

URA Board Agenda



Date/Time: Thursday, February 8, 2024, 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/85063868186>

Dial In: 1 (929) 205-6099

Webinar ID: 850 6386 8186

ANNUAL BOARD MEETING AGENDA

1. Annual Meeting

- a. Introductory Remarks by Board Chair
- b. Roll Call
- c. Public Comment (only as to election of Board Officers)
- d. Election of Officers
- e. Adjournment of Annual Meeting

REGULAR FEBRUARY MONTHLY BOARD MEETING AGENDA TABLE OF CONTENTS

1. General

- a. Introductory Remarks by Board Chair
- b. Roll Call
- c. Approval of the December 14, 2023, URA Regular Board Meeting Minutes

2. Public Comment

3. Announcements

- a. 200 Ross Street
- b. URA 2024 Sponsorship Program Office Hours
- c. OwnPGH Homeownership Program February 2024 Office Hours
- d. Q4 2023 Quarterly Impact Report



4. **Residential Lending & Investments (Page 3 Through Page 5)**
 - a. **Homewood Scattered Sites**
 - i. Authorization to enter into a Housing Preservation Program loan in the amount of up to \$1,500,000 with Homewood Redevelopment, LLC, or a related entity, for the acquisition and renovation of 30 scattered site affordable rental units located in the Homewood neighborhood.
 - ii. Authorization to enter into a Rental Gap Program loan in the amount of up to \$500,000 with Homewood Redevelopment, LLC.
5. **Development Services (Page 6 Through Page 17)**
 - a. **Avenues of Hope American Rescue Plan Act Grant Program Awards**
 - i. Authorization to enter into 27 Avenues of Hope American Rescue Plan Act (ARPA) grant program agreements and related contracts with 27 organizations in a cumulative not-to-exceed amount of \$2,473,465.
 - b. **Middle Hill – Herron & Wylie (Communion Place)**
 - i. Proposal and form of contract for the sale of Block 27-A, Lots 124 and 125, in the 5th ward to Communion Place LLC, or related entity, for \$2.00 plus costs.
6. **Consent Agenda (Page 18 Through Page 18)**
7. **Disclosure Agenda (Page 19 Through Page 19)**
8. **Adjournment of Regular Meeting**



Director's Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: February 8, 2024
Re: Agenda Item 5(a): Residential Lending & Investments

5(a) Homewood Scattered Sites

- i. Authorization to enter into a Housing Preservation Program loan in the amount of up to \$1,500,000 with Homewood Redevelopment, LLC, or a related entity, for the acquisition and renovation of 30 scattered site affordable rental units located in the Homewood neighborhood.
- ii. Authorization to enter into a Rental Gap Program loan in the amount of up to \$500,000 with Homewood Redevelopment, LLC, or a related entity, for the acquisition and renovation of 30 scattered site affordable rental units located in the Homewood neighborhood.

Authorization Details

Borrower/Developer	Homewood Redevelopment, LLC, wholly owned by Pennsylvania Affordable Housing Corporation, a Pennsylvania non-profit corporation.
Project Location:	4 scattered sites in the Homewood South neighborhood
Neighborhood:	Homewood South
Council District:	9
Description:	<p>The Homewood Redevelopment project includes the acquisition and rehabilitation of 30 units across four sites in the Homewood South neighborhood of Pittsburgh. The borrower, Homewood Redevelopment, LLC, is a wholly owned nonprofit entity of Pennsylvania Affordable Housing Corporation (PAHC). The borrower is purchasing the properties from an absentee landlord who allowed the units to fall into disarray and to become a major source of blight in the neighborhood. The developer intends to rent all 30 of the units to individuals and families who are housing choice voucher holders and who are at or below 50% of the Area Median Income (AMI).</p> <p>PAHC secured multiple sources of funding to finance the \$6.25 million total development cost. These two resolutions will provide a \$500,000 Rental Gap Program loan and a \$1,500,000 Housing Preservation Program loan. The developer provided a term sheet for construction/permanent financing from Dollar Bank for an additional \$1,950,000. The URA's investments are contingent upon the approval and closing of this financing.</p> <p>The project secured a significant amount of grants. PHFA awarded the project \$1.5 million in grant funds through the Pennsylvania Housing Finance Agency (PHFA) Housing Options Grant Program-Multi-Family (HOP-MF) and \$800,000 in grants will be coming through Neighborhood Allies.</p> <p>Construction is anticipated to begin in the 2nd quarter of 2024 and end in the 2nd quarter of 2025.</p>



