

URA Board Agenda



Date/Time: Thursday, November 9, 2023, at 2:00 PM

Hybrid Location: August Wilson Room, 412 Boulevard of the Allies, Suite 901, Pittsburgh, PA 15219

Web Access: <https://us06web.zoom.us/j/83659766487>

Dial In: 1 (929) 205-6099

Webinar ID: 836 5976 6487

Regular Board Meeting AGENDA TABLE OF CONTENTS

1. Roll Call

2. General

- a. Approval of the October 12, 2023, URA Regular Board Meeting Minutes

3. Public Comment

4. Announcements

- a. Real Estate Open Ended RFQ (Appraiser, Surveyor, Title)
- b. 200 Ross Street RFQ (L&B 2-J-164-0-2) The RFQ will be released on November 13, 2023. Firms with experience in adaptive reuse, historic preservation, and affordable housing development are encouraged to submit their qualifications to the URA. Qualified firms will be selected by a Review Committee and invited to submit full proposals for redevelopment, at a future date.
- c. 62nd Street RFP (6111 Butler Street – L&B 120-G-145) The URA is seeking developers and/or development teams to submit proposals for the purchase and redevelopment of the 62nd Street site. RFP will be released November 2023.
- d. OwnPGH Office Hours
- e. Quarterly Impact report

5. Residential Lending & Investments (Page 4 Through Page 32)

- a. Housing Preservation Program - Allegheny YMCA
 - i. Authorization to enter into a Housing Preservation Program loan with the YMCA of Greater Pittsburgh, or a related entity, in an amount not to exceed \$1,500,000 for the rehabilitation of 89 single-room occupancy units and general improvements to the Allegheny YMCA at 600 W. North Avenue, Pittsburgh, PA 15212.
- b. Housing Preservation Program – IHRE Capital Improvements
 - i. Authorization to enter into a Housing Preservation Program loan in an amount not to exceed \$450,000 with Independent Housing Resources East, Inc. for the rehabilitation of 10 affordable rental units at 117 N. Winebiddle Street, Pittsburgh, PA 15224 and 5757 Stanton Avenue, Pittsburgh, PA 15206.



- c. Housing Preservation Program – Pennley Commons Recapitalization
 - i. Authorization to enter into a Housing Preservation Program loan in an amount not to exceed \$662,385 with Pennley Supportive Housing for the Elderly, Inc. for the rehabilitation of a 38-unit property at 5653 Broad Street, Pittsburgh, PA 15206.
- d. Housing Preservation Program – 20 Almeda Renovation & Preservation Project
 - i. Authorization to enter into a Housing Preservation Program loan in an amount not to exceed \$450,000 with RTH Investment, LLC for the rehabilitation of a 9-unit property at 20 Almeda Street, Pittsburgh, PA 15207.
- e. Housing Preservation Program – Widow’s Home
 - i. Authorization to enter into a Housing Preservation Program Loan in an amount not to exceed \$500,000 with CHI Northside Widows Home, Inc for the renovations of a 24-unit property located at 308 N. Taylor Street, Pittsburgh, PA 15221.
- f. Rental Gap Program – Oakland Pride
 - i. Authorization to enter into a Rental Gap Program loan agreement in an amount not to exceed \$1,600,000 with Oakland Pride Housing, LLC for the construction of Oakland Pride located at 3129-3133 Forbes Avenue, Pittsburgh, PA 15213.
 - ii. Authorization to waive Rental Gap Program guidelines to exceed the maximum per project loan amount of \$1,250,000.
- g. For-Sale Development Program for Community Land Trusts – City of Bridges New Markets Tax Credit Project
 - i. Authorization to enter into a For-Sale Development for Community Land Trusts grant agreement in an amount not to exceed \$2,820,000 with City of Bridges Community Land Trust, or a related entity, for the new construction of 15 units located throughout the Polish Hill, Hazelwood, Garfield, Fineview, Troy Hill, and Upper Lawrenceville neighborhoods of Pittsburgh, contingent on the execution of a recipient agreement with the City of Pittsburgh.
 - ii. Authorization to waive the For-Sale Development Program for Community Land Trusts program guidelines to exceed the *per* unit grant amount of \$130,000 for new construction and \$100,000 for rehabilitation.
- h. Housing Opportunity Fund Annual Allocation Plan
 - i. Approval of the Housing Opportunity Fund’s 2024 Annual Allocation Plan
- i. OwnPGH Program Adjustments
 - i. Authorization to amend program guidelines for OwnPGH homeownership program to incorporate program modification and additions.

6. Development Services (Page 33 Through Page 40)

- a. Amani Christian CDC – African Queens Apartments
 - i. Final drawings, final evidence of financing, and authorization for Amani Christian Community Development Corporation, or a related entity, to begin construction on Block 10-P, Lots 25 (previously Block 10-P, Lots 25, 26, and 27), in the 5th Ward.
 - ii. Authorization to amend Resolution No. 290 (2022), as previously amended by Resolution No. 213 (2023), which authorized the URA to hold a reverter deed for the reconveyance of Block 10-P, Lots 25, 26, and 27, in the 5th Ward from Amani Christian Community Development Corporation, or a related entity, in order to extend the deadline for financial closing from December 31, 2023, to March 31, 2024.



iii. Authorization to enter into a Rental Gap Program loan agreement in an amount not to exceed \$410,000 with Amani Christian Community Development Corporation, or related entity, for the construction of African Queens Apartments located at 2159 Centre Avenue.

b. City-Wide – Property Maintenance

i. Agreements with nine firms/organizations for property maintenance services in an amount that will collectively not exceed \$1,406,356 over a two-year period, payable from Leased Land.

c. City-Wide Outdoor Dining ARPA grants

i. Authorization to enter into 9 Outdoor Dining Grant agreements and related contracts with 9 organizations in a cumulative not-to-exceed amount of \$434,560.

7. Consent Agenda (Page 41 Through Page 42)

8. Disclosure Agenda (Page 43 Through Page 43)



Director's Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: November 9, 2023
Re: Agenda Item 5(a): Residential Lending & Investments

5(a) Housing Preservation Program - Allegheny YMCA

- i. Authorization to enter into a Housing Preservation Program loan with the YMCA of Greater Pittsburgh, or a related entity, in an amount not to exceed \$1,500,000 for the rehabilitation of 89 single-room occupancy units and general improvements to the Allegheny YMCA at 600 W. North Avenue, Pittsburgh, PA 15212.

Authorization Details

Borrower/Developer	YMCA of Greater Pittsburgh, or a related entity
Contractor:	Mosites Construction Company
Location:	600 W North Ave
Neighborhood:	Central Northside
Council District:	1
Description:	<p>The YMCA of Greater Pittsburgh, in collaboration with the non-profit developer, ACTION Housing, devised a plan for the total rehabilitation of the Allegheny YMCA located in the Central Northside neighborhood of Pittsburgh.</p> <p>The top three floors of the building contain a total of one-hundred five (105) single-room occupancy (SRO) units, and the bottom three floors host recreational facilities. Although the property management has been able to maintain the building, the nature of the YMCAs below-market rents and membership fees have limited them from performing any major capital improvements.</p> <p>Due to the building being in use for 96 years, it, without the YMCA having the financial wherewithal to perform the needed capital improvements, is in serious need of these improvements.</p> <p>Currently, no part of the building is ADA accessible, as the existing elevator has been decommissioned for years. The building's electrical system is unable to support portable air conditioning units, and there is no central air condition, leaving the building without cooling during the summer months. Its mechanical and plumbing systems are outdated and need to be replaced if they are to support its users. There has also been significant water damage to the property, which has made twenty-one (21) of the SRO units uninhabitable.</p> <p>The proposed renovations will address all of these concerns. The architecture firm, RSH Architects, has submitted schematic drawings that include an ADA accessible floorplan with two new elevators, and a wheelchair lift. There will also be a full replacement of the mechanical, plumbing, and electrical systems, including the installation of a new sprinkler system, as well as new central air conditioning system. Other improvements will be made for the residents living in the SRO units. These include a new resident lounge, as well as new laundry facilities, trash rooms, and janitor's closets on each floor. New flooring, painting, and ceilings for the corridors and rooms, and replacing the shared bathrooms with private bathroom facilities. To prevent a reduction in the</p>



