

URA Board Agenda



Date/Time: Thursday, October 12, 2023, at 2:00 PM

Web Access: <https://us06web.zoom.us/j/86090335904>

Dial In: 1 (929) 205-6099

Webinar ID: 860 9033 6099

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 - a. Welcome Interns: D’Anthony Bivins-Green and Tyrek Kelly
 - b. Congratulations to Richard Snipe on Acceptance of “Black Excellence in Real Estate Legacy Award”
 - c. Pittsburgh Technology Center Request for Proposals
 - d. CDBG Consultant Request for Proposals
 - e. Swisshelm Park Solar Remediation Project Survey: The URA’s application to the EPA’s FY2024 Brownfield Cleanup Grant for the Swisshelm Park Remediation project will open on October 12, 2023. Members of the public are invited to comment on the application by responding to the survey by the October 26, 2023, deadline. Members of the public are also invited to attend a public meeting on October 18, 2023, at Swisshelm Park Community Center, where they can comment on the application and learn more about the proposed project.
 - f. Housing Opportunity Fund 2024 Draft Allocation Plan is posted on the URA website for public input until October 30, 2023.
 - g. Greater Hill District Neighborhood Reinvestment Fund Home Repair Program Update
5. **Residential Lending & Investments (Pages 3 Through 7)**
 - a. **OwnPGH Scope Expansion**
 - i. Presentation of additional allowable uses for OwnPGH American Rescue Plan Act funds.
 - b. **Garfield – 438 North Fairmount**
 - i. Authorization to enter into a For Sale Development Program grant with City of Bridges Community Land Trust in an amount not to exceed \$200,000 for the acquisition and



renovation of two units located at 438 North Fairmount Street in the Garfield neighborhood.

6. Development Services (Pages 8 Through 15)

- a. Lower Hill - Lower Hill Parking – Surface lot parking operator
 - i. Authorization to enter into an operating agreement with OVG Parking, LLC or a related entity, for the operation of certain surface parking lots in the Lower Hill.
 - ii. Authorization to enter into a cooperation agreement with the Sports and Exhibition Authority related to the operation of certain surface parking lots in the Lower Hill.
 - iii. Authorization to provide \$1 per parked car payment from URA parking lot operating revenue proceeds to be remitted by the URA annually, for the 3-year period, to a fund to be determined by the URA for the general purpose of Hill District home repair and improvement projects.
- b. Middle Hill - Bedford Choice – Phase 1 – Final Board Action
 - i. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 11-A, Lots 35, 36, 37, 38, 40, 41, 42, 43, 44, 46, 47, and 48, and Block 11-E, Lots 300-A, 300-B, 301, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 318, and 319, in the 3rd Ward to Reed Roberts Housing Limited Partnership, or a related entity, for \$253,880 plus costs.
- c. Upper Hill – The Citizen Science Lab – 2nd Board Action
 - i. Proposal and form of contract for the sale of Block 27-A, Lots 177, 178, 179, 180, 180-A, 181, 182, 183, 184, 186, 187, 188, and 189, in the 5th Ward to The Citizen Science Lab or a related entity for \$127,400 plus costs. (Contingent on staff review of drawings)

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Director's Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: October 12, 2023
Re: Agenda Item 5(a): Residential Lending & Investments

5(a) OwnPGH Scope Expansion

- i. Presentation of additional allowable uses for OwnPGH American Rescue Plan Act funds.

Authorization Details

The OwnPGH program provides an unprecedented opportunity for residents to achieve homeownership. With a significant amount of funding available and a short timeframe in which to spend it, additional considerations must be made to ensure this opportunity is leveraged to its fullest potential.

Currently, the program, in conjunction with the Housing Authority of the City of Pittsburgh, provides up to \$90,000 in deferred grant and loan financing to first time homebuyers in the City of Pittsburgh. Three partner banks have been the first-mortgage lenders for the 40 OwnPGH closings that have occurred since the program opened in early 2023. The URA is onboarding five more lenders to expand the program's reach.

In order to fully commit and to expend the allocated funding for OwnPGH, staff recommend that in addition to focusing on working directly with partner banks in order to serve their first-time homebuyer clients, that other uses be carved out for OwnPGH funding.

