

Board Agenda

Date/Time: Thursday, April 10, 2025, at 2:00 PM

Hybrid Location: Lower Level Conference Room, 412 Boulevard of the Allies, Suite 901,
Pittsburgh, PA 15219

Web Access: <https://us06web.zoom.us/j/83992603454>

Dial In: 1 (929) 205-6099

Webinar ID: 8399 260 3454

REGULAR BOARD MEETING AGENDA TABLE OF CONTENTS

1. **General**

- a. Roll Call
- b. Approval of the March 13, 2025, URA Regular Board Meeting Minutes

2. **Public Comment**

3. **Announcements**

- a. Small Landlord Program Applications Closed

4. **Development Services (Page 4 through Page 7)**

a. **Shadyside – Hunt Armory**

- i. Authorization to enter into a lease agreement for Hunt Armory (324 Emerson Street – Block 84-L, Lot 283, in the 7th Ward) with Chatham University or related entity and to approve the potential sale of the Hunt Armory for \$2,000,000 subject to the option agreement as provided in the lease.

b. **Hill District – Greater Hill District Neighborhood Reinvestment Fund (GHDNRF)**

- i. Authorization to enter into a professional services agreement with Kirk Holbrook, or related entity, to provide project management services related to the Greater Hill District Neighborhood Reinvestment Fund (GHDNRF), pursuant to an affirmative recommendation from the GHDNRF Advisory Board, in an amount not to exceed a total of \$160,000.

5. **Housing (Page 8 through Page 21)**

a. **Housing Opportunity Fund Demonstration Program – Emergency Grant Agreement**

- i. Authorization to enter into a Demonstration Program grant agreement with Allegheny County Department of Human Services, or related entity, in an amount of up to \$224,000 for emergency housing related services to support three refugee resettlement agencies in Pittsburgh including AJAPO, Hello Neighbor, and Jewish Family and Children Services.



b. Uptown/Crawford-Roberts – Rental Gap Program – Fifth and Dinwiddie West – North Bar Project

- i. Authorization to waive Rental Gap Program guidelines to exceed the maximum Rental Gap Program loan amount of \$2,000,000 and to match Pennsylvania Housing Finance Agency's requirement that 5% of the units must be accessible. If closing does not occur by June 30, 2025, the authorizations will expire.
- ii. Authorization to enter into a Rental Gap Program (RGP) loan agreement with Fifth and Dinwiddie Development, LLC, or a related entity (the "Borrower"), in an amount of up to \$3,250,000 for the new construction of Fifth and Dinwiddie (the "Project"), in the Crawford-Roberts neighborhood, 3rd Ward, conditioned upon the Borrower's disclosure and resolution of all outstanding loans, obligations, litigation, and/or judgements with a potential impact on the Project. If closing does not occur by June 30, 2025, the authorizations will expire.
- iii. Proposal, form of contract and authorization to execute a deed to Bridging the Gap Development, LLC, or a related entity, for the sale of Block 11-E, Lot 73, in the 3rd Ward, for \$390,000 plus costs, subject to all reviews and approvals by the Pennsylvania Housing Finance Agency and conditioned on staff review and approval of final drawings, construction contract, schedule of values, final evidence of financing, MWBE plan, and receipt of good faith deposit and carrying cost payment. If closing does not occur by June 30, 2025, the authorizations will expire.
- iv. Authorization to hold a Seller's Note in an amount not to exceed \$390,000. If closing does not occur by June 30, 2025, the authorizations will expire.
- v. Rescission of Resolutions 258, 259, and 260 of 2023, which approved a Pittsburgh Business Fund loan agreement of \$1,575,000 with Fifth and Dinwiddie East, LLC, or a related entity; final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 11-E, Lot 85, in the 3rd Ward to Fifth and Dinwiddie East, LLC, for \$1,080,000; and retention of a Seller's Note in an amount not to exceed \$1,080,000.
- vi. Rescission of Resolution 263 of 2021, which approved the proposal and form of contract for the sale of the entire Fifth and Dinwiddie site to Fifth and Dinwiddie Development, LLC, or a related entity.

