed \$500,000, for the Home Accessibility Program for Independence (HAPI), 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 a grant 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.

5. Amendment and Ratification of Resolution Nos. 451 (2018) and 256 (2020) to remove the Director of Business Solutions and Chief Lending & Solutions Officer, and to add the Chief Strategy Officer, Chief Operating Officer, and Senior Counsel as Signatories for all URA Documents.

RESOLUTION NO. 272 (2022)

RESOLVED: That Resolution Nos. 451 (2018) and 256 (2020) are hereby amended and ratified, to remove the Director of Business Solutions and Chief Lending & Solutions Officer, and to add Chief Strategy Officer, Chief Operating Officer, and Senior Counsel as Signatories for all URA Documents.

6. Amendment of Resolution Nos. 450 (2018) and 255 (2020) of URA Wire Transfer/Check Signers to insert a new Subparagraph A as follows: 272
 - a. "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, Senior Counsel, Chief Operating Officer, Chief Strategy Officer, 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, Senior Counsel, Chief Operating Officer, Chief Strategy Officer, Chairperson of the Board of Directors, Vice Chairperson of the Board of Directors, or Director of Finance; 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, Senior Counsel, Chief Operating Officer, or Chief Strategy Officer."

RESOLUTION NO. 273 (2022)

RESOLVED: That Resolution Nos. 450 (2018) and 255 (2020) are hereby amended, to amend URA Wire Transfer/Check Signers to insert a new Subparagraph A as follows:

- a. "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, Senior Counsel, Chief Operating Officer, Chief Strategy Officer, 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, Senior Counsel, Chief Operating Officer, Chief Strategy Officer, Chairperson of the Board of Directors, Vice Chairperson of the Board of Directors, or Director of Finance; 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, Senior Counsel, Chief Operating Officer, or Chief Strategy Officer."
7. Final authorization to issue multifamily financing bonds in the amount up to \$27,000,000 for the Allegheny Commons multifamily redevelopment. Initial bond inducement action was taken via Resolution 271 (2021).

RESOLUTION NO. 274 (2022)

A Resolution - Authorizing and Approving the Financing for Allegheny Commons Project and Approving The Issuance of Bonds to Finance the Costs Thereof.

October 13, 2022

WHEREAS, the Urban Redevelopment Authority of Pittsburgh (the "**Authority**") is a body corporate and politic constituting a public instrumentality of the Commonwealth of Pennsylvania (the "**Commonwealth**"), created under and pursuant to the Pennsylvania Redevelopment Law, as amended, 35 P.S. §1701, *et seq.* (the "**Act**"); and

WHEREAS, the Authority is authorized pursuant to the Act to, among other things, develop, acquire, lease and operate low-rent housing and to issue bonds in connection therewith; and

WHEREAS, the Authority has determined to rehabilitate the existing Allegheny Commons multifamily housing facility (the "**Project**") located at 255 East Ohio Street in the City of Pittsburgh (the "**City**"), Pennsylvania, which upon completion will consist of 136 residential rental units comprised of units affordable to households with incomes at or below 60% of the area median income; and

WHEREAS, the Project will be owned by Allegheny Commons Community Partners, LP a Pennsylvania limited partnership (the "**Borrower**"), whose members will include, among other entities, Allegheny Commons GP, LLC, a California limited liability company and the Borrower's general partner; and PNC Bank, National Association, a national banking association or an affiliate thereof, the Project's low-income housing tax credit investor; and

WHEREAS, in order to facilitate the Project, the Authority has determined to issue one or more series of its multifamily housing revenue bonds (the "**Bonds**") pursuant to a trust indenture (the "**Indenture**") between the Authority and Wilmington Trust, N.A., as trustee (the "**Trustee**"), and will loan the net proceeds of the Bonds to the Borrower pursuant to a loan agreement (the "**Loan**

Agreement”) between the Authority and the Borrower, to pay all or a portion of the costs of the Project; and

WHEREAS, the Bond proceeds will be used to make a loan to the Borrower to permit it to undertake the Project and pay certain other costs associated with the Project and the financing thereof as further set forth in the Indenture, including (a) the payment or reimbursement of the costs of the acquisition and rehabilitation of the Project; (b) the funding of any capitalized interest on the Bonds, if necessary; (c) the funding of a debt service reserve fund for the Bonds, as applicable; and (d) the payment of a portion of the costs associated with the issuance of the Bonds, as applicable; and