	Both the Rental Gap Program loan and Housing Preservation loan will have 40-year loan terms, carry a 0% interest rate, and repayment is by annual cash flow of the project. The URA will record a deed restriction on all 30 units securing their affordability for 40 years.
Authority Financing for Review:	\$500,000 Rental Gap Program loan
Collateral:	Recorded Open-End Mortgage and Security Agreement and Declaration of Restrictive Covenants
Required Approvals:	Authorization from the Real Estate Loan Committee, the Housing Opportunity Fund Advisory Committee, and the URA Board
Program Sources:	Housing Opportunity Funds
MWBE:	Narrative Approved
Commitment Expiration Date:	July 31, 2024
Sources of Funds	
1 st Lien – Construction/Permanent Loan – Dollar Bank	\$1,950,000
2 nd Lien – URA Housing Preservation Program Loan	\$1,500,000
Pennsylvania Housing Finance Agency (PHFA) Housing Options Grant Program-Multi-Family (HOP-MF)	\$1,500,000
Neighborhood Allies Grant	\$800,000
3 rd Lien – URA Rental Gap Program Loan	\$500,000
Total Project Financing	\$6,250,000
Uses of Funds	
Hard Costs	\$4,211,608
Reserves/Developer Fee	\$877,501
Acquisition	\$845,991
Fees	\$165,816
Construction/Permanent Financing Cost	\$149,084
Total Project Costs	\$6,250,000

Pennsylvania Affordable Housing Corporation is a Pennsylvania 501(c)3 Nonprofit with a mailing address of 11743 Frankstown Road, Suite C, Pittsburgh, PA 15235. Mr. Shawn Taylor is the President.



Resolutions for Agenda Item 5(a)

RESOLUTION NO. ____ (2024)

RESOLVED: That a loan with Homewood Redevelopment, LLC, or a related entity, for the acquisition and renovation of 30 scattered site affordable rental units located in the Homewood neighborhood, Ward 13, of the City of Pittsburgh, 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.

RESOLUTION NO. ____ (2024)

RESOLVED: That a Rental Gap Program (RGP) loan with Homewood Redevelopment, LLC or a related entity, for the acquisition and renovation of 30 scattered site affordable rental units located in the Homewood neighborhood, Ward 13, of the City of Pittsburgh in an amount not to exceed \$500,000, payable from the Housing Opportunity Fund Rental Gap Program (RGP), 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: February 8, 2024
Re: Agenda Item 6(a): Development Services

6(a) Avenues of Hope American Rescue Plan Act Grant Program Awards

- i. Authorization to enter into 27 Avenues of Hope American Rescue Plan Act (ARPA) grant program agreements and related contracts with 27 organizations in a cumulative not-to-exceed amount of \$2,473,465.

Authorization Details

In August 2023, the application window for the third funding round for the Avenues of Hope (AoH) American Rescue Plan Act (ARPA) Grant Program opened. The goal of the AoH ARPA Grant Program is to advance projects in the seven AoH commercial corridors that accomplish any of the following, while complying with Federal ARPA requirements:

- Assist in the revitalization of commercial corridors that were impacted by the COVID-19 pandemic.
- Make improvements to vacant and/or abandoned commercial spaces and/or public infrastructure in disproportionately impacted communities.
- Provide commercial corridor support for recovery from COVID-19 pandemic hardships; and
- Invest in AoH neighborhoods to improve health outcomes in disproportionately impacted communities, specifically through the creation and/or improvement of parks and open spaces near or within the commercial corridor(s).

The URA received 41 applications across the seven corridors for Round III. Upon closure of the funding round, URA Neighborhood Business District Services first reviewed all 41 submissions to verify general eligibility. Throughout November and December 2023, Neighborhood Business District Services staff met with Community Advisory Committees representing each AOH corridor. The Advisory Committees, which include up to 10 stakeholders from each corridor, reviewed summaries of the projects and provided input and information about each of the applications.

Upon completion of Community Advisory Committee meetings, staff convened the ARPA Review Committee, which included representatives from the Mayor's Office, City Law Department, City Planning, the Office of Management and Budget, and URA staff representing the Development Services and Commercial Lending departments. Based on input from the Community Advisory Committees as well as ongoing URA staff assessment, eligible submissions were reviewed in detail for compliance with the program guidelines and ARPA regulations, as well as viability and readiness. Following the review process, the 27 projects listed below received recommendations for funding.