c. Beltzhoover – For-Sale Development Program – Gearing and Delmont Rehabilitation

- i. Authorization to enter into a For-Sale Development Program (FSDP) Loan Agreement with Pittsburgh Housing Development Corporation (PHDC), or a related entity, in an amount of up to \$81,480 for the renovation of 844 Gearing Avenue and 814 Delmont Avenue in the Beltzhoover neighborhood, 18th Ward.

d. Hazelwood – Rental Gap Program – HG1-Lytle

- i. Authorization to enter into a Rental Gap Program (RGP) loan agreement with HG Lytle, LLC, or a related entity, in an amount of up to \$2,000,000 for the new construction of HG1-Lytle, in the Hazelwood neighborhood, 15th Ward.
- ii. Authorization to enter into related Hazelwood-ALMONO Tax Increment Financing (TIF) agreements.

e. Legal Assistance Program – Cooperation Agreement

- i. Authorization to enter into a 2025 Stop the Violence Fund cooperation agreement with the City of Pittsburgh for an amount up to \$2,000,000 to support eviction prevention programs for homeowners at or below 80% of Area Median Income (AMI) and tenants at or below 50% of AMI.
- ii. Authorization to enter into a subgrant agreement with Allegheny County Department of Human Services, or related entity, for a related subgrant agreement to administer the Stop the Violence Fund to deploy funding with Legal Assistance Program providers who support prevention programs for homeowners at or below 80% of AMI and tenants at or below 50% of AMI.



6. **Consent Agenda** *(Page 22 through Page 23)*
7. **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: April 10, 2025
Re: Agenda Item 4(a): Development Services

4(a) Shadyside – Hunt Armory

- i. Authorization to enter into a lease agreement for Hunt Armory (324 Emerson Street – Block 84-L, Lot 283, in the 7th Ward) with Chatham University, or related entity, and to approve the potential sale of the Hunt Armory for \$2,000,000 plus costs subject to the option agreement as provided in the lease.

Authorization Details

Authorization is requested to enter into a lease agreement with Chatham University for a period of ten years, with an option to extend for an additional ten years, for the Hunt Armory located in the Shadyside neighborhood and to approve the sale of the Hunt Armory for \$2,000,000 plus costs subject to a purchase option agreement provided in the lease.

Since 2021, the URA licensed Hunt Armory to the Pittsburgh Penguins to operate a seasonal ice rink. The Hunt Armory is the first and only community indoor ice rink located within City of Pittsburgh limits. Chatham University approached the URA with a proposal to improve the facility by transforming it into a permanent hockey rink with year-round use. It will serve as a home to Chatham Men's and Women's hockey teams for their games and practices.

The current license agreement with the Pittsburgh Penguins is set to expire in May 2025, at which point Chatham University intends to assume the operation of Hunt Armory and invest an estimated \$15,000,000 in upgrades to the facility. The indoor rink would remain a public benefit under Chatham University's stewardship.

Borrower/Developer:	Chatham University, or related entity
Project Location:	324 Emerson Street
Neighborhood:	Shadyside
Council District:	8
Commitment Expiration Date:	April 10, 2035

Chatham University is a private university with a mailing address of 107 Woodland Road, Pittsburgh, PA 15232. Principal Name: Dr. Rhonda Phillips, President.



Resolution for Agenda Item 4(a)

RESOLUTION NO. ____ (2025)

RESOLVED: That a lease agreement with Chatham University, or related entity, for the Hunt Armory (324 Emerson Street – Block 84-L, Lot 283, in the 7th Ward), for a period of ten years with an option to extend or purchase for an amount of \$2,000,000 plus costs, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, 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: Thomas Link, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: April 10, 2025
Re: Agenda Item 4(b): Development Services

4(b) Hill District – Greater Hill District Neighborhood Reinvestment Fund (GHDNRF)

- i. Authorization to enter into a professional services agreement with Kirk Holbrook, or related entity, to provide project management services related to the Greater Hill District Neighborhood Reinvestment Fund (GHDNRF), pursuant to an affirmative recommendation from the GHDNRF Advisory Board, in an amount not to exceed a total of \$160,000.