The proposed amendments include:

1. Allocating a portion of OwnPGH ARPA funding for non-profit developers to utilize this source to serve as construction grant financing, delivering affordable for-sale homeownership units available to buyers at 80% AMI or below. OwnPGH construction grant financing will primarily be underwritten in conjunction with the URA's existing For-Sale Development Program guidelines and will still result in an affordability deed restriction being recorded on the participating properties. This support is similar to the For-Sale Development Program for Community Land Trusts that the City of Pittsburgh funds, also using ARPA dollars.
2. An adjustment to the guidelines to allow for any income eligible homebuyer, not just first-time homebuyers, to utilize the program. Participants must still own only one home after their OwnPGH transaction is complete, and their cash assets realized from the sale of their existing home will be accounted for when calculating the household's need/eligibility for OwnPGH.
3. An increase of the maximum amount of ARPA funding from \$50,000 to \$90,000 per homebuyer. Currently, the program is run in partnership with the Housing Authority City of Pittsburgh (HACP). Through the program partnership, an applicant is eligible for up to \$50,000 in ARPA grant funds from the URA and up to \$40,000 in deferred loan funds from the HACP. This program modification would increase the amount of the ARPA grant funds available for each home purchase. The URA intends to continue the current partnership with HACP, however, adding in this optionality to increase the ARPA contribution to \$90,000 will ensure there is no interruption in OwnPGH services should HACP funding no longer be available.



This is a non-voting item, formal amendments to guidelines and funding parameters will occur in a future month's meeting. In addition to a future URA Board vote, all items listed above are subject to the review and approval of the City of Pittsburgh's Law Department. Public input will be collected on the URA website.



Director’s Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: October 12, 2023
Re: Agenda Item 5(b): Residential Lending & Investments

5(b) Garfield – 438 North Fairmount

- i. Authorization to enter into a For Sale Development Program grant with City of Bridges Community Land Trust in an amount not to exceed \$200,000 for the acquisition and renovation of two units located at 438 North Fairmount Street in the Garfield neighborhood.

Authorization Details

Borrower/Developer	City of Bridges Community Land Trust
Contractor:	Rebuilding Together Pittsburgh
Location:	438 North Fairmount Street, Pittsburgh, PA 15206
Neighborhood:	Garfield
Council District:	9
Description:	<p>City of Bridges Community Land Trust requests construction grant financing in an amount not to exceed \$200,000 to fund the construction costs related to the rehabilitation of a two-unit structure. Each of the units will have two bedrooms and one bathroom, with a sales price of \$140,000. Each of the units will be sold to a household at or below 80% AMI.</p> <p>This project will utilize lines of credit from PNC and Univest Bank, Hillman Foundation grant funding, and a DCED Blight Remediation grant.</p>
Authority Financing for Review:	\$200,000 For Sale Development Program grant
Collateral:	Declaration of Restrictive Covenants requiring that the home be sold affordably to owner-occupied households at or below 80% of the Area Median Income for a period of 99 years.
Required Approvals:	Authorization from URA Board
Program Sources:	Community Development Block Grant (CDBG), 2020
MWBE:	Narrative approved.
Commitment Expiration Date:	April 12, 2024



Sources of Funds	
Univest Line of Credit	\$224,000
URA For Sale Development Program Grant	\$200,000
DCED Blight Remediation Grant	\$106,519
Hillman Foundation Grant	\$56,600
PNC Line of Credit	\$45,913
Transaction Fees	\$11,088
Total Project Financing	\$644,120

Uses of Funds	
Hard Costs	\$481,064
Acquisition	\$73,900
Fees	\$44,865
Construction and Permanent Financing Charges	\$33,203
Transaction Fees	\$11,088
Total Project Uses	\$644,120

City of Bridges Community Land Trust is a non-profit with a principal mailing address of 5515 Penn Avenue, Pittsburgh, PA 15206. Ed Nusser is the Executive Director.



Resolution for Agenda Item 5(b)

RESOLUTION NO. ____ (2023)

RESOLVED: That a grant to the City of Bridges Community Land Trust for the acquisition and renovation of two units located at 438 North Fairmount Street in the Garfield neighborhood, in an amount not to exceed \$200,000, payable from Housing Opportunity Fund (HOF) For-Sale Development Program, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



Director's Report

To: URA Board of Directors
From: Thomas Link, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: October 12, 2023
Re: Agenda Item 6(a): Development Services

6(a) Lower Hill – Lower Hill Parking – Surface lot parking operator

- i. Authorization to enter into an operating agreement with OVG Parking, LLC or a related entity, for the operation of certain surface parking lots in the Lower Hill.
- ii. Authorization to enter into a cooperation agreement with the Sports and Exhibition Authority related to the operation of certain surface parking lots in the Lower Hill.
- iii. Authorization to provide \$1 per parked car payment from URA parking lot operating revenue proceeds to be remitted by the URA annually, for the 3-year period, to a fund to be determined by the URA for the general purpose of Hill District home repair and improvement projects.