CORRIDOR	PROJECT NAME	ORGANIZATION	PROJECT DESCRIPTION	ROUND III MAX. AWARD
Chartiers Avenue	Upgrade and Expansion of Schuler's Service Center	Schuler's Service Center LLC	Physical expansion of convenience store to offer fresh food, groceries and household products	\$200,000
	Farmer Girl Eb Fresh Food Market	Farmer Girl Eb LLC	Rehab of vacant commercial space to activate an affordable, fresh food retail shop	\$200,000
	DaVillage Growth Project	DaVillage	Building improvements	\$100,000
	Reflexions Reface	Reflexions Barber Shop	Small business renovations	\$60,000
	Nature's Crown Creative Space	Nature's Crown	Small business expansion and COVID-19 recovery support	\$43,400
Chartiers Avenue Corridor Total:				\$603,400
CORRIDOR	PROJECT NAME	ORGANIZATION	PROJECT DESCRIPTION	ROUND III MAX. AWARD
Second Avenue	Creating a Home for 1:11 Headquarters in Hazelwood	1:11 Juice Bar LLC	Renovating 2 vacant storefronts into production facility and retail shop	\$140,000
	Local Grocery Facility Upgrade	Dylamato's Market, LLC	Small business renovations and expansion	\$140,000
	Butchery Job Training and Social Enterprise Expansion	Community Kitchen Pittsburgh	HVAC installation to support expansion of programing	\$100,000
	Off Route Art Studio and Gallery	Hazelwood Initiative	Renovate vacant building into accessible art gallery	\$56,283
	We Are Open	Main ST	Provide local small businesses with technical assistance	\$50,000
	Hazelwood Cafe Upgrades	Hazelwood Cafe	Small business facade improvements	\$10,000
Second Avenue Corridor Total:				\$496,283



Larimer Avenue	LA Grocery Stabilization & Expansion	LA Grocery	Expansion of small business	\$200,000
	Larimer IV White Box Improvements Phase II	PEIDC	Vacant structure renovations	\$150,000
	Lottery Store Sites Phase I	PEIDC	Rehabilitation of 2 vacant storefronts	\$60,124
	The WHITTE Shirt Society	ENVOI Lifestyle	Renovate and occupy vacant storefront	\$48,570
	Celebration Hall of Larimer	Food21 of Pennsylvania	HVAC installation	\$33,302
Larimer Avenue Corridor Total:				\$491,996
CORRIDOR	PROJECT NAME	ORGANIZATION	PROJECT DESCRIPTION	ROUND III MAX. AWARD
Homewood Avenue	VYBZ & Culture Restaurant and Lounge/Event Space	Alfred Group LLC	Rehab 2 vacant structures into mixed-use restaurant/lounge, office space, and housing units	\$162,380
	CEA External Stabilization and Improvements	Community Empowerment Association	Construction of outdoor public space/Community asset and interior HVAC installation	\$155,380
	Dirty Birds Storefront	Dirty Birds Chicken	Small business renovations	\$50,000
Homewood Avenue Corridor Total:				\$367,760
E. Warrington Avenue / Brownsville Road	Soil Sisters Urban Farm	Soil Sisters	Transform 4 vacant lots into urban farm	\$100,000
	Brashear Creative Analytic Play Space (CAPS)	Brashear Association, Inc.	Remediation of 3 vacant lots for the creation of public green space	\$75,000
	Project Revamp	PGH Purples LLC	Small business renovations	\$38,450
	Warrington Marketplace	Hilltop Rising LLC	Vacant structure renovation	\$37,185
	Array Advanced Hair Care	Array Hair Studio	Small business expansion	\$24,900



	Creative Urban Homestead	Studio AM/Cave Elephant	Remediation of vacant lot for the creation of public green space	\$10,064
E. Warrington Avenue / Brownsville Road Corridor Total:				\$285,599
CORRIDOR	PROJECT NAME	ORGANIZATION	PROJECT DESCRIPTION	ROUND III MAX. AWARD
Perrysville Avenue	North Side Partnership Project Sustainability and Accessibility	North Side Partnership Project	HVAC installation	\$114,215
	Harmonizing History and Art: Restoring the Atlas Theatre	Rising Tides	Rehab of vacant building into commercial space	\$114,212
Perrysville Avenue Corridor Total:				\$228,427
TOTAL ROUND III AWARDS:				\$2,473,465

Funding sources: American Rescue Plan Act (ARPA) funds

Principal:

Talia O'Brien, URA

Neighborhood Business District Program Analyst



Resolutions for Agenda Item 6(a)