Authorization Details

The Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) is a fund comprised of proceeds generated through the Lower Hill Local Economic Revitalization Tax Assistance (LERTA) program and is administered by the URA. The purpose of the GHDNRF is to invest in Pittsburgh's Hill District neighborhood, including providing financing for development projects and funding for various community needs throughout the neighborhood. To help administer the GHDNRF and to ensure that funds are spent timely and effectively, the URA, at the recommendation of the GHDNRF Advisory Board, intends to hire a GHDNRF Project Manager Consultant.

An announcement was made at the December 12, 2024 URA regular board meeting, for a Request for Qualifications (RFQ) for a GHDNRF Project Manager. The URA released the RFQ on December 13, 2024, via IonWave and closed it on January 31, 2025. During the week of February 24, 2025, staff held three interviews with qualified candidates. During the interviews, the GHDNRF Advisory Board members were invited to join and listen via Zoom. At an executive session of the GHDNRF Advisory Board on March 27, 2025, they recommended the hiring of Kirk Holbrook, or a related entity, as the GHDNRF Project Manager Consultant.

The requested authorization would allow the URA to enter into a two-year professional services contract with Mr. Holbrook, or a related entity, at an amount of \$160,000, not to exceed \$80,000 per year, and paid using GHDNRF proceeds.



Resolution for Agenda Item 4(b)

RESOLUTION NO. ____ (2025)

RESOLVED: That an agreement with Kirk Holbrook, or related entity, to provide project management services related to the Greater Hill District Neighborhood Reinvestment Fund (GHDNRF), in an amount of \$80,000 per year for two years for a total amount not to exceed \$160,000, payable from the Greater Hill District Neighborhood Reinvestment Fund (GHDNRF), is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, 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: April 10, 2025
Re: Agenda Item 5(a): Housing

5(a) Housing Opportunity Fund Demonstration Program – Emergency Grant Agreement

- i. Authorization to enter into a Demonstration Program grant agreement with Allegheny County Department of Human Services, or related entity, in an amount of up to \$224,000 for emergency housing related services to support three refugee resettlement agencies in Pittsburgh, including AJAPO, Hello Neighbor, and Jewish Family and Children Services.

Authorization Details

Refugee resettlement agencies in the City of Pittsburgh and Allegheny County are seeking funds to replace federal funding to provide support to refugees during their initial 90-day arrival period and throughout their ongoing integration process. Three resettlement agencies operating in the City of Pittsburgh and Allegheny County that include JAPO, Hello Neighbor, and Jewish Family and Children Services, would utilize this funding.

The request is for a total of \$224,000 in funding that will result in housing-related services for 224 city-based clients, including rent coverage for two months, security deposits, furniture, furnishings, and other needs.

This authorization will cover one-third of the total need in the City of Pittsburgh, with the remaining two-thirds to be provided by Allegheny County and local foundations.

Allegheny County Department of Human Services is a department of Allegheny County, a Home Rule municipality and political subdivision of the Commonwealth of Pennsylvania, with a mailing address of 1 Smithfield Street, Pittsburgh, PA 15222. Director: Erin Dalton.



Resolution for Agenda Item 5(a)

RESOLUTION NO. ____ (2025)

RESOLVED: That a grant with Allegheny County Department of Human Services, or related entity, for emergency housing related services to support three refugee resettlement agencies in the City of Pittsburgh including AJAPO, Hello Neighbor, and Jewish Family and Children Services, in an amount of up to \$224,000, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



Director's Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: April 10, 2025
Re: Agenda Item 5(b): Housing

5(b) Uptown/Crawford-Roberts – Rental Gap Program – Fifth and Dinwiddie West – North Bar Project