	<p>square footage of the SRO units, the YMCA and ACTION Housing have decided to reduce the total number of SRO units from one-hundred five (105) to eighty-nine (89).</p> <p>The total development cost is estimated to be \$22.5 million; of this amount, \$13,619,268 will go towards the commercial portion of these renovations, and \$8,872,995 will go towards the residential portion of the renovations. The developer has located multiple sources of financing to fund this endeavor. Given the dual purpose of this building, as well as its historical significance, the developer has applied for both New Market Tax Credits and Historic Tax Credits. The developer anticipates a majority of equity generated from the tax credits will be used towards the commercial portion of this project. Since the tax credit will be used to fund the renovations to the commercial portion of the building, the developer has included other sources of financing in their development budget for the residential renovations. The funding for the residential portion of the building includes: a Housing Options Program Grant from the Pennsylvania Housing Finance Agency (PHFA), Community Development Block Grant (CDBG) Covid Relief funds from Allegheny County, an Affordable Housing Program Grant from the Federal Home Loan Bank (FHLB), a grant from the Hillman Foundation, as well as PHARE funding from the Pennsylvania Housing Finance Agency (PHFA).</p> <p>To cover their financial gap, the developer has applied for a \$1.5 million Housing Preservation Program (HPP) loan from the URA. These funds would exclusively fund the residential portion of this project, as a means of preserving the already existing affordable SRO units. The funding for this loan will be sourced with American Rescue Plan (ARP) dollars, and its terms will include a cash flow repayment, as well as record of a deed restriction securing its long-term affordability for 40 years.</p>
Authority Financing for Review:	\$1,500,000 Housing Preservation Program loan
Collateral:	An affordability deed restriction recorded on 30 units at 50% AMI, and 59 units at 80% AMI for a period of 40 years
Required Approvals:	Authorization from the Real Estate Loan Review Committee, and the URA Board
Program Sources:	American Rescue Plan
MWBE:	Narrative Approved
Commitment Expiration Date:	May 31, 2024

Sources of Funds	
PHFA HOP-MF Grant	\$2,200,000
Seller's Note	\$1,622,995
HPP Cash Flow Loan (ARPA) [Pending]	\$1,500,000
Allegheny County CDBG-CV	\$1,000,000
City of Pittsburgh HOME ARP [Pending]	\$1,000,000
FHLB AHP Grant [Pending]	\$750,000
Hillman Foundation Grant	\$500,000
PHFA PHARE	\$300,000
Total Project Financing	\$8,872,995

Uses of Funds	
Hard Costs	\$5,683,749
Syndication Fees and Expenses	\$1,083,200
Acquisition	\$1,035,200
Developer Fee	\$440,000



Reserves	\$244,000
Fees	\$217,646
Construction & Permanent Loan Financing Charges	\$162,800
Miscellaneous Development Expenses	\$6,400
Total Project Uses	\$8,872,995

The YMCA of Greater Pittsburgh is a 501c (3) Pennsylvania non-profit with a principal address at 680 Andersen Drive, Foster Plaza 10, Suite 400, Pittsburgh, PA 15220. The YMCA of Greater Pittsburgh is led by President & CEO, Amy Kienle.



Resolution for Agenda Item 5(a)

RESOLUTION NO. ____ (2023)

RESOLVED: That a loan with YMCA of Greater Pittsburgh, or a related entity, for the rehabilitation of 89 single-room occupancy units and general improvements to the Allegheny YMCA at 600 W. North Avenue, Pittsburgh, PA 15212, in an amount not to exceed \$1,500,000, payable from the Housing Preservation 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 loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto



Director’s Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: November 9, 2023
Re: Agenda Item 5(b): Residential Lending & Investments

5(b) Housing Preservation Program – IHRE Capital Improvements

- i. Authorization to enter into a Housing Preservation Program loan in an amount not to exceed \$450,000 with Independent Housing Resources East, Inc. for the rehabilitation of 10 affordable rental units at 117 N. Winebiddle Street, Pittsburgh, PA 15224 and 5757 Stanton Avenue, Pittsburgh, PA 15206.

Authorization Details

Borrower/Developer	Independent Housing Resources East, Inc. (IHRE)
Location:	117 N Winebiddle Street, and 5657 Stanton Avenue
Neighborhood:	Garfield, and Highland Park
Council District:	7, 9
Description:	<p>IHRE Capital Improvements is a four-building scattered site rehabilitation project. Two of the properties are located in the City of Pittsburgh, a four (4) unit semi-detached housing complex in Garfield and a six (6) unit apartment building located in Highland Park. The remaining two properties are located outside of the city but within Allegheny County, one in Swissvale and the other in Braddock. These properties were either developed or redeveloped in the 1990s by ACTION Housing, as part of a county- and city-wide effort to increase the supply of affordable housing for individuals and families with disabilities. They are all categorized as HUD Section 811 properties. Tenants pay no more than 30% of their income on rent, with HUD subsidizing the remainder.</p> <p>After 30 years, there are significant capital improvements needed both inside individual units and to the exterior areas of the buildings. These include new windows, HVAC systems, flooring, paint, kitchen cabinets/counters, lighting throughout the units, sidewalk repairs, decking and porch replacement. The goal of these improvements is to increase the quality of life and safety of their residents, ensure that the buildings can continue to provide affordable housing in perpetuity and improve their HUD Real Estate Assessment Center (REAC) physical inspection scores which have been in the low 80s for the past 6 years.</p> <p>The IHRE preservation project will invest in important capital improvements that have not been addressed since the property was developed in the early 1990s. Significant items include new windows, new HVAC systems, new flooring, paint, kitchen cabinets/counters and lighting throughout the units, sidewalk repairs, and decking and porch replacement and repairs.</p> <p>The total development cost for these renovations is \$2,304,000. The developer has located multiple sources of financing to cover these renovations. These sources include Community Development Block Grant funds from Allegheny County as well as a Pennsylvania Housing Finance Agency (PHFA) Housing Options Program (HOP-MF) grant. To cover the remainder of their costs, ACTION Housing has submitted an HPP application to the URA for \$450,000. The funding for this loan will be sourced with</p>



	American Rescue Plan Act (ARPA) dollars, and its terms will include a cash flow repayment, as well as record of deed restriction securing its long-term affordability for 40 years. While the development sources reflect the sources and uses for all four (4) properties, the HPP loan would be used exclusively for the renovations of 117 N Winebiddle St and 5657 Stanton Ave.
Authority Financing for Review:	\$450,000 Housing Preservation Program Loan
Collateral:	An affordability deed restriction recorded on 5 units at 30% AMI, and 5 units at 50% AMI for a period of 40 years
Required Approvals:	Authorization from the Real Estate Loan Review Committee, and the URA Board
Program Sources:	American Rescue Plan
MWBE:	Narrative Approved
Commitment Expiration Date:	May 31, 2024

Sources of Funds	
PHFA HOP-MF Grant	\$1,400,000
HPP Cash Flow Loan (ARP) [Pending]	\$450,000
ACED CDBG-CV	\$304,000
ACED CDBG Year-49	\$150,000
Total Project Financing	\$2,304,000
Uses of Funds	
Hard Costs	\$2,011,104
Developer Fee	\$120,000
Fees	\$118,000
Replacement Reserve	\$25,000
Soft Cost Contingency	\$21,396
Construction & Permanent Loan Financing Charges	\$8,500
Total Project Uses	\$2,304,000

Independent Housing Resources East, Inc. is a 501c (3) Pennsylvania non-profit with a principal address at Two Gateway Center, 10th floor, Pittsburgh, PA 15222. Independent Housing Resources East, Inc. is led by President Larry Swanson.



Resolution for Agenda Item 5 (b)

RESOLUTION NO. _____ (2023)

RESOLVED: That a loan with Independent Housing Resources East, Inc. for the rehabilitation of 10 affordable rental units at 117 N. Winebiddle Street, Pittsburgh, PA 15224 and 5757 Stanton Avenue, Pittsburgh, PA 15206, in an amount of up to \$450,000, payable from the Housing Preservation 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 loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto



Director’s Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: November 9, 2023
Re: Agenda Item 5(c): Residential Lending & Investments

5(c) Housing Preservation Program – Pennley Commons Recapitalization

- i. Authorization to enter into a Housing Preservation Program loan in an amount not to exceed \$662,385 with Pennley Supportive Housing for the Elderly, Inc. for the rehabilitation of a 38-unit property at 5653 Broad Street, Pittsburgh, PA 15206.