Authorization Details

The URA and SEA own certain surface parking lots that include in the Lower Hill. The URA own surface lots that include; 2-C-305, 2-C-301, 2-C-298, and 2-C-303. The current parking lot operator agreement expires on October 23, 2023. The URA and SEA issued a joint Request for Proposal (RFP) to identify a parking operator to manage the lots after the current agreement expires. The RFP was jointly issued August 21, 2023, and responses were due on August 29, 2023. The RFP was advertised in the Pittsburgh Post-Gazette, New Pittsburgh Courier, Pittsburgh Builders Exchange, on the SEA website, and with the African American Chamber of Commerce, First Source Center, and Riverside Innovation Center. There were two responses to the RFP. The URA and SEA jointly conducted interviews with both respondents. The URA and SEA jointly agreed to recommend OVG Parking, LLC based on their combination of experience, fee structure, efficiency of operations, M/WBE commitment, and other factors. The term of the agreement with OVG Parking, LLC, or related entity, will be 3 years, with 2 option years.

OVG Parking, LLC will partner with Denver-based Nationwide Parking Services, a certified WBE, MBE, DBE, and ACDBE firm. Nationwide Parking Services will support the Lower Hill District parking operation by providing management staff, marketing services, and operations management. Nationwide Parking Services will receive 33% of OVG Parking's management fee.

The URA will provide an annual \$1 per parked car on URA-owned and operated Lower Hill surface parking lots to a fund to be determined during the 3-year term. The general purpose of the fund will be to support the Hill District home repair and improvement projects.

Joe Leung, Vice President, Parking & Mobility OVG360 - PPG Paints Arena 101 Fifth Avenue Pittsburgh PA 15219.

Angela Clark, Esquire, President, Nationwide Parking Services, 1400 16th St Mall, Denver, CO 80202.



Resolutions for Agenda Item 6(a)

RESOLUTION NO. ____ (2023)

RESOLVED: That the execution of a joint option agreement with the URA, Sports and Exhibition Authority (SEA) and OVG, LLC or a related entity, for the operation of certain surface parking lots in the Lower Hill, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute an option agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2023)

RESOLVED: That an agreement with the Sports and Exhibition Authority, for the operation of certain surface parking lots in the Lower Hill, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2023)

RESOLVED: That providing \$1 per parked car payment from URA proceeds from parking lot operating revenue to be remitted by the URA annually, to a fund to be determined by the URA for the general purpose of the Hill District home repair and improvements, is hereby approved.



Director's Report

To: URA Board of Directors
From: Thomas Link, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: October 12, 2023
Re: Agenda Item 6(b): Bedford Dwellings - Development Services

6(b) Bedford Dwellings – Bedford Choice Phase I Third Board Action

- i. Final drawings, final evidence of financing, and authorization to execute a deed or deeds for the sale of Block 11-A, Lots 35, 36, 37, 38, 40, 41, 42, 43, 44, 46, 47, and 48, and Block 11-E, Lots 300-A, 300-B, 301, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 318, and 319, in the 3rd Ward to Reed Roberts Housing Limited Partnership, or a related entity, for \$253,880 plus costs.

Authorization Details

Authorization is requested to approve the final drawings and final evidence of financing and to execute a deed or deeds to Reed Roberts Housing Limited Partnership, or a related entity, for the sale of the above 28 publicly owned properties located in the 3rd Ward, of the City of Pittsburgh.

Trek Development has teamed up with Allies and Ross Management and Development Corporation, the Housing Authority of the City of Pittsburgh's (HACP) development subsidiary, for the first phase of the Bedford Dwellings redevelopment. Bedford Dwellings (Phase I) will be the first development of a Choice Neighborhoods Implementation Grant awarded to HACP, the URA, and the City of Pittsburgh by the U.S. Department of Housing & Urban Development. Phase I will serve as a catalyst for further Hill District development and provide replacement housing for the residents of the current Bedford Dwellings public housing complex as well as market-rate units.

Located at the intersection of Reed and Roberts Streets, the Phase I project site was formerly home to Reed Roberts Manor. The development will transform this vacant land, on a key intersection in the neighborhood, which will allow residents to relocate from distressed public housing and create an opportunity for residents to live closer to the growing list of amenities available on Centre Avenue.

Phase I is applying a twinning strategy, using both 9% and 4% Low Income Housing Tax Credits (LIHTC) from the Pennsylvania Housing Finance Agency. The full Phase I development plan includes 123 units across the 9% and 4% LIHTC components.