WHEREAS, as further security for the Bonds, the Authority will cause certain of its rights under the Loan Agreement to be assigned to the Trustee concurrently with the issuance of the Bonds; and

WHEREAS, in connection with the offering and sale of the Bonds, the Authority will enter into a bond purchase agreement (the “**Bond Purchase Agreement**”) by and among the Authority, Hilltop Securities Inc. (the “**Underwriter**”), and the Borrower pursuant to which the Underwriter will offer to purchase the Bonds upon the terms and conditions set forth therein; and

WHEREAS, the Project will constitute a qualified residential rental project pursuant to the requirements of the Internal Revenue Code of 1986, as amended (the “**Code**”); and

WHEREAS, the Authority as the issuer of the Bonds must comply with certain provisions of the Code, which require the Authority to conduct a public hearing (pursuant to the requirements of the Tax Equity and Fiscal Responsibility Act (TEFRA) of 1982) regarding the Project and publish adequate notice thereof in accordance with the provisions of Section 147 of the Code; and

WHEREAS, said public hearing required under section 147(f) of the Code, regarding the Project took place on October 6, 2022; and

WHEREAS, the Authority now desires to authorize and approve the Project, the issuance, execution and delivery of the Bonds in connection therewith, and the execution and delivery of the Indenture, the Loan Agreement, the Bond Purchase Agreement, and such other instruments and documents as shall be necessary or appropriate to effectuate the purposes of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Authority (the “Board”) as follows:

Section 1. Approval of Development and the Issuance of the Bonds. The Authority hereby authorizes and approves the undertaking of the Project and the issuance of the Bonds to finance or refinance all or a portion of the costs of the Project. The Bonds shall be designated “Urban Redevelopment Authority of Pittsburgh Multifamily Housing Revenue Bonds, Series of 2022 (Allegheny Commons Project)”, or some similar designation, and shall be issued in one or more series and secured pursuant to the Indenture in an aggregate principal amount not to exceed \$27,000,000. The Bonds shall bear interest at variable or fixed rates of interest and shall contain such other terms and conditions as provisions as Bond Counsel and counsel to the Authority and the Authorized Officer of the Authority executing such Bonds shall approve, such approval to be conclusively evidenced by such officer’s execution thereof.

Section 2. Approval of the Indenture. The Authority hereby authorizes and approves the execution and delivery of the Indenture by and between the Authority and the Trustee, containing such terms and provisions as Bond Counsel and counsel to the Authority and the Authorized Officer (as defined herein) of the Authority executing the Indenture shall approve, such approval to be conclusively evidenced by such officer's execution thereof.

Section 3. Approval of the Loan Agreement. The Authority hereby authorizes and approves the execution and delivery of the Loan Agreement, containing such terms and provisions as counsel to the Authority and the Authorized Officer of the Authority executing the Loan Agreement shall approve, such approval to be conclusively evidenced by such officer's execution thereof.

Section 4. Sale of the Bonds; Approval of the Bond Purchase Agreement.

(a) The Authority hereby authorizes and approves the sale of the Bonds to the Underwriter. The Bonds shall be sold to the Underwriter at such rates and on such terms and conditions as are set forth in the Bond Purchase Agreement relating to the Bonds. The Bond Purchase Agreement shall be approved by the Executive Director prior to the acceptance of such rates, terms and conditions, and the execution of such Bond Purchase Agreement by the Authority.

(b) The Authority hereby authorizes and approves the execution of the Bond Purchase Agreement containing such terms and provisions as Bond Counsel and counsel to the Authority and the Authorized Officer of the Authority executing the same shall approve, such approval to be conclusively evidenced by such officer's execution thereof.

Section 5. Direction to Authorized Officers.

(a) For purposes of this Resolution, the Chair, Vice Chair, Secretary, Executive Director and Director of Finance of the Authority are, and each of them hereby is, deemed to be an "Authorized Officer".

(b) The Board hereby authorizes and directs the Authorized Officer to negotiate, execute and deliver the Bonds, the Indenture, the Loan Agreement, the Bond Purchase Agreement, and, subject to the approval thereof by counsel to the Authority, to negotiate, execute and deliver any other document, agreement, instrument or certificate required to be executed by the Authority in connection with the issuance of the Bonds, and such execution and delivery shall be conclusive evidence of the approval thereof by the Board.