Authorization Details

Borrower/Developer	Pennley Supportive Housing for the Elderly, Inc.
Location:	5653 Broad St
Neighborhood:	East Liberty
Council District:	9
Description:	<p>Pennley Commons is a thirty-eight (38) unit senior apartment building located in East Liberty that was initially developed in 2000 using the HUD Section 202 program. The program provides non-profit organizations development capital to build or rehabilitate senior supportive housing as well as provide a Project Rental Assistance Contract (PRAC) that subsidizes residents’ rents. With PRAC, residents pay no more than 30% of their income on rent and utilities. The Community Builders, Inc. (TCB) developed Pennley with two adjacent family properties, New Pennley Place 1 & 2, to create an intergenerational pocket neighborhood on land that previously contained financially and physically distressed affordable housing.</p> <p>Whereas TCB is pursuing a 4% LIHTC/RAD conversion for the 136 family units of New Pennley Place, a 4% approach is financially infeasible for smaller properties like Pennley. Furthermore, the HUD 202 program approves rents based on break-even operations which limits funds available for improvements and repairs. New amortizing debt cannot be placed on the property without HUD approving a conversion from PRAC to the Section 8 platform.</p> <p>Pennley Commons has been well-maintained over its life; however, it has reached an age when more costly improvements are required. TCB requested and received a budget-based rent increase from HUD in 2021 to increase Replacement Reserve deposits annually (\$70k). However, the reserve balance is only \$256,834 and Pennley Commons requires \$1,628,847 in short term capital repairs. TCB has located alternative sources of financing that are aimed towards the preservation of affordable housing. These sources would be used to cover a number of critical capital repairs, including but not limited to a new roof, boiler, windows, and in-unit HVAC units. These funds would also be used to make improvements to the elevator as well as make ADA accessibility improvements to the community room and kitchenette. These modifications are necessary to improve accessibility and result in a functional space to facilitate Supportive Services activities, especially for seniors using wheelchairs and walkers.</p> <p>The Total Development Cost for these capital repairs is \$2,801,540. TCB was awarded a \$2,101,155 HOP-MF Grant from PHFA in October 2023 to cover these costs. Along with \$38,000 of the owner’s replacement reserves, TCB has submitted an HPP application to</p>



	<p>the URA, requesting \$662,385 to cover their financial gap. The funding for this loan will be sourced with American Rescue Plan (ARP) dollars, and its terms will include a cash flow repayment, as well as record of a deed restriction securing its long-term affordability for 40 years.</p> <p>There will be no permanently displaced residents, as a result of the planned renovation work; however, a portion of the residents will need to be temporarily relocated during the day while their units are being renovated. The development team will work with TCB's Community Life (CL) team to identify the residents that will need to be displaced during the day. CL will also support coordination with residents before and during construction. The budgeted relocation costs include packing, meals/snacks while inconvenienced, outings away from the property's construction and any hotel stays necessitated by unforeseen conditions.</p>
Authority Financing for Review:	\$662,385 Housing Preservation Program Loan
Collateral:	An affordability deed restriction recorded on 38 units at 50% AMI for a period of 40 years
Required Approvals:	Authorization from the Real Estate Loan Review Committee, and the URA Board
Program Sources:	American Rescue Plan
MWBE:	Narrative Approved
Commitment Expiration Date:	May 31, 2024

Sources of Funds	
PHFA HOP-MF Grant	\$2,101,155
HPP Cash Flow Loan (ARP) [Pending]	\$662,385
Owner Replacement Reserve	\$38,000
Total Project Financing	\$2,801,540

Uses of Funds	
Hard Costs	\$2,246,044
Fees	\$310,996
Developer Fee	\$104,000
Relocation	\$60,000
Furnishings	\$30,000
Title and Recording	\$30,000
Permanent Loan Financing Charges	\$12,500
Soft Cost Contingency	\$8,000
Total Project Uses	\$2,801,540

Pennley Supportive Housing for the Elderly, Inc. is a 501c(3) Pennsylvania non-profit with a principal address at Two North Shore Center, Suite 310, Pittsburgh, PA 15212. The organization is led by Juan Powell, President.



Resolution for Agenda Item 5(c)

RESOLUTION NO. ____ (2023)

RESOLVED: That a loan with Pennley Supportive Housing for the Elderly, Inc. for the rehabilitation of a 38-unit property at 5653 Broad Street, Pittsburgh, PA 15206, in an amount of up to \$662,385, payable from the Housing Preservation 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 loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



Director's Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: November 9, 2023
Re: Agenda Item 5(d): Residential Lending & Investments

5(d) Housing Preservation Program – 20 Almeda Renovation & Preservation Project

- i. Authorization to enter into a Housing Preservation Program loan in an amount not to exceed \$450,000 with RTH Investment, LLC for the rehabilitation of a 9-unit property at 20 Almeda Street, Pittsburgh, PA 15207.

Authorization Details

Borrower/Developer	RTH Investment LLC, Inc.
Location:	20 Almeda St
Neighborhood:	Hazelwood
Council District:	5
Description:	<p>Rising Tide Partners (RT) is helping to implement one of the Hazelwood Community's top priorities, as expressed in their Greater Hazelwood Plan. That is to gain community control of Hazelwood's finite number of larger apartment buildings and to preserve them for affordable housing.</p> <p>20 Almeda is a nine (9) unit apartment Building, located a few blocks from the Second Avenue commercial corridor. The property was listed for \$379,000 in the Fall of 2022 and Rising Tide responded quickly and signed a sales agreement to prevent the property from being purchased by investors or by out-of-town buyers.</p> <p>The property has been poorly managed and undercapitalized for decades leading to recent roof and plumbing leaks and significant masonry damage. A capital needs assessment was conducted and found that many features of the building are in poor condition (i.e. insulation, windows, exterior doors, water/waste piping, hot water tanks, electric servicing & wiring, water & lighting fixtures, coverings, kitchen and bathroom cabinets/countertops trim, paint, and common area appliances). Rising Tide intends to address these components by renovating all units in the building in a staged process. Six (6) of the nine (9) units are currently occupied, allowing for current tenants to occupy vacant units while their units are being renovated, thereby preventing any displacement.</p> <p>The total development cost for these renovations is \$2,501,008. RT has located multiple sources of financing to cover these costs. The developer was able to secure a \$500,000 predevelopment loan from the Neighborhood Community Development Fund (NCDF) to purchase the property in late 2022. This is a 3-year 5% interest only loan that will be replaced with permanent project financing. Landmarks Community Capital (LCC) has committed a \$650,000 construction/1st position permanent loan, and the National Housing Trust (NHT) has committed a \$450,000 2nd position loan, the latter of which will close upon construction completion and replace the NCDF predevelopment loan. Other sources of financing include an \$86,366 grant from Hillman Capital as well as a \$540,000 Housing Opportunity Program (HOP-MF) grant from the Pennsylvania Housing Finance Agency (PHFA).</p>



	To cover their financial gap, Rising Tide has submitted an HPP application to the URA for \$450,000. The funding for this loan will be sourced with American Rescue Plan (ARP) dollars, and its terms will include a cash flow repayment, as well as record of deed restriction securing its long-term affordability for 40 years. To further secure its affordability, Rising Tide have stated they intend on applying for Section 8 Project-Based Vouchers (PBVs) for all units. Currently, two (2) of the nine (9) units hold PBVs.
Authority Financing for Review:	\$450,000 Housing Preservation Program Loan
Collateral:	An affordability deed restriction recorded on 9 units at 50% AMI for a period of 40 years
Required Approvals:	Authorization from the Real Estate Loan Review Committee, and the URA Board
Program Sources:	American Rescue Plan
MWBE:	Narrative Approved
Commitment Expiration Date:	May 31, 2024

Sources of Funds	
Const./Perm. Financing – Landmarks Community Capital 1 st Lien	\$650,000
PHFA HOP-MF Grant	\$540,000
Const./Perm. Financing – National Housing Trust 2 nd Lien	\$450,000
HPP Cash Low Loan (ARP) [Pending]	\$450,000
Deferred Development Fee	\$324,642
Hillman Capital Grant	\$86,366
Total Project Financing	\$2,501,008