The 9% component (Phase 1A) will include:

- 30 one-bedroom units;
- 21 two-bedroom units; and
- 10 three-bedroom units.

The 4% component (Phase 1B) will include:

- 43 one-bedroom units;
- 10 two-bedroom units; and
- Nine three-bedroom units.

Ninety-nine units will be affordable to households at or below 60% of the Area Median Income, of which 90 will be replacement units for the Somers Drive site at the current Bedford Dwellings complex. Twenty-four units will be rented at market rates. The Phase I site plan includes two elevator-serviced apartment buildings on Reed Street



and a mix of 19 two- and three-bedroom townhomes. Total project costs for both components of Phase I are expected to be \$66.0 million, funded in part through 2022 HOME funds distributed via the Rental Gap Program.

Borrower/Developer	TREK Development Group, Inc.
Contractor:	Mistick Construction
Location:	Intersection of Reed, Roberts, Miller, and Colwell Streets
Neighborhood:	Middle Hill
Council District:	6
Description:	Construction of 123 housing units for the first phase of the Bedford Choice Implementation Grant to replace Bedford Dwellings.

In conjunction with that year’s LIHTC Applications, the URA entered into Exclusive Negotiations with TREK Development for the sale of the aforementioned parcels in May 2022. In December 2022, the URA entered into a cooperation agreement with HACP and the City of Pittsburgh to apply for a Choice Neighborhoods Implementation Grant to replace the current Bedford Dwellings complex with new rental housing. Further, the URA entered into an option agreement with TREK Development for the sale of the Phase I project site. In May 2023, the URA approved TREK Development’s proposal package and authorized the execution of a deed for sale for the Bedford Choice Phase I parcels. The grant was awarded on July 21, 2023. TREK Development will serve as the development partner for the implementation of the Choice Grant.

Phase I will be located off-site from the current Bedford Dwellings complex. Current Bedford Dwelling complex residents will remain housed in their units throughout construction of Phase I's replacement housing. The current Bedford Dwellings complex will not be demolished until after all current residents have been relocated into the newly constructed replacement units.

TREK Development has since submitted their final drawings as well as all evidence of financing for the project. Further, TREK Development obtained all necessary city and zoning approvals, and URA approval of their final Woman and Minority-owned Business Enterprise plan. The project is expected to close in November 2023.

Sources of Funds	
Low Income Housing Tax Credits	\$26,174,659
ARMDC Loan	\$21,887,339
Permanent Debt	\$6,700,000
City CDBG	\$5,000,000
URA HOME	\$2,000,000
Other Sources	\$5,010,349
Total Project Financing	\$66,772,347

Uses of Funds	
Construction	\$50,083,974
Developer Fee & Overhead	\$4,461,453
Construction & Financing Charges	\$3,751,530
Fees	\$3,359,318
Land & Building Purchase	\$2,375,305
Other Uses	\$2,740,947
Total Project Uses	\$66,772,527

Reed Roberts Housing, LP, is a venture formed by TREK Development Group, Inc. (General Partner), and Bill Gatti (Limited Partner). TREK Development Group, Inc., is a privately held corporation with a mailing address of 130 7th Street, Suite 300, Pittsburgh, PA 15222. Bill Gatti is the President and CEO.



Resolution for Agenda Item 6(b)

RESOLUTION NO. _____ (2023)

RESOLVED: That the final drawings and evidence of financing submitted by Reed Roberts Housing Limited Partnership, or a related entity, for the sale of Block 11-A, Lots 35, 36, 37, 38, 40, 41, 42, 43, 44, 46, 47, and 48, and Block 11-E, Lots 300-A, 300-B, 301, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 318, and 319, in the 3rd Ward, in the amount of \$253,880 plus costs are hereby approved, and that the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a deed or deeds 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.



Director's Report

To: URA Board of Directors
From: Thomas Link, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: October 12, 2023
Re: Agenda Item 6(c): Development Services

6(c) Upper Hill – The Citizen Science Lab – 2nd Board Action

- i. Proposal and form of contract for the sale of Block 27-A, Lots 177, 178, 179, 180, 180-A, 181, 182, 183, 184, 186, 187, 188, and 189, in the 5th Ward to The Citizen Science Lab or a related entity for \$127,400 plus costs. Contingent on staff review of drawings.