(c) The Board hereby authorizes and directs the Secretary and the Assistant Secretary of the Authority to affix and attest the seal of the Authority or attest to the signature of any Authorized Officer to any document as required, and to attest the signature of any Authorized Officer where required.

Section 6. Further Action. The Authorized Officers are, and each of them hereby is, authorized and directed to take such actions and execute such other documents, certificates or filings as may be necessary or appropriate to effectuate the matters contemplated hereby, to implement and complete the Project, to issue and sell the Bonds, or to otherwise effectuate the purposes of this Resolution.

Section 7. Prior Actions. All actions heretofore taken and all documents and instruments heretofore executed by any Authorized Officer or his or her designee on behalf of the Authority in connection with the Project and the Bonds are hereby ratified and approved.

Section 8. Limitation of Liability of Authority and Officials of the Authority. Notwithstanding anything to the contrary contained herein or in any other document executed in connection with the issuance and sale of the Bonds (collectively, the “**Bond Documents**”), the Bonds shall be limited obligations of the Authority payable solely out of revenues derived from the Loan Agreement, any amounts, including proceeds of the sale of the Bonds, held by the Trustee for the benefit of the holders of the bonds (but subject to the provisions of the Indenture)

and from any other collateral as may now or hereafter be given to secure the payment of Bonds; no other property or assets of the Authority shall be subject to levy, execution or other enforcement proceedings for any payment required to be made with respect to the Bonds or under the Bond Documents or for the performance of any of the Authority’s covenants, obligations or agreements contained in any Bond Documents. No covenant, obligation or agreement contained in this Resolution or any Bond Documents shall be deemed to be a covenant, obligation or agreement of any board member, officer, attorney, agent or employee of the Authority in his or her individual capacity and neither the board members of the Authority nor any officer executing the Bonds or any Bond Documents shall be liable personally on the Bonds or such Bond Documents or be subject to any personal liability by reason of the issuance, execution and/or performance thereof.

Effective Date of Resolution. This Resolution shall take effect immediately.

8. Authorization to advance bridge financing in an amount not to exceed \$1,000,000 and execute all documents necessary to secure and deploy said bridge financing. The bridge financing will be used to support the construction of the 925 Technology Drive Garage project. The bridge financing will be repaid by the \$1,000,000 Redevelopment Assistance Capital Program (RACP) grant for the 925 Technology Drive Garage project and pledged increment generated from the Pittsburgh Technology Center Tax Increment Financing (TIF) district. The source of the bridge financing will be the Pittsburgh Development Fund or Urban Development Action Grant (UDAG) Program Income Fund. Board Resolution Nos. 55, 56, and 57 (2021) authorize the URA to accept the RACP grant award and advance the RACP project.

RESOLUTION NO. 275 (2022)

RESOLVED: That advancement of bridge financing to support the construction of the 925 Technology Drive garage project, in an amount not to exceed \$1,000,000, payable from the Pittsburgh Development Fund or UDAG Program Income Fund, and reimbursed by the Redevelopment Assistance Capital Program (RACP) grant and pledged increment generated from the Pittsburgh Technology Center Tax Increment Financing (TIF) district 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 all documents necessary to secure and deploy said bridge financing therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

9. Authorization to advance bridge financing in an amount not to exceed \$2,000,000 and execute all documents necessary to secure and deploy said bridge financing. The bridge financing will be used to

support the construction of the 925 Technology Drive Garage project. The bridge financing will be repaid by future pledged increments generated from the Pittsburgh Technology Center (PTC) Tax Increment Financing (TIF) district. The source of the bridge financing will be the Pittsburgh Development Fund or UDAG Program Income Fund. These actions are in accord with Board Resolution 21 (2006), which authorizes the URA to participate in and administer the PTC TIF district and implement the PTC TIF plan.

