

Board Agenda

Date/Time: Thursday, June 13, 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/81469984152>

Dial In: 1 (929) 205-6099

Webinar ID: 8146 9984 152

**REGULAR BOARD MEETING
AGENDA
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- b. Approval of the May 9, 2024, URA Regular Board Meeting Minutes

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- b. Availability of Affordable Housing Bond Funds for Existing Programs
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- d. URA Summer Interns
- e. For-Sale Signs on Available URA-Owned Properties
- f. U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant - Swisshelm Park Solar Development

4. Development Services (Page 4 Through Page 16)

- a. Summerset at Frick Park Tax Increment Financing District
 - i. Authorization to advance and enter into an amendment to the Summerset at Frick Park Tax Increment Financing Cooperation Agreement with Allegheny County, the City of Pittsburgh, and Pittsburgh Public Schools.
- b. Approval of 2024 Neighborhood Initiatives Fund Guidelines



- c. Communion Place
 - i. Authorization to enter into a Community Program Fund (CPF) grant agreement, in an amount not to exceed \$800,000, with Communion LLC, or related entity, for the construction of the commercial phase of the Herron & Wylie development project located at 2932 Wylie Avenue.
 - ii. Authorization to enter into a grant agreement, in amount not to exceed \$200,000, using CDBG 2023 funds, with Communion LLC, or related entity, for the construction of the commercial phase of the Herron & Wylie development project at 2932 Wylie Avenue.
- d. Bedford Choice Neighborhood Program
 - i. Authorization to enter into an Implementation Services Agreement for the implementation of the Bedford Choice Neighborhood Plan with the Housing Authority of the City of Pittsburgh (HACP) in an amount not to exceed \$3,838,750 to implement the Bedford Choice Neighborhood Critical Community Improvements.
 - ii. Authorization to approve the Bedford Choice Façade Repair and Renovation program guidelines.
 - iii. Authorization to enter into a grant agreement(s), in an amount not to exceed \$2,493,750, using Choice Neighborhood Implementation Grant funds (Bedford Choice Acquisition and Rehabilitation for Homeownership) with the Hill Community Development Corporation (Hill CDC) and Pittsburgh Housing Development Corporation (PHDC) for 2702, 2708, 2710, 2712, 2720, 2724, 2726, and 2728 Bedford Avenue, Pittsburgh, PA 15219 in the Hill District Neighborhood, Ward 5, for stabilization and rehabilitation.
 - iv. Authorization to enter into a grant agreement not to exceed \$1,345,000 in Choice Neighborhood Implementation Grant funds (Bedford Choice Façade Repair and Renovation) with Pittsburgh Housing Development Corporation (PHDC) for 2700, 2704, 2706, 2714, 2716, 2718, and 2722 Bedford Avenue, Pittsburgh, PA 15219, in the Hill District Neighborhood, Ward 5, for façade repair and housing rehabilitation.
- e. Lottery Store
 - i. Authorization to transfer \$200,000 from the East Liberty line item in the CDBG 2018 Cooperation Agreement, to the Community Development Investment Fund (CDIF) line-item, pursuant to Section 1(a) of the Cooperation Agreement.
 - ii. Authorization to amend Resolution 55 (2024) to increase the total grant funding amount to an amount not to exceed \$587,109, using CDBG21-Bus District Sup/Neighborhood Funds, for the Lottery Store project.
 - ii. Authorization to rescind Res. 348 (2021).

5. Residential Lending & Investments (Page 17 Through Page 32)

- a. For-Sale Development Program for Community Land Trusts – Hazelwood Scattered Site
 - i. Authorization to enter into a For-Sale Development Program for Community Land Trusts grant agreement, in an amount not to exceed \$758,317, with City of Bridges Community Land Trust, or a related entity, for the rehabilitation of 4 units located throughout the Hazelwood neighborhood 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.
- b. For-Sale Development Program for Community Land Trusts – North Side Scattered Site
 - i. Authorization to enter into a For-Sale Development Program for Community Land Trusts grant agreement in an amount not to exceed \$982,463 with City of Bridges Community Land Trust, or a related entity, for the rehabilitation of 4 units located throughout the Perry Hilltop, Troy Hill, and Fineview neighborhoods of Pittsburgh.



- ii. Authorization to waive 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.
- c. Housing Stabilization Program Administration Agreement
 - i. Authorization to enter into a program administration agreement in an amount not to exceed \$850,000 with ACTION-Housing, Inc. for the administration of the Housing Stabilization Program.
- d. Bry Mard Apartments
 - i. Authorization to enter into a Housing Preservation Program loan agreement with Bry Mard Apartments, Inc., or a related entity, in a loan amount not to exceed \$602,626 for the rehabilitation of Bry Mard Apartments in conjunction with Rising Tide Partners, a 37-unit building located at 8630 Bricelyn Street, 15221 in the East Hills neighborhood, Ward 13 of the City of Pittsburgh.
 - ii. Authorization to enter into a grant agreement Bry Mard Apartments, Inc. for the renovation of Bry Mard Apartments in conjunction with Rising Tide Partners, in an amount up to \$80,000, payable from the Community Development Investment Fund and sourced from CDBG CARES funds.
 - iii. Authorization for a waiver of the Community Development Investment Fund program guidelines to exceed the maximum Community Development Investment Fund per project maximum of \$150,000.
- e. Hazelwood Initiative Scattered Site OwnPGH Construction Grant
 - i. Authorization to enter into an OwnPGH construction grant agreement with Hazelwood Initiative, or a related entity, in an amount of up to \$ 1,199,000 for the acquisition and rehabilitation of five scattered-site units located at 183 Marsden Street, 312 Renova Street, 316 Renova Street, 425 W. Elizabeth Street, and 5127 Roma Way, 15207 in the Hazelwood neighborhood, Ward 15, of the City of Pittsburgh.
- f. Presentation of Rental Gap Program Guidelines Amendments (non-voting)
 - i. Presentation of proposed amendments to the Rental Gap Program guidelines to change the maximum loan amount per unit, and the maximum loan amount per project, from \$1,250,000 to \$2,000,000 per project.

6. Consent Agenda (Page 33)

7. Non-Voting Lower Hill Board Briefing (Page 34 Through Page 37)

- a. Public Comment – Non-Voting Lower Hill Board Briefing
- b. Non-Voting Lower Hill Board Briefing - Hill District - Lower Hill Block E2 Entertainment Venue

8. Adjournment of Regular Meeting



Director's Report

To: URA Board of Directors
From: Thomas Link, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: June 13, 2024
Re: Agenda Item 4(a): Development Services

4(a) Summerset at Frick Park Tax Increment Financing District

- i. Authorization to advance and enter into an amendment to the Summerset at Frick Park Tax Increment Financing Cooperation Agreement with Allegheny County, the City of Pittsburgh, and Pittsburgh Public Schools.

Authorization Details

Authorization is requested to advance and enter into an amendment to the Cooperation Agreement for the Summerset at Frick Park Tax Increment Financing District (also known as Summerset TIF). The proposed amendment would allow the URA to retire the Summerset TIF nine (9) years early and retain the existing Summerset TIF pledged increment to be used to fund ongoing project costs, including final environmental remediation on the development site formerly known as Summerset at Frick Park Phase 3, Frick Park extension trails and amenities, and the potential development of a solar farm on the remediated site. The anticipated effective date of said amendment is December 31, 2024.