Uses of Funds	
Hard Costs	\$1,669,410
Acquisition	\$390,084
Developer Fee	\$324,642
Construction & Permanent Loan Financing Charges	\$64,172
Fees	\$41,700
Syndication Fees and Expenses	\$12,500
Rent Up Expense	\$3,000
Total Project Uses	\$2,501,008

RTH Investment LLC is a Pennsylvania Limited Liability Company with a principal address at 100 N. Sheridan Ave, 4th floor, Pittsburgh, PA 15206. RTH Investment LLC is led by President Kendall Pelling



Resolution for Agenda Item 5(d)

RESOLUTION NO. ____ (2023)

RESOLVED: That a loan with RTH Investment, LLC for the rehabilitation of a 9-unit property at 20 Almeda Street, Pittsburgh, PA 15207, in an amount of up to \$450,000, payable from the Housing Preservation 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 loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



Director’s Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: November 9, 2023
Re: Agenda Item 5(e): Residential Lending & Investments

5(e) Housing Preservation Program (HPP) – Widows Home

- i. Authorization to enter into a Housing Preservation Program Loan in an amount not to exceed \$500,000 with CHI-Northside Widows Home, Inc. for renovations of a 24 unit property located at 308 N. Taylor Street, Pittsburgh, PA 15221.

Authorization Details

Borrower/Developer	CHI-Northside Widows Home, Inc.
Location:	308 N. Taylor Street
Neighborhood:	Central Northside
Council District:	1
Description:	<p>The Widows Home Project is a historic complex of buildings in Pittsburgh’s Central Northside neighborhood. The project was developed in the late 1800s as the Allegheny Widow’s Home and provided housing for widows, elderly women, and low-income women. The property consists of an apartment building with nine (9) one-bedroom units and fifteen (15) two-bedroom townhouses. In 2004 the property was recapitalized using Low Income Housing Tax Credits. Management was transferred to Pennrose Management Company and internal renovations were completed.</p> <p>ACTION-Housing purchased the Allegheny Widow’s Home from Pennrose on October 31, 2022. While still in its extended use LIHTC period, once that expires in 2025 this property would have been at significant risk of being converted to market rate housing. The historic Mexican War Streets where the project is located is extremely desirable and has seen a massive increase in home sales prices and rents over the past ten years. This application is for much-needed renovations that will ensure the long-term health of the building and create a better quality of life for its residents. ACTION-Housing (AHI) purchased this property as part of a strategy to preserve deed-restricted affordable housing in strong market areas.</p> <p>Last year, AHI worked with the URA to restructure the existing loan on the property and extend the affordability period for 40 years. AHI is also currently working on an 8bb transfer with HUD. This will allow the borrower to acquire a Housing Assistance Payments (HAP) contract from another property, and subsequently apply project-based vouchers (PBVs) to each of the Widows Home units. This will deepen the project’s affordability, assist current and future residents who are rent burdened, and increase the project’s income and cashflow. In order to be approved for the project-based vouchers, the site needs a considerable amount of investment in repairs to be able to pass HUD’s safety and habitability standards. Limited operating income has made it difficult for Pennrose to invest in the needed capital expenses and improvements.</p> <p>AHI has secured multiple sources of financing that will allow it to replace the roofs, make structural repairs to bowing walls, install new windows throughout, repair</p>



	<p>uneven sidewalks and improve finishes including common area paint, carpet, and landscaping. AHI also intends to fund the operating and replacement reserve accounts which are currently depleted. Not only will these improvements allow AHI to obtain the project-based vouchers through HUD, but they will also improve the health, safety, and comfort of the residents.</p> <p>The Total Development Cost for these renovations is \$1,745,000. In order to cover the remainder of their costs, ACTION Housing has submitted an HPP application to the URA for \$500,000. The funding for this loan will be sourced with American Rescue Plan (ARP) dollars, and its terms will include a cash flow repayment, as well as record of a deed restriction securing its long-term affordability for 40 years.</p>
Authority Financing for Review:	\$500,000 Housing Preservation Program Loan
Collateral:	An affordability deed restriction recorded on 13 units at 50% AMI, and 11 units at 60% AMI, for a period of 40 years
Required Approvals:	Authorization from the Real Estate Loan Review Committee, and the URA Board
Program Sources:	American Rescue Plan
MWBE:	Narrative Approved
Commitment Expiration Date:	May 31, 2024

Sources of Funds	
PHFA HOP-MF Grant	\$825,000
HPP Cash Flow Loan (ARP) [Pending]	\$540,000
PHFA PHARE Grant	\$400,000
PNC Foundation Grant	\$20,000
Total Project Financing	\$1,745,000
Uses of Funds	
Hard Costs	\$1,391,332
Fees	\$165,275
Prefunded Replacement Reserve	\$100,000
Developer Fee	\$65,000
Soft Cost Contingency	\$17,588
Closing Costs	\$5,805
Total Project Uses	\$1,745,000

CHI-Northside Widows Home, Inc. is a 501c(3) Pennsylvania non-profit with a principal address at 611 William Penn Place, Suite 800, Pittsburgh, PA 15219. CHI-Northside Widows Home, Inc. is led by Larry Swanson, President.



Resolution for Agenda Item 5(e)

RESOLUTION NO. ____ (2023)

RESOLVED: That a loan with CHI Northside Widows Home, Inc for renovations at Widows Home located at 308 N. Taylor Street, Pittsburgh, PA 15221, in an amount of up to \$500,000, payable from the Housing Preservation 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 loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



Director’s Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: November 9, 2023
Re: Agenda Item 5(f): Residential Lending & Investments

5(f) Rental Gap Program – Oakland Pride

- i. Authorization to enter into a Rental Gap Program loan agreement in an amount not to exceed \$1,600,000 with Oakland Pride Housing, LLC for the construction of Oakland Pride located at 3129-3133 Forbes Avenue, Pittsburgh, PA 15213.

Authorization Details

Borrower/Developer	Oakland Pride Housing LLC/Affirmative Investments Inc.
Contractor:	Mistick Construction
Location:	3129-3133 Forbes Ave
Neighborhood:	South Oakland
Council District:	6
Description:	<p>Oakland Pride Housing is a 48 unit LGBTQ-friendly senior housing community that will be newly constructed in the Oakland neighborhood of Pittsburgh, on an empty lot located at 3133 Forbes Avenue, between Keystone Applied Behavior Analysis, DCI Dialysis Clinic, and Magee-Women’s Research Institute. This site offers residents a safe, walkable neighborhood with access to universities, restaurants, hospitals and parks. This location is on the new Bus Rapid Transit Line which allows for convenient transportation to and from Oakland to many neighborhoods, including Shadyside and Downtown Pittsburgh.</p> <p>Oakland Pride Housing is being built by Oakland Pride Housing LLC, which is a joint venture between non-profit Presbyterian Senior Care (51%) and national developer Affirmative Investments (49%). Affirmative Investments has partnered with Presbyterian Senior Care on four projects, creating a combined total of 311 units.</p> <p>The vacant land that this project is being constructed on is being leased for 75 years from the University of Pittsburgh Medical Center and University of Pittsburgh for \$1.00.</p> <p>This project will offer 48 units for senior housing; 24 of the units will be reserved for seniors earning less than 50% of area median income, six of the units will be reserved for seniors earning less than 30% of area median income. Thirty of the units will serve seniors using Section 8 Project Based Vouchers (PBVs) from the Housing Authority of Allegheny County (HACP).</p>
Authority Financing for Review:	\$1,600,000 Rental Gap Program Loan
Collateral:	An affordability deed restriction will be recorded for 6 units at or below 30% AMI, 24 units at or below 50% AMI, and 11 units at 60% AMI for a period of 40 years.
Required Approvals:	Authorization from the Real Estate Loan Review Committee, Housing Opportunity Fund advisor committee, and the URA Board
Program Sources:	\$1,000,000 of 2022 Housing Opportunity Funds and \$600,000 of Home Repay
MWBE:	Narrative Approved



Commitment Expiration Date:	May 9, 2024
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Sources of Funds	
PHFA Permanent Loan	\$2,270,000
9% Low Income Housing Tax Credits (LIHTC)	\$17,780,608
Housing Authority of the City of Pittsburgh (HACP) Gap Financing Loan	\$2,700,000
Deferred Development Fee	\$983,528
URA Rental Gap Program	\$1,600,000
Hillman Foundation Grant	\$500,000
National Housing Trust Fund	\$1,177,916
Gaming Economic Development Tourism Fund	\$150,000
Gap Being Fundraised For	\$2,243,781
Total Project Financing	\$28,905,883
Uses of Funds	
Total Construction Costs	\$21,742,726
Total Architectural/Engineering Costs	\$1,705,447
Total Miscellaneous Development Expense	\$424,447
Total Carrying & Financing Charges	\$1,415,227
Total Reserves & Developer Fee	\$3,617,956
Total Project Uses	\$28,905,883

Oakland Pride LLC is a Pennsylvania limited liability company located at 1215 Hulton Road, Oakmont, PA 15222. Oakland Pride LLC is led by Jim Pieffer, President.