RESOLUTION NO. 276 (2022)

RESOLVED: That advancement of bridge financing to support the construction of the 925 Technology Drive garage project, in an amount not to exceed \$2,000,000, payable from the Pittsburgh Development Fund or UDAG Program Income Fund, and reimbursed by future pledged increments generated from the Pittsburgh Technology Center (PTC) Tax Increment Financing (TIF) district, 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 all documents necessary to secure and deploy said bridge financing therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

- 10. Authorization to allocate up to \$1,200,000 in existing PTC TIF pledged increment in order to support the construction of the 925 Technology Drive Garage project. These actions are in accordance with Board Resolution 21 (2006), which authorizes the URA to participate in and to administer the PTC TIF district and to implement the PTC TIF plan.

RESOLUTION NO. 277 (2022)

RESOLVED: That the allocation of up to \$1,200,000 in existing PTC TIF pledged increment in order to support the construction of the 925 Technology Drive Garage project. These actions are in accordance with Board Resolution 21 (2006), which authorizes the URA to participate in and to administer the PTC TIF district and to implement the PTC TIF plan is hereby approved.

- 11. Authorization to modify program guidelines for the Small Contractor Line of Credit. The URA evaluated the program and recommends making the following changes in order to reach a wider applicant pool. Modifications include:
 - a. Expansion of geographic boundaries beyond Avenues of Hope
 - b. Disbursement of a portion of the funds at the commencement of project
 - c. Removal of suggested conditions
 - d. Removal of the criteria that contractors must acquire a signed contract before applying.

The intent is to add a pre-approval step that will help minority contractors bid on projects.

RESOLUTION NO. 278 (2022)

RESOLVED: That modification of the Small Contractor Line of Credit Guidelines with the following changes is hereby approved:

- a. Expansion of geographic boundaries beyond Avenues of Hope
- b. Disbursement of a portion of the funds at the commencement of project
- c. Removal of suggested conditions

- d. Removal of the criteria that contractors must acquire a signed contract before applying.

- 12. Ratification of a right-of-way agreement with Duquesne Light Company for the installation of electrical equipment on Block 88-M, Lot 200, in the 14th Ward (Summerset at Frick Park – Shelburne Park).

RESOLUTION NO. 279 (2022)

RESOLVED: That a right-of-way agreement with Duquesne Light Company for the installation of electrical equipment on Block 88-M, Lot 200, in the 14th Ward (Summerset at Frick Park – Shelburne Park), is hereby ratified, 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 an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

- 13. Authorization to accept \$2,000,000 in ARPA funds for the conveyance of Hays Woods Park (Block 31-G, Lot 200, in the 31st Ward and Block 32-H, Lot 100, in the 16th Ward) from URA to the City of Pittsburgh.

RESOLUTION NO. 280 (2022)

RESOLVED: That acceptance of \$2,000,000 ARPA funds for the conveyance of Hays Woods Park (Block 31-G, Lot 200, in the 31st Ward and Block 32-H, Lot 100, in the 16th Ward) to the City of Pittsburgh is hereby approved.

- 14. Amendment of Resolution 353 (2010), which approved the proposal, form of contract, evidence of financing, and execution of a deed for the sale of Block 24-B, Lot 330, in the 24th Ward (side yard) to Conrad J. Wieloch, Jr., for \$500 to approve an updated proposal and add Noreen M. Wieloch, co-owner of the adjoining house and co-redeveloper, to the contract and deed.

RESOLUTION NO. 281 (2022)

RESOLVED: That Resolution No. 353 (2010) is hereby amended, to amend the Redevelopment Proposal to add Noreen M. Wieloch, co-owner of the adjoining house and co-redeveloper, to the contract and deed.

- 15. Authorization to approve a Small Landlord Fund loan, in an amount not to exceed \$ \$59,956.83, for Titus Morris, an employee of the Housing Authority of the City of Pittsburgh.

RESOLUTION NO. 282 (2022)

RESOLVED That a Small Landlord Fund loan to Titus Morris, an employee of the Housing Authority of the City of Pittsburgh, in an amount not to exceed \$59,956.83 is hereby approved.

- 16. Acceptance of vacation of an unopened portion of Bobby Way between Block 116-G, Lot 44, and Block 116-H, Lot 1, in the 26th Ward (Summer Hill).

RESOLUTION NO. 283 (2022)

RESOLVED: That the acceptance of vacation of an unopened portion of Bobby Way between Block 116-G, Lot 44, and Block 116-H, Lot 1, in the 26th Ward (Summer Hill)

17. Authorization to approve the appointment of Lori Decker and Audrey Rasmusson as Assistant Secretaries for the URA.

RESOLUTION NO. 284 (2022)

RESOLVED: That the appointment of Lori Decker and Audrey Rasmusson as Assistant Secretaries for the URA is hereby approved.