Background

In October 1995, the URA acquired a 238-acre brownfield site along the Nine Mile Run stream. For much of the early 20th century, this site was used by local steel companies as a dumping ground for slag, a byproduct of metal smelting. Toxins from the slag has leached into the Nine Mile Run and the remediation of the site and stream required innovative and capital-intensive solutions and resulted in a collaborative multi-sector partnership with the City of Pittsburgh, the URA, the Nine Mile Run Watershed Association, and Summerset Land Development Associates (SLDA), the developers who entered into a private public partnership with the URA in 1997 in order to transform the slag heap into a new residential planned community called Summerset at Frick Park. This transformative project was undertaken in two phases and was seeded by grants from the U.S. Environmental Protection Agency and the Commonwealth of Pennsylvania's Department of Environmental Protection.

Ultimately, the transformation of the site included stream and watershed restoration, slag removal, environmental remediation, the development of roughly 360 single family residential units and 130 apartment units, and restoration and extension of Frick Park. This transformation resulted in several notable achievements and has received significant accolades. The U.S. Army Corps of Engineers completed a full-scale aquatic ecosystem restoration of Nine Mile Run in 2006. The Summerset at Frick Park was one of the nation's first brownfield sites to be remediated to residential standard. It was also one of the pilot projects in the Partnership for Advancing Technology in Housing, an initiative led by the U.S. Departments of Energy and Housing and Urban Development, and SLDA's standards for construction materials and energy efficient housing for the project were adapted by the U.S. Green Building Council.

The Summerset TIF was created on July 30, 2013, to build on the earlier successes of the Summerset at Frick Park Phases 1 and 2 by developing Summerset at Frick Park Phase 3. The TIF would provide critical funding for public and private infrastructure needed to advance the Phase 3 residential development project on approximately 70 acres of land of which approximately 22 acres need to be remediated for slag removal.



The Summerset at Frick Park Phase 3 development consisted of three components 1) site preparation and remediation, 2) public and private infrastructure development (*i.e.*, sitework, remediation and grading, public streets, access roads, bridge, utilities, Frick Park extension, trails, and amenities), and 3) residential housing construction and was to result in the addition of 102 single family homes, 37 townhomes, and 78 condominium or apartment units.

Summerset at Frick Park Phase 3 as a housing development did not materialize due to high costs associated with public infrastructure improvements like a bridge connecting Phase 3 to earlier Phases 2B and 2C needed to make the site accessible to vehicle and pedestrian traffic.

Instead, the URA has limited the project to (1) the construction of Shelburne Park, a component of the Frick Park Extension and (2) environmental remediation of the Phase 3 site which will prepare approximately 15 acres for the future development of a solar facility and another 55 acres for an extension of Frick Park. The remediation will also be partially funded by a \$2 million Brownfield Cleanup Grant from the U.S. Environmental Protection Agency. The URA will work to develop the solar facility after the environmental remediation is completed.

The Summerset TIF Plan and related Cooperation Agreement between the URA and the Three Taxing Bodies, allowed for the split of the incremental real estate tax revenues resulting from the development of Summerset at Frick Park Phases 2B, 2C, and 3 to be used to fund a portion of the previously mentioned public infrastructure improvements and their related soft costs. Given the change of scope of the TIF project, the URA intends to retire the Summerset TIF on December 31, 2024 which will allow the taxing bodies to receive 100% of the real estate taxes generated by the Summerset at Frick Park Phases 2B and 2C. The URA would retain the existing Pledged Increment and use it to fund a portion of the environmental remediation expected to take place between 2024 and 2026.

Before the TIF was created and the development proceeded, the taxing bodies received \$122,000 annually in taxes. Throughout the TIF's active period, the taxing bodies have annually received, on average, approximately \$500,000. Beginning in 2025, after the TIF is retired, the taxing bodies will share annually, on a pro rata basis, approximately \$1,800,000 in taxes.



Resolution for Agenda Item 4(a)

RESOLUTION NO. ____ (2024)

RESOLVED: That authorization to advance and enter into an amendment to the Summerset at Frick Park Tax Increment Financing Cooperation Agreement with Allegheny County, the City of Pittsburgh, and Pittsburgh Public Schools, is hereby approved and the Executive Director is hereby authorized to execute said amendment and related documents, 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: June 13, 2024
Re: Agenda Item 4(b): Development Services

4(b) Approval of 2024 Neighborhood Initiatives Fund Guidelines

Authorization Details

The Neighborhood Initiatives Fund Program (NIF), administered by the URA's Business District Services unit, is designed to help to advance projects in Pittsburgh neighborhoods that enhance the physical and visual elements of the corridor, and are aimed at improving the quality of life for both businesses and residents. The program is entering its sixth year. Since the inception of this program, the URA has disbursed \$1,649,473.12 with an additional \$1,508,147.33 committed to existing projects.

The changes to guidelines are in response to feedback from applicants and past awardees. These changes include the following:

1. Raise the grant ceiling (from \$100,000) to \$150,000;
2. Increase the tier 1 grant range (from \$20,000 - \$30,000) to \$20,000 - \$50,000
3. Refocus the eligible uses of funds to vacant property activation, façade or other exterior building improvements, public realm improvements, and public art;
4. Streamline the application process to build stronger relationships with applicants and partners; and
5. Create a rolling application deadline. Interested parties will submit a letter of interest and staff will conduct site visits and facilitate a meeting before inviting an interested party to apply for the grant.

Original guidelines were approved by Resolution 193 (2019); amended by Res. 122 & 123 (2020); amended by Res. 167 (2021); and amended by Res. 152 (2023)

Funding sources:
PAYGO



Resolution for Agenda Item 4(b)

RESOLUTION NO. ____ (2024)

RESOLVED: That the Neighborhood Initiatives Fund Guidelines are hereby approved.



Director’s Report

To: URA Board of Directors
From: Thomas Link, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: June 13, 2024
Re: Agenda Item 4(c): Development Services

4(c) Communion Place

- i. Authorization to enter into a Community Program Fund (CPF) grant agreement, in an amount not to exceed \$800,000, with Communion LLC, or related entity, for the construction of the commercial phase of the Herron & Wylie development project located at 2932 Wylie Avenue.
- ii. Authorization to enter into a grant agreement, not to exceed \$200,000, using CDBG 2023 funds with Communion LLC, or related entity, for the construction of the commercial phase of the Herron & Wylie development project at 2932 Wylie Avenue.

Authorization Details

Authorization is requested to enter into two (2) grant agreements with Communion LLC, or a related entity, not to exceed \$1,000,000 to be included in the capital stack for Phase 1 of the Herron & Wylie development project. The \$1,000,000 consists of \$200,000 of Community Development Block Grant Funding (CDBG) and \$800,000 of federal Community Project Funding (CPF).

Background:

At the February 2020 Regular Board Meeting, the URA authorized a period of Exclusive Negotiations for Communion LLC’s project Herron & Wylie. The original concept consisted of a single-phase development to include the construction of a 2,803 square foot building and the rehabilitation of an existing three-story structure located at 0 Wylie Avenue.

Since then, the development has been divided into two separate phases to support project efficiency through the disposition process. Phase I will be the new construction of a four-story building with 1,362 square feet of commercial space on the ground floor, six affordable one-bedroom apartments, and two affordable studio apartments on the upper levels. The redevelopment proposal package for Phase I was approved by the URA Board of Directors during its board meeting held on February 8, 2024.

Communion LLC presented their Phase I Proposal to the Hill District’s Development Review Panel (DRP) and scored 86%.