Resolution for Agenda Item 5(f)

RESOLUTION NO. ____ (2023)

RESOLVED: That a loan with Oakland Pride Housing, LLC for the construction of Oakland Pride Housing located at 3129-3133 Forbes Avenue, Pittsburgh, PA 15213, in an amount of up to \$1,600,000, payable from the Housing Opportunity Fund Rental Gap 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 loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



Director’s Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: November 9, 2023
Re: Agenda Item 5(g): Residential Lending & Investments

5(g) For-Sale Development Program for Community Land Trusts – City of Bridges New Markets Tax Credit Project

- i. Authorization to enter into a For-Sale Development for Community Land Trusts grant agreement in an amount not to exceed \$2,820,000 with City of Bridges Community Land Trust, or a related entity, for the new construction of 15 units located throughout the Polish Hill, Hazelwood, Garfield, Fineview, Troy Hill, and Upper Lawrenceville neighborhoods of Pittsburgh.
- ii. Authorization to wavier For-Sale Development Program for Community Land Trusts program guidelines to exceed the per unit grant amount of \$130,000 for new construction and \$100,000 for rehabilitation.

Authorization Details

Borrower/Developer	City of Bridges Community Land Trust
Contractor:	Module, Shape Development Group, Emery Construction Services LLC, and Berna Construction
Location:	1623 Lanark Street, 1701 Lanark Street, 1614 Hatteras Street, 1716 Hatteras Street 5239 Natrona Way, 5203 Columbo Street, 3110 Dobson Street, 3112 Dobson Street, 3114 Dobson Street, Hazelwood Ave (56-B-326)
Neighborhood:	Polish Hill, Hazelwood, Garfield, Fineview, Troy Hill, Upper Lawrenceville
Council District:	1, 5, 7, 9
Description:	<p>City of Bridges Community Land Trust (CBCLT), will be utilizing a New Markets Tax Credit structuring to create 15 affordable homeownership opportunities across six Pittsburgh neighborhoods, all of which have experienced rapid increases in housing prices in the last decade.</p> <p>This \$7.99M project is primarily driven by the New Markets Tax Credit (NMTC) equity that will be infused because of an allocation of credits to the URA’s Community Development Entity (CDE) affiliate, Pittsburgh Urban Initiatives (PUI). The credits allocated to CBCLT’s project will generate just over \$2.4M in NMTC equity. Sources outside of this request of URA funds include a construction loan from Dollar Bank and philanthropic contributions from the Hillman Foundation and Heinz Endowments.</p> <p>The composition of the 15 units are as follows:</p> <p>1623 Lanark Street, 1701 Lanark Street – Fineview – Rehab of two three-bedroom, 1.5 bathroom units. Anticipated sales price of \$205,000.</p> <p>1614 Hatteras Street – Troy Hill – Rehab of one two-bedroom, one bathroom unit. Anticipated sales price of \$140,000.</p> <p>1716 Hatteras Street – Troy Hill – Rehab of one three-bedroom, one bathroom unit. Anticipated sales price of \$170,000.</p>



	<p>5239 Natrona Way – Upper Lawrenceville – Rehab of one one-bedroom, one-bathroom unit. Anticipated sales price of \$135,000.</p> <p>5203 Columbo Street – Garfield – New construction of three three-bedroom, 1.5-bathroom units on what is currently vacant land that has been transferred to CBCLT by Bloomfield Garfield Corporation. Anticipated sales price of \$205,000.</p> <p>3110 Dobson Street, 3112 Dobson Street, 3114 Dobson Street – Polish Hill – New construction of three two-bedroom, 1.5 bathroom units on what is currently vacant land currently owned by CBCLT, by way of a land transfer from Pittsburgh Housing Development Corporation in 2021. Anticipated sales price of \$150,000.</p> <p>Hazelwood Avenue – Hazelwood – New construction of a quadplex that will contain two one-bedroom, one-bathroom accessible units on the ground floor, and two three-bedroom, 1.5-bathroom units located on the second and third floors. Anticipated sales price for the one-bedroom units is \$120,000. Anticipated sales price of \$180,000 for the three-bedroom units.</p> <p>All units will be sold to households at or below 80% of the Area Median Income and will become part of the City of Bridges Community Land Trust.</p>
Authority Financing for Review:	<p>\$2,820,000 construction grant from the American Rescue Plan-funded For-Sale Development Program for Community Land Trusts (FSDP for CLT).</p> <p>Additionally, a waiver of FSDP for CLT guidelines, allowing the per-unit grant amount to exceed \$130,000 per new construction unit and \$100,000 for rehabilitated units.</p>
Collateral:	Declaration of restrictive covenants will be recorded on each parcel requiring that homes be resold at a price affordable to buyers at or below 80% of the Area Median Income for a period of 99 years.
Required Approvals:	The City of Pittsburgh has reviewed the requested waiver of FSDP for CLT guidelines due to the City of Pittsburgh ARPA funding involved in this project.
Program Sources:	American Rescue Plan Act – For Sale Development Program for Community Land Trusts
MWBE:	Narrative Submitted – a Final MWBE Plan must be approved prior to expected closing
Commitment Expiration Date:	March 14, 2024
Sources of Funds	
ARPA For Sale Development Program for Community Land Trusts	\$2,819,904
Dollar Bank Construction Loan	\$2,443,400
New Markets Tax Credit Equity	\$2,402,400
Hillman Foundation Grant	\$216,000
Heinz Endowments Grant	\$60,000
PHFA PHARE	\$58,293
Total Project Financing	\$7,999,997
Uses of Funds	
Hard Costs	\$5,401,702
Acquisition	\$82,413
Fees	\$2,381,828
Construction and Permanent Financing Charges	\$88,524
Transaction Fees	\$45,530
Total Project Uses	\$7,999,997



The City of Bridges Community Land Trust is a Pennsylvania non-profit 501(3) located at 5515 Penn Avenue, Pittsburgh, PA, 15206. The City of Bridges Community Land Trust is led by Ed Nusser, Executive Director.



Resolution for Agenda Item 5(g)

RESOLUTION NO. _____ (2023)

RESOLVED: That a grant with the City of Bridges Community Land Trust, or a related entity for the new construction of 15 units located throughout the Polish Hill, Hazelwood, Garfield, Fineview, Troy Hill, and Upper Lawrenceville neighborhoods of Pittsburgh, in an amount not to exceed \$2,820,000, payable from the Housing Opportunity Fund 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; contingent on execution of a recipient agreement with City Law; and it is:

RESOLVED FUTHER: That a waiver of the For-Sale Development Program guidelines to exceed the per unit grant amount of \$130,000 for new construction and \$100,000 for rehabilitation amount is hereby approved.



Director's Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: November 9, 2023
Re: Agenda Item 5(h): Residential Lending & Investments

5(h) Housing Opportunity Fund Annual Allocation Plan

- i. Approval of the Housing Opportunity Fund's 2024 Annual Allocation Plan

Authorization Details

The Housing Opportunity Fund (HOF), established in 2016 via City Council Ordinance 37, supports the development and preservation of affordable and accessible housing within the City of Pittsburgh. In December 2017, City Council passed a resolution approving the terms and authorizing the execution and delivery of a Cooperation Agreement with the URA to administer the HOF. City Council further authorized the allocation of \$10 million per year to the URA over 12 years for the purpose of implementing the HOF. This \$10 million per year transfer has been in effect since 2018.