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to Schuler's Service Center LLC , for the Upgrade and Expansion of Schuler's Service Center , for an amount not to exceed \$200,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to Farmer Girl Eb LLC , for the rehab of vacant commercial space to activate an affordable, fresh food retail shop, for an amount not to exceed \$200,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to DaVillage, for building improvements, for an amount not to exceed \$100,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to Reflexions Barber Shop, for renovations, for an amount not to exceed \$60,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to Nature's Crown, for small business expansion and COVID-19 recovery support, for an amount not to exceed \$43,400.00, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to 1:11 Juice Bar LLC, for the renovation of two vacant storefronts for a production facility and retail shop, for an amount not to exceed \$140,000.00, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to Dylamato's Market, LLC, for renovations, for an amount not to exceed \$140,000.00, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to the Community Kitchen Pittsburgh, for HVAC installation to support expansion of programing, for an amount not to exceed \$100,000.00, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to the Hazelwood Initiative, for vacant building renovations, for an amount not to exceed \$56,283.00, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to Main ST, to provide technical assistance for small local businesses, for an amount not to exceed \$50,000.00, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to Hazelwood Cafe, for façade improvements, for an amount not to exceed \$10,000.00, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to LA Grocery, for business expansion, for an amount not to exceed \$200,000.00, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to the Pittsburgh Economic Industrial Development Corporation (PEIDC), for the Larimer IV white box improvements Phase II project, for an amount not to exceed \$150,000.00, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to the Pittsburgh Economic Industrial Development Corporation (PEIDC), for the lottery store sites Phase I project, for an amount not to exceed \$60,124.00, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to ENVOI Lifestyle, for vacant storefront renovations, for an amount not to exceed \$48,570.00, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to Food21 of Pennsylvania, for HVAC installation, for an amount not to exceed \$33,302.00 payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to Alfred Group LLC, for the rehabilitation of two vacant structures for mixed-use spaces, for an amount not to exceed \$162,380 payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to the Community Empowerment Association, for the construction of outdoor public space, community asset and interior HVAC installation, for an amount not to exceed \$155,380.00 payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to Dirty Birds Chicken, for renovations, community asset and interior HVAC installation, for an amount not to exceed \$50,000.00 payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to Soil Sisters, to transform four vacant lots into an urban farm, for an amount not to exceed \$100,000.00 payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to Brashear Association Inc., for the remediation of three vacant lots for the creation of a public green space, for an amount not to exceed \$75,000.00 payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to PGH Purples LLC, for renovations, for an amount not to exceed \$38,450.00 payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to Hilltop Rising LLC, for the renovation of a vacant structure, for an amount not to exceed \$37,185.00 payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to Array Hair Studio, for small business expansion, for an amount not to exceed \$24,900.00 payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to Studio AM/Cave Elephant, for remediation of a vacant lot for the creation of public green space , for an amount not to exceed \$10,064.00 payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to North Side Partnership, for HVAC installation, for an amount not to exceed \$114,215.00 payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to Rising Tides, for the rehabilitation of a vacant building into commercial space, for an amount not to exceed \$114,212.00 payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds 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 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: February 8, 2024
Re: Agenda Item 6(b): Development Services

6(b) Middle Hill – Herron & Wylie (Communion Place)

- i. Proposal and form of contract for the sale of Block 27-A, Lots 124 and 125, in the 5th Ward to Communion Place LLC, or related entity, for \$2.00 plus costs.

Authorization Details

At the February 2020 Regular Board Meeting, the URA authorized a period of Exclusive Negotiations for Communion LLC's project Herron & Wylie. The Herron & Wylie redevelopment was planned to include the construction of a 2,803 square foot building and the rehabilitation of an existing three-story structure. In June of 2022, the Herron and Wylie project was approved for acceptance of proposal and form of contract for the planned development.

Since then, the development has been divided into two separate phases to support project efficiency through the disposition process. The development team is now seeking authorization of proposal and form of contract for only Herron & Wylie Phase I, which consists of the new construction of a 4-story building with 1,362 SF of commercial space on the ground floor, and six (6) affordable one-bedroom apartments and two (2) affordable studio apartments on the upper levels. The development team plans to return to the URA Board for authorizations related to future phases.