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 four-story building with 1,362 SF of commercial space on the ground floor with six affordable one-bedroom apartments and two affordable studio apartments on the upper levels.
Authority Financing for Review:	URA Commercial Lending and Residential & Consumer 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	\$2,695,749
Fees	\$788,972
Miscellaneous Development Expenses	\$155,632
Construction & Permanent Loan Financing Charges	\$31,905
Acquisition	\$2,742
Total Project Uses	\$3,675,000

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



Resolutions for Agenda Item 4(c)

RESOLUTION NO. ____ (2024)

RESOLVED: That a Community Program grant to Communion LLC, or related entity, for the construction of the commercial phase of the Herron & Wylie development project located at 2932 Wylie Avenue, City of Pittsburgh, 5th Ward, for an amount not to exceed \$800,000, payable from the Community Program Fund (CPF), 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 Communion LLC, or related entity, for the construction of the commercial phase of the Herron & Wylie development project located at 2932 Wylie Avenue, City of Pittsburgh, 5th Ward, for an amount not to exceed \$200,000, payable from 2023 Community Development Block grant (CDBG) 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: June 13, 2024
Re: Agenda Item 4(d): Development Services

4(d) Bedford Choice Neighborhood Program

- i. Authorization to enter into an Implementation Services Agreement with the Housing Authority of the City of Pittsburgh (HACP) for the implementation of the Bedford Choice Neighborhood Plan in an amount not to exceed \$3,838,750 to implement the Bedford Choice Neighborhood Critical Community Improvements.
- ii. Authorization to approve the Bedford Choice Façade Repair and Renovation program guidelines.
- iii. Authorization to enter into a grant agreement(s) not to exceed \$2,493,750 using Choice Neighborhood Implementation Grant funds (Bedford Choice Acquisition and Rehabilitation for Homeownership) with the Hill Community Development Corporation (Hill CDC) and Pittsburgh Housing Development Corporation (PHDC) for 2702, 2708, 2710, 2712, 2720, 2724, 2726, and 2728 Bedford Avenue, Pittsburgh, PA 15219 for stabilization and rehabilitation.
- iv. Authorization to enter into a grant agreement not to exceed \$1,345,000 in Choice Neighborhood Implementation Grant funds (Bedford Choice Façade Repair and Renovation) with Pittsburgh Housing Development Corporation (PHDC) for 2700, 2704, 2706, 2714, 2716, 2718, and 2722 Bedford Avenue, Pittsburgh, PA 15219 for façade repair and housing rehabilitation.

Authorization Details

Authorization is requested to enter into two (2) grant agreements with Pittsburgh Housing Development Corporation (PHDC) and the Hill Community Development Corporation (Hill CDC), or a related entity in an amount not to exceed \$2,493,750 in Choice Neighborhood Implementation Grant funds to be included in the capital stack for the stabilization and rehabilitation of the City-owned and Hill CDC-owned townhomes on the 2700 block of Bedford Avenue.

Authorization is requested to enter into one (1) grant agreement with PHDC, or a related entity in an amount not to exceed \$1,345,000 in Choice Neighborhood Implementation Grant funds to be included in the capital stack for the stabilization and rehabilitation of the privately-owned townhomes on the 2700 block of Bedford Avenue.

The Bedford Choice Façade Repair and Renovation program is a new program designed to assist existing homeowners in the Bedford Choice neighborhood with exterior and interior housing improvements. Exterior improvements will complement the new rental housing under construction using the Bedford Choice Implementation Grant. The program will utilize Choice Implementation grant funding up to \$1,345,000.

The two Neighborhood Critical Community Improvements (CCIs) projects that will be conducted through the Bedford Choice Implementation Grant are "Acquisition and Rehabilitation for Homeownership" and the "Bedford Choice Façade Repair and Renovation Program." The first phase of both CCIs will take place at the Bedford Avenue Townhomes. The Bedford Avenue Townhomes are located on the 2700 block of Bedford Avenue and are a mixture of publicly and privately owned attached single-family rowhome housing. All City-owned townhomes will be acquired by PHDC. All townhomes, regardless of ownership, will be stabilized. PHDC and Hill CDC-owned townhomes will be rehabilitated and marketed to new homeowners. All privately-owned townhomes will be enrolled in the Bedford Choice Façade Repair and Renovation program, provided the owner meets the requirements laid out in the guidelines.



Background:

At its December 2022 Regular Board Meeting, the URA authorized a Choice Neighborhood Implementation Partnership Agreement with the City of Pittsburgh, HACP, TREK Development Group, and Allies & Ross Management Development Corporation before the submission of the Bedford Choice Neighborhoods Implementation Grant application. The URA entered into the role of Neighborhood Implementation Entity through the agreement.

In July of 2023, the City of Pittsburgh was awarded a \$50 million Choice Implementation Grant by the US Department of Housing and Urban Development (HUD). The URA, as the Neighborhood Implementation Entity for the grant will receive \$7.5 million in Choice Neighborhood Implementation Funds to complete CCIs that serve the entire Choice Neighborhood and supplement the new rental housing that will be constructed through the grant.

With the help of the community and the other implementation partners, including HACP, the City of Pittsburgh, TREK Development, and Allegheny County Department of Human Services, the URA developed four CCIs. Of these four, two of these CCIs will address homeowner housing in the neighborhood and will see their first implementation phase undertaken at the 2700 block of Bedford Avenue. These two CCI projects are:

- Acquisition and Rehabilitation for Homeownership
- Façade Repair and Renovation Program

The Acquisition and Rehabilitation for Homeownership CCI will be conducted on a projectized basis in partnership with PHDC. The Façade Repair and Renovation program uses the URA's highly successful Larimer Homeowner Residential Façade Program as a model for the new Bedford Choice Façade Repair and Renovation Program. The program will be application-based and target housing that is geographically close to the new rental housing construction undertaken with the Choice Implementation Grant. Choice funds will be used on exteriors and other leveraged funds including CDBG will be used on housing interiors.

The URA's MWBE department has received and approved an MWBE narrative for this project.

Pittsburgh Housing Development Corporation is a nonprofit with a mailing address of 412 Boulevard of the Allies, Pittsburgh, PA 15219 with Richard Snipe as its Executive Director.

The Hill Community Development Corporation is a nonprofit with a mailing address of 2015 Centre Avenue, #2, Pittsburgh, PA 15219 with Marimba Milliones as its President and Chief Executive Officer.



Resolutions for Agenda Item 4(d)

RESOLUTION NO. ____ (2024)

RESOLVED: That an agreement with the Housing Authority of the City of Pittsburgh (HACP) and URA to implement the Bedford Choice Neighborhood Critical Community Improvements in an amount not to exceed \$3,838,750 are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel and/or Chief Financial Officer, on behalf of the Authority is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLVED: That an agreement with the Housing Authority of the City of Pittsburgh (HACP) to implement the Bedford Choice Neighborhood Critical Community Improvements in an amount not to exceed \$3,838,750 are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel and/or Chief Financial Officer, on behalf of the Authority is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. (2024)

RESOLVED: That the Bedford Choice Façade Repair and Renovation program guidelines are hereby approved.

RESOLUTION NO. ____ (2024)

RESOLVED: That grant agreement(s) to the Hill Community Development Corporation (Hill CDC) and Pittsburgh Housing Development Corporation (PHDC), for the stabilization and rehabilitation of 2702, 2708, 2710, 2712, 2720, 2724, 2726, and 2728 Bedford Avenue, Pittsburgh, PA 15219, City of Pittsburgh, 5th Ward, for an amount not to exceed \$2,493,750 payable from Choice Neighborhood Implementation Grant funds (Bedford Choice Acquisition and Rehabilitation for Homeownership) 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 Hill Community Development Corporation (Hill CDC) and Pittsburgh Housing Development Corporation (PHDC), for façade repair and rehabilitation of 2700, 2704, 2706, 2714, 2716, 2718, and 2722 Bedford Avenue, Pittsburgh, PA 15219, City of Pittsburgh, 5th Ward, for an amount not to exceed \$1,345,000 payable from Choice Neighborhood Implementation Grant funds (Bedford Choice I Repair and Renovation) 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: June 13, 2024
Re: Agenda Item 4(e): Development Services

4(e) Lottery Store

- i. Authorization to amend Resolution 55 (2024) to increase the grant amount to \$587,109, using CDBG21-Bus District Sup/Neighborhood Funds, for the Lottery Store project.
- ii. Authorization to transfer \$200,000 from the East Liberty line item in the CDBG 2018 Cooperation Agreement, to the Community Development Investment Fund (CDIF) line-item, pursuant to Section 1(a) of the Cooperation Agreement.
- iii. Authorization to rescind Res. 348 (2021).