In June 2018, the Mayor appointed the 17 members of the HOF Advisory Board. HOF's enabling legislation, the Advisory Board works with URA staff to create and approve an Annual Allocation Plan (AAP) that outlines proposed funding levels by programmatic category. Each year, the Advisory Board makes its recommendations regarding the AAP and sends the agreed upon AAP to the URA Board of Directors, the HOF's Governing Board, for final approval. Once the URA Board approves the AAP, it is presented to City Council.

To help prepare for the 2024 AAP, which is HOF's seventh AAP, URA staff created the Affordable Housing Public Survey to receive public input on 2024's draft AAP. Over a ten-week survey period, 450 unique responses were recorded. Respondents submitted their answers to questions related to the availability of affordable housing, housing priorities, and how the \$10 million 2024 HOF should be allocated. Outreach methods included virtual community meetings, in-person community engagement, social media, and targeted email and text campaigns. A memo of survey results and findings was created by URA staff and shared with the HOF Advisory Board to help guide the 2024 AAP's creation. Each Advisory Board member was asked to complete a worksheet to create a draft plan.

During the October 4, 2023, HOF Advisory Board Meeting, the Draft 2024 AAP was approved by the HOF Advisory Board. The draft 2024 plan was then published on the URA website on October 13, 2023, with instructions for public comment. Nine comments were received and presented to the HOF Advisory Board for discussion.

At the November 2, 2023 HOF Advisory Board meeting, no changes to the draft 2024 plan were put forth, and the plan was approved as presented. If approved by the URA Board, the 2024 HOF AAP will then be presented to City Council for review and approval. The 2024 Annual Allocation Plan is identified below:



2024 Final Annual Allocation Plan

PROGRAM	30% AMI and below	50% AMI and below	80% AMI and below	TOTALS
Rental Gap	\$1,750,000	\$250,000	\$0	\$2,000,000
Housing Stabilization	\$450,000	\$400,000	\$0	\$850,000
Down Payment & Closing Cost Assistance	\$0	\$0	\$700,000	\$700,000
Homeowner Assistance	\$1,500,000	\$1,150,000	\$400,000	\$3,050,000
For-Sale Development	\$0	\$0	\$650,000	\$650,000
Legal Assistance	\$700,000	\$200,000	\$500,000	\$1,400,000
Small Landlord Fund	\$0	\$0	\$0	\$0
Demonstration Dollars	\$100,000	\$250,000	\$0	\$350,000
Administration	\$500,000	\$250,000	\$250,000	\$1,000,000
TOTALS DRAFT 2024 PLAN	\$5,000,000	\$2,500,000	\$2,500,000	\$10,000,000

<i>Rental Gap</i>	Increases the supply of affordable rental units by building new and/or preserving affordable rental units.
<i>For-Sale Development</i>	Increases the supply of affordable homes for sale by building new and/or preserving affordable for-sale homes.
<i>Down Payment & Closing Cost Assistance</i>	Provides first-time homebuyers with financial assistance towards down payment and closing costs. First-time homebuyers can layer the HOF program dollars with other first-time homebuyer programs to drive down the cost of homeownership.
<i>Homeowner Assistance/+</i>	Provides financial assistance to homeowners for necessary home repairs or cosmetic updates.
<i>Housing Stabilization</i>	Provides financial housing related assistance to renters and homeowners who are experiencing a temporary, non-reoccurring housing crisis.
<i>Legal Assistance</i>	Provides a variety of free housing legal services to eligible tenants and homeowners who live in the City of Pittsburgh.
<i>Small Landlord Fund</i>	Provides funding to landlords with 10 or fewer units for the preservation of existing affordable rental housing and/or the conversion of market/vacant housing to affordable housing.
<i>Demonstration Dollars</i>	Provides funding for emergencies, such as mass evictions or natural disasters, for capacity building, and for special projects that may not align with existing HOF program offerings.



Resolution for Agenda Item 5(h)

RESOLUTION NO. ____ (2023)

RESOLVED: That the Housing Opportunity Fund's 2024 Annual Allocation Plan is hereby approved.



Director's Report

To: URA Board of Directors

From: Quianna Wasler, Chief Housing Officer

Cc: Susheela Nemani-Stanger, Executive Director

Date: November 9, 2023

Re: Agenda Item 5(i): Residential Lending & Investments

5(i) OwnPGH Program Adjustments

- i. Authorization to amend program guidelines for OwnPGH homeownership program to incorporate program modification and additions.

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.

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.

Proposed amendments were presented at the URA's October 12, 2023 Board Meeting and were then posted for public comment for a three-week period.

The OwnPGH changes 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, using ARPA dollars. The maximum available amount of construction funding per unit will be determined by the gap between the construction loan available through traditional lending institutions, plus other committed sources (outside grants/loans secured by the developer), and the total project costs. All project development budgets are subject to URA underwriting and verification. Once the home is ready to be sold to the end buyer, URA staff will underwrite the terms of the first mortgage secured by the buyer and determine the amount of per OwnPGH buyer assistance needed to make the home affordable. Construction financing will be made available for the shovel-ready pipelines of non-profit developers. Projects must be identified by April 2024. Construction must begin by December 1, 2024. Units assisted must be completed and deed restricted by June 30, 2026.
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.
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.

All items listed above are subject to the review and approval of the City of Pittsburgh.



Resolution for Agenda Item 5(i)

Resolution No. _____ (2023)

RESOLVED: That the amendment of the OwnPGH Homeownership Program Guidelines to incorporate program modifications and additions is hereby approved.



Director’s Report

To: URA Board of Directors
From: Thomas Link, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: November 9, 2023
Re: Agenda Item 6(a): - Development Services

6(a) Amani Christian CDC – African Queens Apartments

- i. Final drawings, final evidence of financing, and authorization for Amani Christian Community Development Corporation, or a related entity, to begin construction on Block 10-P, Lot 25 (previously Block 10-P, Lots 25, 26, and 27), in the 5th Ward.
- ii. Authorization to amend Resolution No. 290 (2022), as previously amended by Resolution No. 213 (2023), which authorized the URA to hold a reverter deed for the reconveyance of Block 10-P, Lots 25, 26, and 27, in the 5th Ward from Amani Christian Community Development Corporation, or a related entity, to extend the deadline for financial closing from December 31, 2023, to March 31, 2024.
- iii. Authorization to enter into a Rental Gap Program loan agreement in an amount not to exceed \$410,000 with Amani Christian Community Development Corporation, or related entity, for the construction of African Queens Apartments located at 2159 Centre Avenue.

Authorization Details

Borrower/Developer	Amani Christian Community Development Corporation
Contractor:	Waller Corporation
Location:	2159 Centre Avenue, Pittsburgh PA 15219
Neighborhood:	Middle Hill District
Council District:	6
Description:	<p>This recently consolidated parcel, which the URA conveyed to Amani Christian Community Development Corporation (Amani CCDC) in December 2022, contains approximately 3,039 square feet of vacant land and a vacant structure at 2163 Centre Avenue.</p> <p>African Queens Apartments will consist of two commercial spaces on the ground floor and twelve units of affordable housing on the three floors above. The Borrower/Developer is Amani CCDC. African Queens Apartments takes its name after African Queens Record store, which is a former business in the currently vacant building that this project will rehabilitate as part of the construction.</p> <p>The twelve apartments will consist of three units rented to households earning at or below 30% of Area Median Income (AMI), five units being rented to households earning at or below 50% of AMI, and 4 units rented at or below 60% of AMI.</p> <p>This project will bring life and vitality to the Centre Avenue business corridor in the Hill District neighborhood, which aligns perfectly with the Hill District Master Plan and Avenues of Hope initiative, which seeks to rebuild seven historically black main streets in Pittsburgh.</p>
Authority Financing for Review:	<p>\$410,000 Rental Gap Program loan</p> <p>40 year term</p> <p>40 year amortization</p> <p>0% interest</p> <p>Cashflow-based repayment</p>



Collateral:	Declaration of Restrictive Covenants requiring that three of the units are rented to households earning at or below 30% of Area Median Income (AMI) and five units are rented at 50% of AMI or below.
Required Approvals:	Authorization of the URA board of Directors
Program Sources:	\$80,000 of 2022 Housing Opportunity Fund Rental Gap Program and \$330,000 of 2023 Housing Opportunity Fund Rental Gap Program.
MWBE:	Construction start contingent on acceptance of Final MWBE plan
Commitment Expiration Date:	May 9, 2024