Authorization Details

Authorization is requested to accept the proposal package and form of contract for disposition of 13 parcels to be sold to the Citizens Science Lab, or related entity. Citizens Science Lab launched in 2015 with the goal of providing interactive STEM programing to underserved children in the Hill District and outside the city of Pittsburgh.

The project will include five state-of-the-art instructional laboratories and programing to provide hands-on exposure to life science, biomedical, robotics, and biotechnology education for students, teachers, biomedical startups, and adult citizens of Pittsburgh.

The URA was approached by Citizens Science lab for the direct sale of 13 parcels located in the Upper Hill District including the former Martin Luther King Jr. Reading and Cultural Center. On March 10, 2022, The URA board approved to enter exclusive negotiations with Citizen Science lab for the 13 parcels outlined in this proposal.

Citizen Science Lab has since submitted updated drawings, MWBE documentation, and evidenced progress on financing their project. Their capital stack is currently comprised of 75% private funding and 25% public funds.

Borrower/Developer	Citizen Science Lab
Location:	636 Herron Avenue
Neighborhood:	Upper Hill
Council District:	6
Description:	Renovation and addition to existing building to facilitate interactive STEM programing for residents of Pittsburgh

Preliminary Sources and Uses

Sources of Funds	
RK Mellon Foundation	\$2,500,000
Hillman Foundation	\$1,000,000
McAuley Ministries	\$500,000
PPG Grant	\$110,000
Buhl Foundation	\$100,000
Bridgeway Capital	\$40,000
Private Donations	\$25,000
Unsecured Funds	\$1,700,000



Total Project Financing	\$5,975,000
Uses of Funds	
Hard Costs	\$4,225,800
Fees	\$336,200
Miscellaneous Development Expenses	\$250,000
Construction & Permanent Loan Financing Charges	\$48,600
Acquisition	\$170,400
Reserves and Developer Fee	\$944,000
Total Project Uses	\$5,975,000

The Citizen Science Lab is a minority-owned Pennsylvania non-profit located at 213 Smithfield St. Pittsburgh PA, 15222. The Citizen Science Lab is led by Dr. Andre Samuel, CEO.



Resolution for Agenda Item 6(c)

RESOLUTION NO. _____ (2023)

RESOLVED: That the Redevelopment Proposal submitted by The Citizen Science Lab for the sale of Block 27-A, Lots 177, 178, 179, 180, 180-A, 181, 182, 183, 184, 186, 187, 188, and 189 in the 5th Ward, for \$127,400 plus costs, and execution of a disposition contract by sale to The Citizen Science Lab, or a related entity, are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto. Contingent on staff review of drawings.



Regular Board Meeting
October 12, 2023
Consent Agenda

1. Agreements/Amendments

- a. Authorization to execute a cooperative agreement with Allegheny County Department of Human Services in an amount not to exceed \$1,250,000 for the continued implementation of the Housing Opportunity Fund's Housing Stabilization Program. The coop will utilize HOF 2022 Housing Stabilization Program allocation (\$525,000), HOF 2023 Housing Stabilization Program allocation (\$550,000), and HOF 2023 Demonstration Program allocation (\$175,000).
- b. Authorization to amend The Pittsburgh Project's Homeowner Assistance Program Administration contract, increasing the contract amount from \$250,000 to \$500,000. The contract increase will be funded by HOF 2023 Homeowner Assistance Program allocation.
- c. Authorization to enter into a 2023-2024 Community Development Block Grant (CDBG) cooperation agreement with the City of Pittsburgh for an amount up to \$9,500,000.
- d. Authorization to enter into a 2023-2024 HOME cooperation agreement with City of Pittsburgh for an amount up to \$2,557,679.

2. Grant Applications

- a. Ratification of the application by the Urban Redevelopment Authority of Pittsburgh to apply for grant funding from the Redevelopment Authority of Allegheny County Gaming Economic Development Tourism Fund for the Lottery Store Site project. In the event of a grant award, this authorization provides for an agreement and related grant expenditures in an amount not to exceed \$230,000.
- b. Ratification of the application by the Urban Redevelopment Authority of Pittsburgh to apply for grant funding from the Redevelopment Authority of Allegheny County Gaming Economic Development Tourism Fund for the Violence Reduction through Blight Remediation: Safe Routes to School 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.
- c. Authorization to apply for an amount not to exceed \$2,000,000 from the Environmental Protection Agency (EPA) Brownfield Cleanup Grant FY2024 competition cycle for the Swisshelm Park Remediation project and, if required, enter into cooperative agreements, grant and subgrant contracts, and other related agreements.



**Regular Board Meeting
October 12, 2023
Disclosure Agenda**

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