Authorization Details

Authorization is requested to transfer \$200,000 from the East Liberty line item in the CDBG 2018 Cooperation Agreement to the Community Development Investment Fund (CDIF). These funds will be designated for this project, and the URA will return to the board once a general contractor is selected. Additionally, the URA requests an amendment to Resolution 55 (2024) to increase project funding in CDBG21 – Bus Sup/Neighborhood from \$500,000 to \$587,109. Lastly, the URA requests the rescission of Resolution 348 (2021), which increased the total agreement amount with Omicelo Construction Group and added Leased Land and Pittsburgh Development Fund (PDF) funding, as it no longer applies to this project.

Background:

In August 2018, the URA purchased three properties at the corner of Larimer Avenue and Meadow Street as a strategic site assemblage to help advance the neighborhood goal of revitalizing the Larimer Avenue business district. The site comprises two vacant lots and one lot with two commercial buildings. The southern building (501 Larimer Avenue) has a tenant who leases the first floor for a lottery business. The northern building (25 Meadow Street) is a former state inspection garage. The previous tenant left the former state inspection garage, and the URA was able to terminate the lease. Both commercial buildings need repair. The tenant of the lottery business will move into the former state inspection garage once repairs are completed to minimize any lapse in their business activity.



Resolutions for Agenda Item 4(e)

RESOLUTION NO. ____ (2024)

RESOLVED: That Resolution No. 55 (2024) is hereby amended to increase the amount by \$87,109 for a total amount of \$587,109, using CDBG21-Bus District Sup/Neighborhood Funds.

RESOLUTION NO. ____ (2024)

RESOLVED: That the reallocation of \$200,000 from the East Liberty line item from the 2018 CDBG Cooperation Agreement to the Community Development Investment Fund (CDIF) line-item, pursuant to Section 1(a) of the Cooperation Agreement is hereby approved.

RESOLUTION NO. __ (2024)

RESOLVED: That Resolution No. 348 (2021) is hereby rescinded.



Director’s Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: June 13, 2024
Re: Agenda Item 5(a): Residential Lending & Investments

5(a) For-Sale Development Program for Community Land Trusts – Hazelwood Scattered Site

- i. Authorization to enter into a For-Sale Development Program for Community Land Trusts grant agreement in an amount not to exceed \$758,317 with City of Bridges Community Land Trust, or a related entity, for the rehabilitation of four (4) units located throughout the Hazelwood neighborhood of Pittsburgh.
- ii. Authorization to waive the For-Sale Development Program for Community Land Trusts 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
Project Location:	226 Trowbridge Street, 225 Winston Street, 237 Glen Caladh Street, 4821 Monongahela Street
Neighborhood:	Hazelwood
Council District:	5
Description:	<p>City of Bridges CLT is requesting \$758,317 of construction grant funding to assist in the rehabilitation of four (4) single family homes in the Hazelwood neighborhood. All 4 homes are in various stages of disrepair with different lengths of vacancy. These 4 scattered site homes also range in size from 2 to 4 bedrooms allowing for a diverse set of homeowners to benefit from this project.</p> <p>This construction grant will be made possible through the American Rescue Plan Act-funded For-Sale Development Program for Community Land Trusts (FSDP CLT). The URA received these dollars from the City of Pittsburgh to encourage single-family for-sale development with nonprofits who are utilizing community land trusts. The grant amount requested is above the FSDP CLT per-unit grant amount and therefore this action is also a request to waive the guidelines.</p> <p>The subject properties are:</p> <p>226 Trowbridge Street – The renovation of a 3-bedroom and 1-bath unit. Estimated sales price of \$175,000.</p> <p>225 Winston Street – The renovation of a 3-bedroom and 1-bath unit. Estimated sales price of \$175,000.</p> <p>237 Glen Caladh Street – The renovation of a 2-bedroom and 1-bath unit. Estimated sales price of \$145,000.</p>



	<p>4821 Monongahela Avenue – The renovation of a 4-bedroom and 3-bath unit. Estimated sales price of \$195,000.</p> <p>City of Bridges is partnering with Shape Development for the construction and renovation of the four units. Shape Development has extensive experience with these types of projects and has worked with City of Bridges on redevelopment projects in the recent past.</p> <p>All units will be sold to homeowners at or below 80% of the Area Median Income and will become part of the City of Bridges Community Land Trust to preserve permanent affordability.</p> <p>City of Bridges estimates starting construction by October 2024 and completing the work on all units by June 2025.</p>
Authority Financing for Review:	<p>\$758,317 construction grant from the American Rescue Plan Act-funded FSDP for CLT.</p> <p>Additionally, a waiver of FSDP CLT guidelines, allowing the per unit grant amount to exceed \$130,000 per new construction unit and \$100,000 for rehabilitated units.</p>
Collateral:	<p>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.</p>
Required Approvals:	<p>The City of Pittsburgh will review the requested waiver for FSDP CLT guidelines due to the City of Pittsburgh ARPA funding involved in the project.</p>
Program Sources:	<p>American Rescue Plan Act – For Sale Development Program for Community Land Trusts</p>
MWBE:	<p>MWBE and MWI narratives submitted and approved. Total project costs calculator submitted and approved. A final MWBE/MWI plan will must be approved prior to closing.</p>
Commitment Expiration Date:	<p>October 31, 2024</p>
Sources of Funds	
ARPA – For-Sale Development Program for Community Land Trusts	\$758,317
PNC Line of Credit	\$427,650
First Commonwealth Bank Line of Credit	\$242,300
Total Project Financing	\$1,428,267
Uses of Funds	
Hard Costs	\$950,809
Acquisition	\$354,086
Construction and Financing Charges	\$54,381
Fees	\$52,991
Misc. Development Expenses	\$16,000
Total Project Costs	\$1,428,267

The City of Bridges Community Land Trust is a Pennsylvania 501 (c)(3) nonprofit located at 5515 Penn Avenue, Pittsburgh, PA, 15206. The City of Bridges Community Land Trust is led by Alan Sisco, Interim Executive Director.



Resolution for Agenda Item 5(a)

RESOLUTION NO. ____ (2024)

RESOLVED: That a For-Sale Development Program for Community Land Trusts grant to City of Bridges Community Land Trust, or a related entity, for the new construction of four (4) units located throughout the Hazelwood neighborhood of Pittsburgh, for an amount not to exceed \$758,317, payable from the American Rescue Plan Act funded For-Sale Development Program for Community Land Trusts 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; and it is:

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



Director’s Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: June 13, 2024
Re: Agenda Item 5(b): Residential Lending & Investments

5(b) For-Sale Development Program for Community Land Trusts – North Side Scattered Site