Preliminary Sources and Uses

Sources of Funds	
FNB Bank Loan	\$800,000
Redevelopment Assistance Capital Program (RACP)	\$2,000,000
Housing Authority of the City of Pittsburgh (HACP) Gap Financing Loan	\$1,000,000
Pennsylvania Housing Financing Agency (PHFA) Housing Options Program Grant-Multifamily (HOP-MF)	\$900,000
Pennsylvania Housing Finance Agency (PHFA) Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE)	\$350,000
Neighborhood Allies	\$350,000
Federal Home Loan Bank System (FHLB) Affordable Housing Program (AHP)	\$750,000
Deferred Developer Fee	\$50,369
URA Avenues of Hope Commercial Real Estate Loan (ACRE)	\$200,000
Hillman Foundation Grant	\$58,000
URA – Centre Avenue Pre-Development Grant	\$70,000
Bridgeway Capital	\$34,000
Neighborhood Allies (Grant)	\$15,000
URA Rental Gap Program (RGP)	\$410,000
Total Project Financing	\$6,987,369
Uses of Funds	
Total Construction Costs	\$5,497,942
Total Architectural/Engineering Costs	\$348,081
Total Miscellaneous Development Expense	\$15,000
Total Carrying & Financing Charges	\$288,700
Total Acquisition Cost	\$32,516
Total Reserves & Developer Fee	\$805,400
Total Project Uses	\$6,987,639

Amani Christian Community Development Corporation is a non-profit corporation with a mailing address of PO Box 7292, Pittsburgh PA 15213. Amani Christian Community Development Corporation's Executive Director is the Reverend Lee Walls.



Resolutions for Agenda Item 6(a)

RESOLUTION NO. ____ (2023)

RESOLVED: That the final drawings and evidence of financing submitted by Amani Christian Community Development Corporation for the sale of Block 10-P, Lot 25 (previously Block 10-P, Lots 25, 26, and 27, in the 5th Ward, are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or Chief Legal Officer, on behalf of the Authority, is hereby authorized to execute 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.

RESOLUTION NO. ____ (2023)

RESOLVED: That Resolution No. 290 of (2022) as previously amended by Resolution No. 213 (2023) is hereby amended, to extend the deadline for financial closing from December 31, 2023, to March 31, 2024.

RESOLUTION NO. ____ (2023)

RESOLVED: That a loan with Amani Christian Community Development Corporation for the construction of African Queens Apartments located at 2159 Centre Avenue, in an amount of up to \$410,000, payable from the Housing Opportunity Fund Rental Gap 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 loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



Director's Report

To: URA Board of Directors
From: Thomas Link, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: November 9, 2023
Re: Agenda Item 6(b): - Development Services

6(b) City-Wide – Property Maintenance

- i. Agreements with nine firms/organizations for property maintenance services (detailed below) in an amount that will collectively not exceed \$1,406,356 over a two-year period, payable from Leased Land.

Authorization Details

The URA LandCare program creates a localized land maintenance system that allows small businesses and nonprofits to participate in vacant lot maintenance for the URA's portfolio. The program was implemented in September 2016 and is now entering its eighth year.

Services covered by these contracts include: monthly grass cutting, removal and disposal of debris in the growing season, snow removal and deicing of sidewalks in the winter, tree removal, sealing and repair of structures, response to emergency situations, posting of signs, and clean-out of non-hazardous materials from lots, on an as-needed basis.

On July 18, 2023, a Request for Proposals ("RFP") for land care services was issued. Ten firms/organizations submitted proposals for the work. Proposals were evaluated using the selection criteria outlined in the RFP. Based upon this evaluation, the proposals submitted by the firms listed below were determined to be the best for the respective property bundles. The contract period will be for 24 months—from November 15, 2023, through and including November 14, 2025.

The nine selected firms/organizations include eight that are minority-owned or -led, with three of these owned or led by minority women. One is partnering with a minority-owned firm.

The nine selected firms/organizations and their organizational structure are as follows:

- Amani Christian Community Development Corporation, located at 733 Clarissa Street, Pittsburgh, PA 15213 - non-profit, MBE. Contract amount not to exceed \$42,051;
- Center that C.A.R.E.S, located at 2701 Centre Avenue, Pittsburgh, PA 15219 - non-profit, minority-led. Contract amount not to exceed \$92,583;
- Chatman Properties, LLC, located at 5047 Summerville Street, Pittsburgh, PA 15201 - for-profit, MWBE. Contract amount not to exceed \$306,907;
- City Source Associates, Inc., located at 401 Bingham Street, Pittsburgh, PA 15203 – not-for-profit. Contract amount not to exceed \$303,600,
 - Partnering with Davidson Lawncare, located at 936 Oranmore Street, Pittsburgh, PA 15201 – for-profit, MBE;
- Concrete Rose Construction, LLC, located at 700 River Avenue #320, Pittsburgh, PA 15212 - for-profit, MWBE. Contract amount not to exceed \$25,831;



- Ervin Home Beautification, LLC, located at 133 Rochelle Street, Pittsburgh, PA 15210 - for-profit, MBE. Contract amount not to exceed \$68,378;
- Hilltop Rising, LLC, located at 827 E. Warrington Avenue, Pittsburgh, PA 15210 -for-profit, MBE. Contract amount not to exceed \$109,714;
- KRJ Enterprises, Inc. (d/b/a Kipp Jackson), located at 5540 Baywood Street, Pittsburgh, PA 15206 – for-profit, MBE. Contract amount not to exceed \$303,600; and
- One Call Handles It All Landscaping and Trucking, LLC, located at 229 Paul St, Pittsburgh, PA 15211 – for-profit, MWBE. Contract amount not to exceed \$153,692.

Funding will be from Leased Land.



Resolution for Agenda Item 6(b)

RESOLUTION NO. _____ (2023)

RESOLVED: That an agreement(s) with nine firms/organizations, for property maintenance services, for an amount of up to \$1,406,356 for a two-year period, payable from Leased Land is hereby approved and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement(s) 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: November 9, 2023
Re: Agenda Item 6(c): - Development Services

6(c) **City-Wide Outdoor Dining ARPA grants**

- i. Authorization to enter into nine Outdoor Dining Grant agreements and related contracts with 9 organizations in a cumulative not-to-exceed amount of \$434,560.

Authorization Details

On September 15, 2023, the application window for the second funding round for the Outdoor Dining Grant Program opened and closed on October 16, 2023. The goal of the Outdoor Dining Grant Program is to provide grant funding to eligible business-supporting nonprofit organizations, community development corporations, business improvement districts, and chambers of commerce to create outdoor infrastructure that allows restaurant activity to occur safely outdoors and mitigate the spread of the COVID-19 virus.

Eligible uses for the funds include:

- Building infrastructure for outdoor dining in the public right of way or private property
- Purchase of equipment such as tents, barriers, heaters, and other supplies
- Architect or design fees to create outdoor dining space.

The recommended applications are as follows:

ORGANIZATION	PROJECT DESCRIPTION	AWARD AMOUNT
Bloomfield Development Corporation	Outdoor dining improvements to Scoops, Fet Fisk, and Yinz Coffee	\$30,000
InnovatePGH	Adding additional space to Union Grill, EatUnique, ButterJoint, Alibaba, Rose Tea Express Café, Crepes Parisiennes. Weatherization and winterization of existing outdoor spaces.	\$90,000
Lawrenceville Corporation	Provide grants to businesses through an application process	\$60,000
Neighborhood Allies – LA Grocery	Outdoor dining improvements for LA Grocery in Larimer	\$20,610
Neighborhood Allies – Black Beauty Café and Lounge	Install pergolas, and lighting, purchase heat lamps, and new tables and chairs to create outdoor dining space at the property	\$48,950
Neighbors in the Strip Inc.	Provide outdoor dining infrastructure for Salem's Market and Grill in the Strip District Location	\$45,000
Northside Leadership Conference	Provide grants for up to 6 businesses	\$30,000
Oakland Business Improvement District	Install 19 pre-fabricated outdoor dining deck systems along Meyran Ave. and Bouquet Street in Oakland	\$90,000
Pittsburgh Downtown Partnership	Provide outdoor dining improvements for Emporio: Meatball Joint	\$20,000