Borrower/Developer	Communion LLC
Location:	Block 27-A, Lots 124 and 125 in the 5th Ward
Neighborhood:	Middle Hill
Council District:	6
Description:	Herron & Wylie Phase I consists of the new construction of a 4-story building with 1,362 SF of commercial space on the ground floor with (6) affordable one-bedroom apartments and (2) affordable studio apartments on the upper levels.
Authority Financing for Review:	Urban Redevelopment Authority Commercial and Housing Lending Departments
MWBE:	Women-and-Minority Owned

Sources of Funds	
CPF/CDBG grant (unsecured)	\$1,000,000
FHLB - Pittsburgh Affordable Housing Program (secured)	\$750,000
Community Revitalization Fund Program (secured)	\$600,000
Neighborhood Capital Equity (secured)	\$420,000
Permanent Financing – 1 st Lien (secured)	\$355,000
PHFA - PA Housing Affordability Fund (unsecured)	\$300,000
Avenues of Hope Commercial Real Estate Program (unsecured)	\$200,000



Rental Gap Program (unsecured)	\$180,000
Neighborhood Initiatives Fund (secured)	\$100,000
URA Pre Infrastructure Funds (secured)	\$70,000
McAuley Ministries Outreach Grant (secured)	\$50,000
Total Project Financing	\$4,025,000

Uses of Funds	
Hard Costs	\$3,045,745
Fees	\$788,972
Miscellaneous Development Expenses	\$155,632
Construction & Permanent Loan Financing Charges	\$31,909
Acquisition	\$2,742
Total Project Uses	\$4,025,000

Communion LLC is a women-and-minority owned limited liability company located at 2144 Wylie Avenue Floor 3, Pittsburgh PA, 15219. Communion LLC is led by Lakeisha Byrd, owner.



Resolution for Agenda Item 6(b)

RESOLUTION NO. ____ (2024)

RESOLVED: That the Redevelopment Proposal submitted by Communion Place LLC or related entity, for the sale of Block 27-A, Lots 124 and 125, in the 5th Ward, and execution of a disposition contract by sale to Communion Place LLC or related entity, for \$2.00 plus costs are 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 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.



Regular Board Meeting
February 8, 2024
Consent Agenda

1. Agreements/Amendments

- a. Lower Hill LERTA Retained Amount Guideline Revision. **[Vote to take place in March 2024]**
- b. Authorization to enter into a cooperation agreement with the City of Pittsburgh, for the provision of providing HOME ARP funds to the URA in an amount up to \$6,058,607.63.
- c. Authorization to amend Resolution No. 309 (2023), for a decrease in the amount of Community Development Block Grant (CDBG) Fiscal Year (FY) 2023 funds allocated for the Rental Gap Program loan with Bedford Dwellings Phase IA, LLC from \$2,128,477 to \$1,750,000.
- d. Authorization to amend Resolution No. 310 (2023), for an increase in the amount of Community Development Block Grant (CDBG) Fiscal Year (FY) 2023 funds allocated for the Rental Gap Program loan with Bedford Dwellings Phase IB, LLC from \$2,871,523 to \$3,250,000.
- e. Authorization for Pittsburgh Development Fund (PDF) to allocate \$1,168,168 to the OwnPgh program for homeowner education and counseling. Waiver of PDF Guidelines requested.
- f. Authorization for Pittsburgh Development Fund (PDF) to allocate \$1,963,602 to Commercial Lending for the purpose of executing small business loans. Waiver of PDF Guidelines requested.
- g. Authorization to amend Resolution No. 400 (2023), which approved a period of exclusive negotiations with Legacy Village – Bridging the Gap/Legacy International Worship Center, or a related entity, for certain parcels in the 25th and 26th Wards, to remove Block 46-J, Lots 221, 334, 336, and 339, because they are in the Property Reserve and approved for sale to Perry Hilltop Citizens Council.
- h. Authorization to include the listed firms below on a slate of Community Development Block Grant (CDBG) consultants and to enter into contracts, as needed:
 - Urban Design Ventures – Pittsburgh, PA
 - Grow America - New York, NY
- i. Authorization to include the below-listed firms on a slate of legal firms to provide general legal services and to enter into contracts, as needed:
 - Dentons Cohen & Grigsby P.C.
 - Papernick & Gefsky, LLC
 - Steptoe & Johnson PLLC
 - Cozen O'Connor
 - Meyer, Unkovic & Scott LLP

2. Certificate of Completion

- a. Certificate of Completion for Granada Apartments LP for Block 10-N, Lots 16 and 16-1 (previously designated as Block 10-N, Lots 267, 268, 269, 270, 274, 275, 276, 278, 279, 280, 289, and 290), in the 5th Ward, and return of the Good Faith Deposit (New Granada Apartments – multifamily residential development).



Regular Board Meeting
February 8, 2024
Disclosure Agenda.