- i. Authorization to enter into a For-Sale Development Program for Community Land Trusts grant agreement in an amount not to exceed \$982,463 with City of Bridges Community Land Trust, or a related entity, for the rehabilitation of four (4) units located throughout the Perry Hilltop, Troy Hill, and Fineview neighborhoods of Pittsburgh.
- ii. Authorization to waive For-Sale Development Program for Community Land Trusts 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
Project Location:	1711 Warren Street, 1716 Hatteras Street, 125 Hawkins Street, 119 Hawkins Street
Neighborhood:	Perry Hilltop, Troy Hill, Fineview
Council District:	1 and 6
Description:	<p>City of Bridges Community Land Trust is requesting a construction grant in the amount of \$982,463 for the rehabilitation of four (4) properties across three neighborhoods in the Northside of Pittsburgh. This project will bring back four (4) currently vacant properties into tax-producing, permanently affordable homes.</p> <p>This construction grant will be made possible through the American Rescue Plan Act-funded For-Sale Development Program for Community Land Trusts (FSDP CLT). These are dollars the URA received from the City of Pittsburgh to encourage single-family for-sale development with nonprofits who are utilizing community land trusts. The grant amount requested is above the FSDP CLT per-unit grant amount and therefore this action is also a request to waive the guidelines.</p> <p>The subject properties are:</p> <p>119 Hawkins Avenue - Perry Hilltop Neighborhood – renovation of a 4-bedroom and 2-bath unit. Estimated sales price of \$205,000.</p> <p>125 Hawkins Avenue – Perry Hilltop Neighborhood – renovation of a 4-bedroom and 2-bath unit. Estimated sales price of \$205,000.</p> <p>1716 Hatteras Street – Troy Hill Neighborhood – renovation of a 3-bedroom and 1-bath unit. Estimated sales price of \$205,000.</p> <p>1711 Warren Avenue – Fineview Neighborhood – renovation of a 4-bedroom and 2-bath unit. Estimated sales price of \$205,000.</p>



	<p>City of Bridges is partnering with Shape Development for the construction and renovation of the four units. Shape Development has extensive experience with these types of projects and has worked with City of Bridges on redevelopment projects in the recent past.</p> <p>All units will be sold to homeowners at or below 80% of the Area Median Income and will become part of the City of Bridges Community Land Trust to preserve permanent affordability.</p> <p>City of Bridges estimates starting construction by October 2024 and completing the work on all units by June 2025.</p>
Authority Financing for Review:	<p>\$758,317 construction grant from the American Rescue Plan Act-funded FSDP for CLT.</p> <p>Additionally, a waiver of FSDP CLT guidelines, allowing the per unit grant amount to exceed \$130,000 per new construction unit and \$100,000 for rehabilitated units.</p>
Collateral:	<p>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.</p>
Required Approvals:	<p>The City of Pittsburgh will review the requested waiver for FSDP CLT guidelines due to the City of Pittsburgh ARPA funding involved in the project.</p>
Program Sources:	<p>American Rescue Plan Act – For Sale Development Program for Community Land Trusts</p>
MWBE:	<p>MWBE and MWI narratives submitted and approved. Total project costs calculator submitted and approved. A final MWBE/MWI plan will must be approved prior to closing.</p>
Commitment Expiration Date:	<p>October 31, 2024</p>
Sources of Funds	
ARPA – For Sale Development Program for Community Land Trusts	\$982,463
First Commonwealth Bank Line of Credit	\$796,700
Total Project Financing	\$1,779,163
Uses of Funds	
Hard Costs	\$1,357,440
Acquisition	\$227,550
Fees	\$116,480
Construction and Perm Loan Financing Charges	\$61,693
Misc. Development Expenses	\$16,000
Total Project Costs	\$1,779,163

The City of Bridges Community Land Trust is a Pennsylvania 501 (c)(3) nonprofit located at 5515 Penn Avenue, Pittsburgh, PA, 15206. The City of Bridges Community Land Trust is led by Alan Sisco, Interim Executive Director.



Resolution for Agenda Item 5(b)

RESOLUTION NO. ____ (2024)

RESOLVED: That a For-Sale Development Program for Community Land Trusts grant to City of Bridges Community Land Trust, or a related entity, for the new construction of four (4) units located throughout the Perry Hilltop, Troy Hill, and Fineview neighborhoods of the City of Pittsburgh, for an amount not to exceed \$982,463, payable from the American Rescue Plan Act funded 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 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; and it is:

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



Director's Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: June 13, 2024
Re: Agenda Item 5(c): Residential Lending & Investments

5(c) Housing Stabilization Program Administration Agreement

- i. Authorization to enter into a program administration agreement in an amount not to exceed \$850,000 with ACTION-Housing, Inc. for the administration of the Housing Stabilization Program.

Authorization Details

The Housing Stabilization Program (HSP) provides one-time or short-term financial assistance to households at or below 50% of the Area Median Income (AMI) who are facing a temporary, non-recurring housing crisis. City of Pittsburgh renters and homeowners in crisis may receive up to \$6,000 in housing assistance once every three years to assist with housing stabilization expenses including mortgage assistance, move-in assistance, and rent assistance.

This agreement with ACTION-Housing, Inc. (AHI) will be funded through the Housing Opportunity Fund (HOF) 2024 HSP allocation of \$850,000. The URA and the Housing Opportunity Fund will maintain oversight of the program, and AHI will be responsible for the daily operations of the program, including receiving and triaging referrals and applications for the program; receiving, processing, and paying invoices to providers; troubleshooting issues as they arise; coordinating financial counseling for the households they assist; and providing monthly financial and operational updates and reports to the URA.

Prior years' contracts were with Allegheny County's Department of Human Services (DHS) to administer the HSP, and DHS subsequently subcontracted with AHI to coordinate and manage the program's day-to-day operations. By entering into a contract directly with AHI to administer HSP in 2024, there will be fewer administrative fees paid from the allocation and more funds available to assist City residents. It is important to note that the program will remain the same from an operational standpoint, providing a seamless transition as AHI has been running HSP on behalf of DHS since 2023.



Resolution for Agenda Item 5(c)

RESOLUTION NO. ____ (2024)

RESOLVED: That an agreement with ACTION-Housing, Inc., for the administration of the Housing Stabilization Program (HSP) in an amount not to exceed \$850,000 payable from the Housing Opportunity Fund's Housing Stabilization Program 2024 allocation, 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 an 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: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: June 13, 2024
Re: Agenda Item 5(d): Residential Lending & Investments

5(d) Bry Mard Apartments

- i. Authorization to enter into a Housing Preservation Program loan agreement with Bry Mard Apartments, Inc., or a related entity, in a loan amount not to exceed \$602,626 for the rehabilitation of Bry Mard Apartments in conjunction with Rising Tide Partners, a 37-unit building located at 8630 Bricelyn Street, 15221 in the East Hills neighborhood, Ward 13 of the City of Pittsburgh.
- ii. Authorization to enter into a grant agreement Bry Mard Apartments, Inc. for the renovation of Bry Mard Apartments in conjunction with Rising Tide Partners, in an amount up to \$80,000, payable from the Community Development Investment Fund and sourced from CDBG CARES funds.
- iii. Authorization for a waiver of the Community Development Investment Fund (CDIF) program guidelines to exceed the maximum Community Development Investment Fund per project maximum of \$150,000.