Funding sources: ARPA



Resolution for Agenda Item 6(c)

RESOLUTION NO. _____ (2023)

RESOLVED: That an agreement(s) with the following entities for the Outdoor Dining Grant Program for a total amount of up to \$434,560, payable from ARPA 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 grant agreement(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

- | | | |
|----|---|----------|
| 1. | Bloomfield Development Corporation | \$30,000 |
| 2. | InnovatePGH | \$90,000 |
| 3. | Lawrenceville Corporation | \$60,000 |
| 4. | Neighborhood Allies – LA Grocery | \$20,610 |
| 5. | Neighborhood Allies – Black Beauty
Café and Lounge | \$48,950 |
| 6. | Neighbors in the Strip Inc. | \$45,000 |
| 7. | Northside Leadership Conference | \$30,000 |
| 8. | Oakland Business Improvement
District | \$90,000 |
| 9. | Pittsburgh Downtown Partnership | \$20,000 |



Regular Board Meeting
November 9, 2023
Consent Agenda

1. Agreements/Amendments

- a. Authorization to ratify amending Resolution 107 (2018) to reduce the \$30,000 allocation of PAYGO15 funds to be used for St. Clair Village to \$1,704.85.
- b. Authorization to ratify the appropriation of \$28,295.15 of 2015 City Paygo funds to use on a Populous Agreement to support the neighborhood vision planning process for the Carnegie Science Center site.

2. Grant Applications

a. DCED Pennsylvania Strategic Investments to Enhance Sites Program

- i. Resolution authorizing the Urban Redevelopment Authority of Pittsburgh to apply for funding from the Department of Community and Economic Development (DCED) Pennsylvania Strategic Investments to Enhance Sites program in an amount not to exceed \$2,000,000 for the 62nd Street project. If awarded, authorization for the Executive Director, Chief Financial Officer, and/or Chief Operating Officer to execute related grant, subgrant, and fee agreements.
- ii. Resolution authorizing the Urban Redevelopment Authority of Pittsburgh to apply for funding from the Department of Community and Economic Development (DCED) Pennsylvania Strategic Investments to Enhance Sites program in an amount not to exceed \$1,000,000 for the Mellon Square Storefronts project. If awarded, authorization for the Executive Director, Chief Financial Officer, and/or Chief Operating Officer to execute related grant, subgrant, and fee agreements.

b. DCED Statewide Local Share Account Program

- i. Resolution authorizing the Urban Redevelopment Authority of Pittsburgh to apply for funding from the Department of Community and Economic Development (DCED) Local Share Account Statewide program in an amount not to exceed \$500,000 for the Lockwall Marina project. If awarded, authorization for the Executive Director, Chief Financial Officer, and/or Chief Operating Officer to execute related grant, subgrant, and fee agreements.
- ii. Resolution authorizing the Urban Redevelopment Authority of Pittsburgh to apply for funding from the Department of Community and Economic Development (DCED) Local Share Account Statewide program in an amount not to exceed \$500,000 for the Lottery Store Site project. If awarded, authorization for the Executive Director, Chief Financial Officer, and/or Chief Operating Officer to execute related grant, subgrant, and fee agreements.
- iii. Resolution authorizing the Urban Redevelopment Authority of Pittsburgh to apply for funding from the Department of Community and Economic Development (DCED) Local Share Account Statewide program in an amount not to exceed \$500,000 for the Property Stabilization and Demolition project. If awarded, authorization for the Executive Director, Chief Financial Officer, and/or Chief Operating Officer to execute related grant, subgrant, and fee agreements.
- iv. Resolution authorizing the Urban Redevelopment Authority of Pittsburgh to apply for funding from the Department of Community and Economic Development (DCED) Local Share Account Statewide program for the following projects and their project-specific amounts on behalf of the following nonprofit subgrantee leads. If awarded, authorization for the Executive Director, Chief Financial Officer, and/or Chief Operating Officer to execute related grant, subgrant, and fee agreements:

- 1. Eva P Mitchell – \$80,000
- 2. Urban Academy - \$1,000,000
- 3. Anderson Estates - \$1,000,000
- 4. Rhythm Square - \$1,000,000
- 5. The Citizen Science Lab - Project Dream: \$1,000,000
- 6. Storehouse for Teachers – Warehouse Construction: \$1,000,000
- 7. Elizabeth Seton Center, Inc. – Purchase of a Vehicle to Transport Children & Seniors: \$99,885
- 8. Shady Lane - Shady Lane Facilities Improvement Project: \$500,000



9. Riverlife - Allegheny Landing Restoration: \$1,000,000
10. Chatham University - Eden Hall Track and Field Facility: \$1,000,000
11. Center for Hearing & Deaf Services - Building Renovation for Adults who are intellectually disabled and deaf: \$1,000,000
12. Rising Tide Partners - East Hills 1 HOA Infrastructure Restoration Project: \$1,000,000
13. Phipps Conservatory and Botanical Gardens - Extending Community Sustainability at Mellon Park's Phipps Garden Center: \$750,000
14. Latin American Studies Association - Latin American Cultural Center Entryway Improvements: \$37,121
15. Primary Care Health Services, Inc. - PCHS Wilford A. Payne Medical Office Building: \$1,000,000
16. Catholic Youth Association of Pittsburgh Inc. - Meals on Wheels Program Vehicle Replacement: \$50,000
17. Pittsburgh Opera, Inc. - Building and Stage Equipment: \$70,164
18. The Kingsley Association - Reimagining the Urban Landscape at Kingsley: \$750,000
19. Latino Community Center - Comunidad: New Community Spaces for Latino Community Center in Allegheny County: \$1,000,000
20. Uptown Partners of Pittsburgh - Historic Tito House Redevelopment: \$200,000
21. Familylinks - Vintage Center for Active Adults Renovation: \$1,000,000
22. Yeshivath Achei Tmimim of Pittsburgh - Yeshiva Schools 403 Greenfield Renovation and Equipment: \$991,124
23. Parking Partners XXIII Block E LLC - Block F-2 Urban Open Space: \$200,000
24. Pittsburgh Gateways Corporation - Renovations at the Energy Innovation Center for Incubation, Innovation and Workforce Development: \$500,000
25. The Frick Pittsburgh - Frick Pittsburgh Clayton Restoration: \$1,000,000
26. The Clemente Collection at Engine House 25 - Clemente Museum Elevator Installation and Upgrades for ADA Compliance: \$600,000
27. RIDC Southwestern Pennsylvania Growth Fund - RIDC Mill 19C Site Enhancements and Tenant Improvements: \$1,000,000
28. Pennsylvania Affordable Housing Corporation - Bathesda Homewood Revitalization Project: \$1,000,000
29. East Liberty Development Inc. - Sts. Peter & Paul School Demolition: \$300,000
30. Skyline Residences - Recovery Home Improvements: \$241,221
31. Off the Floor Pittsburgh - Delivery Truck Replacement & Fleet Expansion: \$161,908
32. Community Specialists Corporation - The Academy Transportation Upgrades Pt. 2: \$374,409

3. Certificates of Completion

- a. Certificate of Completion for Carnegie Mellon University for Block 29-A, Lot 307 (also known as Parcel 2 Revised in the Pittsburgh Technology Center Plan of Lots No. 2 recorded in Plan Book Volume 269, page 102), in the 4th Ward (700 Technology Drive – office/research development).
- b. Certificate of Completion for Carnegie Mellon University for Block 29-A, Lots 306 and 314 (also known as Parcels 2A and 9 Revised in the Pittsburgh Technology Center Plan of Lots No. 2 recorded in Plan Book Volume 269, page 102), in the 4th Ward (Technology Drive – side yards).
- c. Certificate of Completion for Lois Jene Carrington for Block 15-S, Lot 26, in the 18th Ward (Michigan Street – side yard).

4. Conveyances

- a. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 23-E, Lot 24, in the 25th Ward, to Ian Alden Russell for \$8,400 plus costs (Redknapp Street - side yard).



Regular Board Meeting
November 9, 2023
Disclosure Agenda

1. Authorization to approve Christian Pfeil to receive an OwnPGH loan for the purchase of 2249 Spokane Avenue, Pittsburgh, PA 15210, in the amount of \$90,000, payable from ARPA funds. (Christian Pfeil is a URA employee).