18. Conveyance of Lot 3B in the URA-Tippins Plan (Block 120-G, Lot 155) in the 10th Ward to Friends of the Pittsburgh Urban Forest d/b/a/ Tree Pittsburgh for \$365,000 pursuant to a December 29, 2017, option agreement. 285

RESOLUTION NO. 285 (2022)

RESOLVED: That the conveyance of Lot 3B in the URA-Tippins Plan (Block 120-G, Lot 155) in the 10th Ward to Friends of the Pittsburgh Urban Forest d/b/a/ Tree Pittsburgh, for \$365,000, 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 authorized to take any and all actions and execute such documents as are related and proper to effectuate the terms of the conveyance, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

19. Rescission of Resolution 154 (2018), which authorized entering into a disposition contract and executing a deed for the sale of Lots A-1 and A-2 in Revision No. 3 to Pittsburgh Technology Center Plan of Lots No. 2 (Block 29-B, Lots 306 and 308) in the 4th Ward to BPA II, Ltd, or a related entity for \$57,380 plus costs.

RESOLUTION NO.286 (2022)

RESOLVED: That Resolution 154 of 2018, which authorized entering into a disposition contract and executing a deed for the sale of Lots A-1 and A-2 in Revision No. 3 to Pittsburgh Technology Center Plan of Lots No. 2 (Block 29-B, Lots 306 and 308) in the 4th Ward to BPA II, Ltd, or a related entity for \$57,380 plus costs, is hereby rescinded.

20. Authorization to enter into a disposition contract and execute a deed for the sale of Lots A-1 and A-2 in Revision No. 3 to Pittsburgh Technology Center Plan of Lots No. 2 (Block 29-B, Lots 306 and 308) in the 4th Ward to University of Pittsburgh – of the Commonwealth System of Higher Education or a related entity for \$57,380 plus costs pursuant to an access easement and purchase agreement dated December 23, 2010, and assigned August 29, 2022.

RESOLUTION NO. 287 (2022)

RESOLVED: That the Redevelopment Proposal submitted by the University of Pittsburgh–of the Commonwealth System of Higher Education or a related entity, for the sale of Lots A-1 and A-2 in Revision No. 3 to Pittsburgh Technology Center Plan of Lots No. 2 (Block 29-B, Lots 306 and 308) in the 4th Ward,

and execution of a disposition contract by sale to University of Pittsburgh—of the Commonwealth System of Higher Education or a related entity, for \$57,380 plus costs are 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 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; and it is

RESOLVED FURTHER: That the final drawings and evidence of financing submitted by the University of Pittsburgh—of the Commonwealth System of Higher Education or a related entity for the sale of Lots A-1 and A-2 in Revision No. 3 to Pittsburgh Technology Center Plan of Lots No. 2 (Block 29-B, Lots 306 and 308) in the 4th Ward, are 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 a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

21. Authorization to reallocate \$267,172 from CDBG 2019-2020 For-Sale Housing to Owner Occupied Housing Rehabilitation.

RESOLUTION NO. 288 (2022)

RESOLVED: That reallocation of up to \$267,172 of the 2019-2020 CDBG Fund For-Sale Housing allocation to Owner-Occupied Housing Rehabilitation is hereby approved.

There being no further actions to come before the Members, the Meeting was adjourned.

DocuSigned by:
Theresa Schacht
742E4DACDC874B0...

Assistant Secretary

Registered Public Comment – October 13, 2022

RNAME	COMMENT TYPE	TOPIC	ZOOM USERNAME
John Conturo	Live	Update on the status of the Greater Pittsburgh Coliseum Request for Information (RFI)	John Conturo
Sam Gibson	Live	Update on the status of the Greater Pittsburgh Coliseum Request for Information (RFI)	Sam Gibson
Paul O’Hanlon	Live	OwnPGH Program	Paul O’Hanlon
Rico DeLorean Rucker, Sr.	Live	Update on the status of the Greater Pittsburgh Coliseum Request for Information (RFI)	RRUCKER051385
Terri Minor Spencer	Live	Fairywood – Cedarwood Homes	Terri Spencer
Patricia Hare Johnson	Live	Fairywood – Cedarwood Homes	Patricia Hare Johnson
Support Letter - Pittsburgh Regional Alliance	Letter	Pittsburgh Downtown Conversion Program (PDCP)	N/A



NEXT IS NOW.