Authorization Details

Borrower/Developer:	Bry-Mard Apartments, Inc. – Borrowing Entity, Rising Tide Partners – Developer
Project Location:	8630 Bricelyn Street, Pittsburgh, PA 15221
Neighborhood:	East Hills
Council District:	9
Description:	<p>Bry Mard Apartments is a 37-unit building in the East Hills neighborhood of Pittsburgh with a 36-unit U.S. Housing and Urban Development (HUD) Housing Assistance Payments (HAP) contract to serve seniors or individuals with disabilities. Bry Mard residents typically utilize wrap-around services, and many were formerly homeless. For the more than 30 years that Bry Mard Apartments has been in service, most tenants have been at or below 30% of AMI.</p> <p>The building was last renovated in 1988. In 2020, Bry Mard Apartments, Inc. partnered with Rising Tide Partners to stabilize the building when the roof was suffering from a severe leak. Due to the state of the building, HUD flagged the property and required emergency health and safety repairs to be completed to retain the HUD HAP contract.</p> <p>In November of 2020, the URA approved the restructuring of a 1988 RHDIP Loan and provided an additional \$100,000 as a Rental Gap Program Loan for initial emergency repairs. At that time, the URA also approved a CDIF grant in the amount of \$100,000 for HVAC updates. After emergency repairs commenced, it became clear that the water damage was more extensive than expected. The initial funds proved to be only sufficient to renovate building systems and 8 of the 37 units as an initial phase. While this is protecting existing residents and preserving the HUD HAP contract, this new HPP loan request will help complete the rest of the units to provide quality housing at full</p>



	<p>capacity and update the building’s facilities to decrease operational costs. The increase in CDIF grant funding will help fund the completion of HVAC updates.</p> <p>The development partner, Rising Tide, owns 104 scattered site rental units, including several small apartment buildings and single-family homes. Rising Tide prioritizes the preservation of affordable housing and community revitalization. Bry Mard Apartments Inc. selected the general contractor, HNMS Inc., through a competitive bid process. HNMS Inc. is a certified MBE firm with over 17 years of experience in construction.</p> <p>The Pennsylvania Housing Finance Agency (PHFA) recently awarded a \$2,200,000 Housing Options Program Multi-Family (HOP-MF) Grant to Rising Tide for this project. Additionally, the project has received UPMC Community HealthChoices funding. The project is also supported through a loan from the Allegheny County Department of Human Services – Office of Behavioral Health (DHS – OBH) which will reserve 5 of the 37 units for persons with mental health and/or behavioral health diagnoses who are receiving support through one of DHS’s case management service providers.</p> <p>Phase I renovations are close to completion, allowing current residents of the Bry Mard Apartments to move into the renovated units within the building. The availability of 8 renovated units at the start of Phase II prevents the need for residents’ relocation in the final phase of renovations.</p> <p>The total cost of renovations is \$3.63 million, and the expected construction completion date is August 2025.</p>
Authority Financing for Review:	\$602,626 - Housing Preservation Program \$80,000 - CDIF Grant increase
Collateral:	Declaration of Restrictive Covenants requiring that thirty-seven (37) units are affordable to households at or below 50% of AMI for a period of 40 years.
Required Approvals:	Authorization of the URA Real Estate Loan Review Committee and URA Board of Directors
Program Sources:	\$ 602,626 HPP – 2023 Affordable Housing Bond Funds \$ 80,000 CDIF – CDBG-Cares 3
MWBE:	MWBE Plan Approved
Commitment Expiration Date:	December 31, 2024
Sources of Funds	
PHFA HOP-MF Grant	\$2,200,000
Allegheny County OBH/TSI Loan	\$625,000
URA HPP Loan	\$602,626
UPMC Grant	\$125,000
URA CDIF Grant	\$80,000
Total Project Financing	\$3,632,626
Uses of Funds	
Hard Costs	\$2,736,973
Reserves and Developer Fee	\$665,000
Fees	\$105,653
Miscellaneous Development Expenses	\$75,000
Construction & Permanent Loan Financing Charges	\$50,000
Total Project Costs	\$3,632,626



Bry Mard Apartments, Inc. is a Pennsylvania 501(c)(3) nonprofit corporation with a mailing address of 8630 Bricelyn Street, Apt. 200, Pittsburgh, PA 15221. Principal Name: Brittainy Collins, Board President.

Rising Tide Partners is a Pennsylvania 501(c)3 nonprofit with a mailing address of 727 Wood Street, Floor 3, Pittsburgh, PA 15221. Principal Name: Kendall Pelling, Executive Director.



Resolutions for Agenda Item 5(d)

RESOLUTION NO. ____ (2024)

RESOLVED: That a loan with Bry Mard Apartments, Inc., or a related entity, for the rehabilitation of Bry Mard Apartments, a 37-unit building located at 8630 Bricelyn St, 15221 in the East Hills neighborhood, Ward 13 of the City of Pittsburgh, in an amount not to exceed \$602,626, 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; and it is

RESOLVED FUTHER: That a waiver of the Community Development Investment Fund program guidelines to exceed the maximum Community Development Investment Fund per project maximum of \$150,000 is hereby approved.

RESOLUTION NO. ____ (2024)

RESOLVED: An amendment of the Grant Agreement with Rising Tide Partners, authorized by Resolution No. 312 (2020), for an increase of up to \$80,000, for a total Agreement amount of \$180,000, payable from the Community Development Investment Fund and sourced from CDBG CARES 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 hereby authorized to execute an amendment 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: June 13, 2024
Re: Agenda Item 5(e): Residential Lending & Investments

5(e) Hazelwood Initiative Scattered Site OwnPGH Construction Grant

- i. Authorization to enter into an OwnPGH construction grant agreement with Hazelwood Initiative, or a related entity, in an amount of up to \$ 1,199,000 for the acquisition and rehabilitation of five (5) scattered-site units located at 183 Marsden Street, 312 Renova Street, 316 Renova Street, 425 W. Elizabeth Street, and 5127 Roma Way in the Hazelwood neighborhood, Ward 15, of the City of Pittsburgh.

Authorization Details

Borrower/Developer:	Hazelwood Initiative, Inc.
Project Location:	<ul style="list-style-type: none"> • 183 Marsden Street • 312 Renova Street • 316 Renova Street • 425 W. Elizabeth Street • 5127 Roma Way
Neighborhood:	Hazelwood
Council District:	5
Description:	<p>This project is the acquisition and rehabilitation of five (5) single-family homes, consisting of one 4-bedroom/1-bath, one 4-bedroom/2-bath, one 3-bedroom/1-bath, one 2-bedroom/1.5-bath, and one 2-bedroom/1-bath, in the Hazelwood neighborhood of the City of Pittsburgh.</p> <p>Upon construction completion, Hazelwood Initiative will sell each home affordably to households whose income is at or below 80% of AMI. The developer will also assist potential homebuyers in accessing available URA homeownership programs to help make the property affordable for them. A deed restriction will be set on all properties maintaining an affordability requirement for a period of 30 years.</p> <p>At its May 2024 meeting, the URA Board approved six other projects for OwnPGH construction grant financing. Construction is scheduled to start prior to Dec. 1, 2024, and is expected to be completed by the end of Q3 of 2025.</p>
Authority Financing for Review:	\$ 1,199,000 American Rescue Plan (ARP)
Collateral:	Declaration of Restrictive Covenants requiring that all properties remain affordable for households with incomes at or below 80% of AMI for 30 years
Required Approvals:	Authorization of the URA Board of Directors
Program Sources:	American Rescue Plan (ARP)
MWBE:	MWBE Plan Approved
Commitment Expiration Date:	November 30, 2024



Sources of Funds	
URA OwnPGH Construction Financing Grant	\$1,199,000
First Commonwealth Construction Financing Line of Credit	\$841,000
PHARE Grant	\$125,000
Total Project Financing	\$2,165,000
Uses of Funds	
Hard Costs	\$1,443,473
Acquisition	\$539,197
Fees	\$137,182
Construction & Financing Charges	\$40,148
Transaction Fees	\$5,000
Total Project Costs	\$2,165,000

Hazelwood Initiative, Inc. is a Pennsylvania 501(c)(3) nonprofit corporation with a mailing address of 4901 Second Ave, 2nd Floor, Pittsburgh, PA 15207. Principal Name: Sonya Tilghman, Executive Director.