- i. Authorization to waive Rental Gap Program guidelines to exceed the maximum Rental Gap Program loan amount of \$2,000,000 and to match Pennsylvania Housing Finance Agency's requirement that 5% of the units must be accessible. If closing does not occur by June 30, 2025, the authorizations will expire.
- ii. Authorization to enter into a Rental Gap Program (RGP) loan agreement with Fifth and Dinwiddie Development LLC, or a related entity (the "Borrower"), in an amount of up to \$3,250,000 for the new construction of Fifth and Dinwiddie (the "Project"), in the Crawford-Roberts neighborhood, 3rd Ward, conditioned upon the Borrower's disclosure and resolution of all outstanding loans, obligations, litigation, and/or judgements with a potential impact on the Project. If closing does not occur by June 30, 2025, the authorizations will expire.
- iii. Proposal, form of contract and authorization to execute a deed to Fifth and Dinwiddie Development LLC, or a related entity, for the sale of Block 11-E, Lot 73, in the 3rd Ward, for \$390,000 plus costs, subject to all reviews and approvals by the Pennsylvania Housing Finance Agency and conditioned on staff review and approval of final drawings, construction contract, schedule of values, final evidence of financing, MWBE plan, and receipt of good faith deposit and carrying cost payment. If closing does not occur by June 30, 2025, the authorizations will expire.
- iv. Authorization to hold a Seller's Note in an amount not to exceed \$390,000. If closing does not occur by June 30, 2025, the authorizations will expire.
- v. Rescission of Resolutions 258, 259, and 260 of 2023, which approved a Pittsburgh Business Fund loan agreement of \$1,575,000 with Fifth and Dinwiddie East LLC, or a related entity; final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 11-E, Lot 85, in the 3rd Ward to Fifth and Dinwiddie East LLC, for \$1,080,000; and retention of a Seller's Note in an amount not to exceed \$1,080,000.
- vi. Rescission of Resolution 263 of 2021, which approved the proposal and form of contract for the sale of the entire Fifth and Dinwiddie site to Fifth and Dinwiddie Development LLC, or a related entity.

Authorization Details

Bridging the Gap LLC, plans to develop the Fifth and Dinwiddie West – North Bar Project on a URA-owned parking lot on the border of the Crawford-Roberts and Uptown neighborhoods. The project includes 103 units of new housing.

The URA released a Request for Proposals (RFP) on February 27, 2019, for this site with the goal of implementing the community supported vision as identified in the 2017 EcoInnovation District Plan. Bridging the Gap LLC responded with a proposal to redevelop a vacant building and parking lot at the intersection of Fifth Avenue and Dinwiddie Street. The Fifth and Dinwiddie East project involving the vacant building at the northeast corner of Fifth and Dinwiddie did not advance to closing. The authorization requested today involves the northern half of the western portion of the site, known as Fifth and Dinwiddie West – North Bar.



The proposed new construction, mixed-income development, will be a general occupancy building spanning approximately 104,958 square feet and will include 103 affordable units. Fifty-one of the units will be supported by project-based vouchers. Six units will meet ADA requirements, including two units that will be audio-visual accessible. All units in the project will meet visitability standards, including a zero-step entrance, wide entry door, and a zero-step bathroom. Each unit will be equipped with an in-unit washer and dryer, refrigerator, electric range, and dishwasher. The development will also offer amenities, including a fitness room, tenant storage, and community space that can be utilized as an event or art gallery space. In addition to incorporating Energy Star appliances throughout, the Fifth and Dinwiddie project will meet the requirements of Passive House Certification.

The requested authorizations are subject to all review and approval by the Pennsylvania Housing Finance Agency and conditioned on URA staff review and approval of final drawings, construction contract, schedule of values, final evidence of financing, MWBE plan, and receipt of good faith deposit and carrying cost payment. All conditioned items will be required prior to closing. If closing does not occur by June 30, 2025, the authorizations will expire.