Pittsburgh Regional Alliance
11 Stanwix Street
Pittsburgh, PA 15222

October 7, 2022

Advisory Committee
Urban Redevelopment Authority
412 Boulevard of the Allies
Pittsburgh, PA 15219

To URA Advisory Committee Members:

The Pittsburgh Regional Alliance, an affiliate of the Allegheny Conference on Community Development, supports business investment and development growth in the 10-county southwestern Pennsylvania region. Since 2020, we've worked closely with the Pittsburgh Downtown Partnership, NAIOP Pittsburgh, downtown business leaders, and public officials to understand the residual impact the pandemic has left on the future state of the workplace and on the region's commercial corridors.

We submit this letter of support for the URA's proposed Downtown Pittsburgh Pilot Commercial Real Estate Conversion Program Guidelines to encourage the conversion of historic office buildings to multifamily residential housing in downtown Pittsburgh. We are confident that the pilot program, which includes support from Allegheny County and the State, will serve as a catalyst for the development of housing downtown, grow the region's property tax base, and advance efforts to restore vibrancy critical for a long-term economic revival.

Downtown Pittsburgh was once a model for downtowns across the nation, with a balance of office, hotels, sports venues, and a vibrant cultural district. It will continue to remain a hub for international business and financial services firms and retain its stature as the state's second largest commercial office hub.

Yet, we can't overstate the dramatic shift that is underway that will have a lasting impact on how businesses, workers, and residents interact with America's city centers. There's a collective reimagining taking place to ensure downtowns and commercial corridors can adapt to a new economic reality.

While other markets lack the natural and cultural assets of the Golden Triangle downtown area, significant investment in residential development and adaptive reuse projects have balanced out the real estate mix in cities from Buffalo to Los Angeles. Downtown Pittsburgh has one of the lowest residential populations within a major U.S. regional market – a clear opportunity to redefine and transform the way residents live, work, and play in downtown Pittsburgh.



NEXT IS NOW.

Prominent conversion programs underway include:

- Chicago has established a nearly \$200 million tax-increment financing (TIF) tool to revitalize one of its key downtown corridors, sparking the creation of more than 1,000 new residential units.
- New York has set aside more than \$200 million for conversion of hotels into affordable housing.
- California has allocated \$400 million for grants to convert buildings across its cities to housing. Many California cities have also passed adaptive reuse ordinances to make it easier to convert offices to residential living spaces under city codes.
- Washington, D.C., has proposed a 20-year tax abatement for conversion projects, expected to support the redevelopment of 4 million square feet of office space.
- Atlanta introduced a bill to provide a 20% tax credit on eligible expenses to convert office space to residential housing, stabilizing occupancy throughout its downtown core.

While we believe downtown Pittsburgh's recovery must incorporate investment in several strategic areas, including public safety and social services, small business support, and public spaces and infrastructure, this pilot program will anchor the development goals for downtown as we work to grow our economy following the pandemic. The program would also further incent the creation of more workforce housing opportunities, a segment largely missing in the existing market. This increase in population and workforce pool will support efforts to retain and attract investment in our core city neighborhoods.

Redeveloping and enhancing downtown real estate will increase the competitiveness of downtown's current and planned developments. The downtown area is the region's most diverse (non-student) neighborhood and generally serves as the entry point for the region's newcomers. It also has the highest apartment occupancy rates and is the neighborhood best suited to accommodate dense, affordable, and accessible housing.

We welcome any additional engagement opportunities to support this effort and look forward to leveraging this new resource to advance the inclusive growth and development of our region.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Anthony Thomas".

Mark Anthony Thomas
President

CC: Mayor Ed Gainey
Jake Wheatley, Mayor's Chief of Staff
Kyle Chintalapalli, Chief Economic Development Officer, City of Pittsburgh
Jeremy Waldrup, President & CEO, Pittsburgh Downtown Partnership
Matt Smith, President, Greater Pittsburgh Chamber of Commerce