Resolution for Agenda Item 5(e)

RESOLUTION NO. ____ (2024)

RESOLVED: That a grant to the Hazelwood Initiative, or a related entity, for the acquisition and rehabilitation of five (5) scattered-site units located at 183 Marsden Street, 312 Renova Street, 316 Renova Street, 425 W. Elizabeth Street, and 5127 Roma Way in the Hazelwood neighborhood, Ward 15, of the City of Pittsburgh, for an amount not to exceed \$1,199,000, payable from OwnPGH 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: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: June 13, 2024
Re: Agenda Item 5(f): Residential Lending & Investments

5(f) Presentation of Rental Gap Program Guideline Amendments (Non-Voting)

- i. Presentation of proposed amendments to the Rental Gap Program (RGP) guidelines to change the maximum loan amount per unit, and the maximum loan amount per project, from \$1,250,000 to \$2,000,000 per project.

Presentation Details

The Rental Gap Program provides up to \$1,250,000 in patient debt to profit and nonprofit developers to help fund the creation of new, and/or preserve existing, affordable housing in the City of Pittsburgh. The RGP is designed to increase the supply of decent affordable housing, eliminate health, safety and property maintenance deficiencies, and ensure compliance with applicable codes and standards. Eligible projects must contain at least 4 rental units and at least 10% of all units must be affordable to households at 60%, 50%, and 30% of Area Median Income (AMI) or below.

The RGP is sourced by the Housing Opportunity Fund, the Community Development Block Grant (CDBG) Program, the Home Investment Partnership Program (HOME), Affordable Housing Bond proceeds, and other potential funds received by the URA designated for the development and improvement of residential rental housing.

Loans may be amortizing, deferred, or cashflow loans based upon a determination of net income. Loan funding must be used for units at or below 60%, 50% and 30% of AMI. For 30% of AMI units, the per unit loan amount is capped at \$60,000. For 50% of AMI units, the per unit loan amount is capped at \$30,000. For 60% of AMI units, the per unit loan amount is capped at \$25,000. The borrower must agree to comply with the specified income and rent limits for at least 40 years. Priority will be given to projects that meet any of the following requirements: bring new affordable units to market quickly and/or preserve existing affordable units; are "shovel ready;" provide social services to the residents including health and wellness services, eviction prevention, and/or job training; or have permanent affordability (99 years).

Updates to the RGP guidelines are necessary to meet the current need for gap financing caused by post COVID-19 industry wide construction and financing challenges. These updates will also ensure that potential applicants understand what participation in the program requires. Specific guideline updates include:

- Increase the maximum loan amount from \$1,250,000 to \$2,000,000. Since the start of the COVID-19 pandemic, the real estate development industry has experienced industry-wide trends that have made securing financing for real estate rehabilitation projects and construction projects increasingly difficult. These issues are even more challenging to overcome within the affordable housing development sector. The demand for higher public subsidies for affordable housing developments in the City of Pittsburgh is strong as costs continue to rise.
- Increase the maximum loan amount per unit to the following:
 - 30% of AMI \$75,000 per unit
 - 50% of AMI \$50,000 per unit
 - 60% of AMI \$35,000 per unit



Regular Board Meeting
June 13, 2024
Consent Agenda

1. Agreements/Amendments

- a. That Resolution No. 292(2022) is hereby amended, to increase the FSDP grant amount from \$70,000 to \$100,000 payable from 2020 Community Development Block Grant.
- b. That Resolution No. 293(2022) is hereby amended, to increase the FSDP grant amount from \$70,000 to \$100,000 payable from 2020 Community Development Block Grant.
- c. Amendment of agreement authorized by Resolution No. 160 (2020) to authorize a loan to Mary Rose and Martha Rose, to support the site development and construction of a new owner-occupied home to be located at 131-133 Meadow Street in the Larimer neighborhood, in an amount of up to \$75,000, payable from the Neighborhood Housing Program (NHP), to increase the loan amount from \$75,000 to up to \$175,000 and to authorize the loan to Mary Rose only.
- d. Authorization to enter into a cooperation agreement with the City of Pittsburgh for services relating to management of the public parcel inventory of the Authority, in an amount up to \$750,000.

2. Certificates of Completion

- a. Certificate of Completion for Pittsburgh Housing Development Corporation for Block 27-B, Lot 53 (formerly Block 27-B, Lots 53 and 54), in the 5th Ward (811 Bryn Mawr Road – residential rehabilitation).

3. Applications

- a. AI Corridor, Penn Avenue Lighting Project
 - i. Authorization to file a grant application with, and enter into a contract with, the Pennsylvania Department of Community & Economic Development for a Pennsylvania Multimodal Transportation fund (MTF) Program grant for up to \$600,000 to purchase City-standard streetlights for installation along Penn Avenue from the busway to Negley.
 - ii. Authorization to enter into an agreement for the purchase of City-standard streetlights with an entity to be determined.

4. Conveyances

- a. Authorization to convey Block 24-S, Lot 80 (Lot 2R in Revised JAK River Partners Plan of Lots of record in the Department of Real Estate of Allegheny County in Plan Book Volume 251, page 94) in the 2nd Ward to H&B Properties, LLC, or a related entity, for \$1.00 plus costs, pursuant to the 2005 easement that gave H&B Properties, LLC, pedestrian ingress, egress and regress across the property and the right to develop a marina, which was constructed adjacent to the URA's parcel.



Director's Report

To: URA Board of Directors
From: Tom Link, Chief Development Officer; Julia McMahon, Project Manager; Alexander Thomas, Counsel;
Cc: Susheela Nemani-Stanger, Executive Director
Date: June 13, 2024
Re: Agenda Item 7(b): Non-Voting Lower Hill Board Briefing

7(b) Non-Voting Lower Hill Board Briefing – Hill District – Lower Hill Block E2 Entertainment Venue

- i. Final Board Approval pursuant to the Comprehensive Option Agreement (the "Option Agreement") among the URA, the Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA), and Pittsburgh Arena Real Estate Redevelopment, LP, of the conceptual development plans for the Take Down of Tract 13 (Block 2-C, Lot 406) in the 3rd Ward ("Take Down of Block E2"), subject to all reviews and approvals provided in the Option Agreement.
- ii. Final Board Approval of the Take Down of Block E2 (Block 2-C, Lot 406) in the 3rd Ward ("Take Down Tract #13"), subject to all reviews and approvals provided in the Option Agreement.

Authorization Details

On March 22, 2024, Pittsburgh Arena Real Estate Redevelopment LP ("**PAR**") and PAR Music Venue Owner LLC ("**Venue Parcel Owner**") submitted a Take Down Notice for Take Down Tract #13, also known as **Block E2**, a pending 0.974-acre subdivision of Block 2-C, Lot 406, located between Wylie Avenue, Logan Street, and Fullerton Street.

Through this new submitted Take Down Notice of Tract #13, PAR has specifically requested that Block E be subdivided into Block E1 (future parking garage) and Block E2 (live entertainment venue). Block E2 will then be conveyed from the SEA to the Venue Parcel Owner via special warranty deed. After the delivery of the deed, the Venue Parcel Owner will enter into a ground lease agreement with Parcel E. Holdco, LLC for the construction of a live entertainment venue to be operated on Block E2. Parcel E. Holdco, LLC, a Delaware limited liability company, shall be directly or indirectly 51% owned by Live Nation Worldwide, Inc., a Delaware corporation, and directly or indirectly 49% owned by Fenway Sports Group, LLC, a Delaware limited liability company. Live Nation Worldwide, Inc. is a wholly-owned subsidiary of Live Nation Entertainment, Inc., a publicly traded Delaware corporation.

At the request of PAR, the URA will seek authorization to rescind Resolutions 170, 171, 172, and 173 of 2023 to reflect that Take Down #7 will no longer occur due to changes in redevelopment plans for Block E. Also, at the request of PAR, the URA further intends to seek authorization for the approval of the Take Down Notice of Take Down Tract #13. Such approval will contain substantially similar conditions to those approved by the URA Board of Directors on May 11, 2023, but will be limited to the Block E2 live entertainment venue. The URA will mirror these revised conditions for authorizations for the potential takedown of Block E1.

The Take Down Notice Tract #13 is a departure from the previously submitted notice for Take Down Tract #7, dated October 8, 2019, which encompassed the entirety of Block E, which involved the construction of a parking garage with a public safety facility, and the construction of a live entertainment venue. The most recent Take Down Notice for Tract #13 is focused primarily on the construction of the Block E2 live entertainment venue, and does not include construction of a parking garage with a public safety facility.

Block E is owned by the Sports and Exhibition Authority of Pittsburgh and Allegheny County ("**SEA**"). Pursuant to the June 20, 2018, Amended and Restated Comprehensive Option Agreement by and between PAR, the SEA, and



the URA (“**Option Agreement**”), the SEA’s and the URA’s Board of Directors must give final approval prior to a takedown of any property comprising the Lower Hill site.

The chart below illustrates the differences between the 2023 Take Down Notice and the 2024 Take Down Notice designs.

	2023	2024
Project Program:	<ul style="list-style-type: none"> • Six-story, 910 space, above ground parking garage with street-level commercial space • Public safety facility • Entertainment venue with commercial space 	<ul style="list-style-type: none"> • Entertainment venue with commercial space
Building Area:	<ul style="list-style-type: none"> • 319,000 SF – Garage • 2,430 SF – Commercial space in garage • 7,600 SF – Commercial space in venue • 2,600 SF – Public safety facility • 80,000 SF – Entertainment venue 	<ul style="list-style-type: none"> • 98,500 SF – Venue • 7,300 SF – Commercial space in venue
Total Project Cost:	<ul style="list-style-type: none"> • \$110 Million 	<ul style="list-style-type: none"> • \$64 Million
Community Benefits:	<ul style="list-style-type: none"> • Retail incubator space • Ammon Recreation Center Donation (full) • New Granada Theater booking agreement • New Granada Theater parking • LERTA • \$2 ticket surcharge • MWBE, Sustainability, Economic Impact, and Workforce Development • Curtain Call funding • Penguins Foundation to join New Granada Theater fundraising committee • First Source Center • Public safety facility • Penguins donation to New Granada Theater (fulfilled) 	<ul style="list-style-type: none"> • Retail incubator space • Ammon Recreation Center Donation (phased) • New Granada Theater booking agreement • New Granada Theater parking • LERTA • \$2 ticket surcharge • MWBE, Sustainability, Economic Impact, and Workforce Development • Curtain Call funding • Penguins Foundation to join New Granada Theater fundraising committee • First Source Center

The URA Board was briefed on updates to Block E at the Regular URA Board Meetings held November 10, 2022, March 9, 2023, and May 11, 2023.

Proposed Resolutions:

RESOLUTION NO. ____ (2024)

Resolved: that Resolution Nos. 170, 171, 172, and 173 are hereby rescinded.



RESOLUTION NO. __ (2024)

Resolved: that Final Board Approval of the Urban Redevelopment Authority of Pittsburgh (“Authority”) Board of Directors is given pursuant to the Amended and Restated Comprehensive Option Agreement (“Option Agreement”) among the Authority, the Spots and Exhibition Authority of Pittsburgh and Allegheny County (“SEA”) and Pittsburgh Arena Real Estate Redevelopment LP (“PAR”) of the Take Down Notice Re: Take Down Tract #13 (Lower Hill Redevelopment Site), for the take down of Block E2 (to be a subdivision of Block 2-C, Lot 406) in the 3rd Ward (“Block E2” or “Take Down Tract #13”) to develop a live entertainment venue on Block E2 (“Block E2 Venue”), subject to all reviews and approvals provided in the Option Agreement. This Resolution is further conditioned upon the following requirements:

a. PAR shall cause Live Nation Worldwide, Inc., Fenway Sports Group, Parcel E. Holdco, LLC or a related entity acting as the developer of the Block E2 Venue (“Venue Developer”), to fully comply with the Minority and Women Owned Business Enterprise (“MWBE”), Sustainability, Economic Impact, and Workforce Development reporting and compliance measures, as described in the Option Agreement, for the Block E2 Venue;

b. If the Final Land Development Plan for Block E, as approved by the City of Pittsburgh Planning Commission, is modified with respect to the Block E2 Venue, PAR shall cause the Venue Developer to submit the revised drawings/plans to the Authority and SEA for review prior to submission of the Final Land Development Plan to the City of Pittsburgh Planning Commission, if required;

c. PAR shall use, or shall cause the Venue Developer or the entity leasing and operating the Block E2 Venue to use commercially reasonable efforts to reengage with financial institutions to monetize 50% of the Block E Lower Hill Local Economic Revitalization Tax Assistance (“LERTA”) Owner Payment for the benefit of the Greater Hill District Neighborhood Reinvestment Fund (“GHDNRF”) at the earlier of (a) 36 months from the financial closing of Block E2 or (b) when commercial lender interest rates fall below 5%, with an interest rate and assessment methodology acceptable to Authority and SEA staff;

d. Execution of a Ticket Surcharge Agreement, in a form acceptable to Authority and SEA staff, by and between the Authority, SEA, PAR, and the Venue Developer, which will provide a \$2 surcharge on every sale of a public ticket for the first 10 years, beginning with the first ticketed event, of the operation of the Block E2 Venue to the GHDNRF;

e. PAR shall submit, or shall cause its developer to submit, to the Authority and SEA proof of financing of the Curtain Call project, at the time the Curtain Call Take Down Notice is submitted;

f. PAR shall cause the Venue Developer to enter into a Booking Agreement requiring the Venue Developer to book and promote at least 25 events per year at the New Granada Theater during the New Granada Theater’s first 5 years of operation;

g. PAR or the Venue Developer shall make up to 250 parking spaces available for New Granada Theater events, occurring on days where there are no events at the PPG Paints Arena, during the New Granada Theater’s first 5 years of operation, at no cost to New Granada Theater;

h. PAR shall cause the Pittsburgh Penguins Foundation (or a related entity) to serve as a member of the New Granada Theater fundraising committee;

i. PAR or a related entity shall make a \$900,000.00 donation to the City of Pittsburgh for the rehabilitation of the Ammon Recreation Center, which shall be payable as follows: \$250,000.00 shall be paid at the financial closing of the Block E2 Venue, and the remaining \$250,000.00 shall be paid 12 months after the financial closing of the Block E2 Venue; \$400,000.00 shall be paid at the financial closing of the take down in



connection with the pending E1 subdivision or as otherwise required by the Authority or the City of Pittsburgh;
and

j. PAR and the Venue Developer shall pursue or continue to pursue a Hill District-oriented training program through the First Source Center and Partner4Work focusing on training and hiring employees (consistent with the Community Collaboration & Implementation Plan) for the service, hospitality, and technical trade jobs at the Block E2 Venue.

RESOLUTION NO. ____ (2024)

Resolved: That Parcel E. Holdco, LLC is approved as Redeveloper for the Take Down of Block E2 (Block 2-C Lot 406) in the 3rd Ward (“Take Down Tract #13”). This Resolution is further conditioned upon the requirements set forth in Resolution ____ (2024)

RESOLUTION NO. ____ (2024)

Resolved: That the Executive Director, Chief Operating Officer, Chief Development Officer, or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate the Take Down of Block E2 (Block 2-C, Lot 406) in the 3rd Ward (“Take Down Tract #13”) and the Secretary or Assistance Secretary is authorized and directed to attest the same and affix the seal of the Authority thereto. This Resolution is further conditioned upon the requirements set forth in Resolution ____ (2024).