Borrower/Developer :	Fifth and Dinwiddie Development LLC or related entity
Project Location:	121 Dinwiddie Street
Neighborhood:	Crawford-Roberts
Council District:	6
Preliminary Authority Financing for Review:	\$3,250,000 RGP loan sourced from 2023 Affordable Housing Bond Proceeds \$390,000 URA Seller Note
Collateral:	Declaration of Restrictive Covenants requires 11 units at or below 20% of Area Median Income (AMI), 32 units at or below 50% of AMI, 50 units at or below 60% of AMI, and 10 units at or below 80% of AMI for a period of 40 years.
Proposed Program Sources:	2023 Affordable Housing Bond Proceeds
MWBE:	Narrative Submitted
Commitment Expiration Date:	June 30, 2025
Total Units:	103
Affordable Units:	11 units affordable at or below 20% of AMI 32 units affordable at or below 50% of AMI 50 units affordable at or below 60% of AMI 10 units affordable at or below 80% of AMI
Sources of Funds	
Equity (4% Low-Income Housing Tax Credits)	\$ 19,927,678
Permanent Financing (Bellwether)	\$ 9,265,000
HACP ARMDC Gap Financing	\$ 7,075,000
PHFA DCRP	\$ 4,000,000
URA RGP Loan	\$ 3,250,000
Deferred Development Fee	\$ 2,311,486
PHARE RTT	\$ 1,000,000
Community Growth Fund	\$ 1,000,000
RACP	\$ 500,000
Energy Tax Credit	\$ 463,500
URA Seller Note	\$ 390,000
Energy Rebate	\$ 49,955



Total Project Financing	\$ 49,232,619
Uses of Funds	
Hard Costs	\$ 36,004,500
Developer Fee	\$ 4,628,967
Fees	\$ 3,116,223
Syndication Fees & Expenses	\$ 2,026,981
Construction & Permanent Loan Financing Charges	\$ 1,534,961
Development Reserves	\$ 740,004
Miscellaneous Development Charges	\$ 608,983
Acquisition	\$ 415,000
Other Tax Credit Fees	\$ 157,000
Total Project Costs	\$ 49,232,619

Fifth and Dinwiddie Development LLC is a Pennsylvania limited liability company, with a mailing address of 1435 Bedford Ave, Suite 140, Pittsburgh, PA 15219. Principal Name: Derrick Tillman, President.



Resolutions for Agenda Item 5(b)

RESOLUTION NO. ____ (2025)

RESOLVED: That a waiver of the Rental Gap Program Guidelines to exceed the RGP loan program \$2,000,000 maximum amount and to match Pennsylvania Housing Finance Agency's requirement that 5% of the units must be accessible is hereby approved.

RESOLVED FURTHER: That a loan with Fifth and Dinwiddie Development LLC, or a related entity, for the new construction of Fifth and Dinwiddie West, in the Crawford-Roberts neighborhood, 3rd Ward, in an amount not to exceed \$3,250,000, payable from the Rental Gap Program, is hereby approved, conditioned upon the Borrower's disclosure and resolution of all outstanding loans, obligations, litigation, and/or judgements with a potential impact on the Project. If closing does not occur by June 30, 2025, the authorizations will expire and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, 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. ____ (2025)

RESOLVED: That the Redevelopment Proposal submitted by Fifth and Dinwiddie Development LLC, or a related entity, for the sale of Block 11-E, Lot 73, in the 3rd Ward, and execution of a disposition contract by sale to Fifth and Dinwiddie Development LLC, or a related entity, for \$390,000 plus costs are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer 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; and it is;

RESOLVED FURTHER: That the final drawings and evidence of financing submitted by Fifth and Dinwiddie Development LLC, or a related entity for the sale of Block 11-E, Lot 73, in the 3rd Ward, are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto. If closing does not occur by June 30, 2025, this resolution will expire unless extended at the discretion of the Executive Director.

RESOLUTION NO. ____ (2025)

RESOLVED: That retention of a Seller's Note from Fifth and Dinwiddie Development LLC, or a related entity in an amount not to exceed \$390,000 is hereby approved. If closing does not occur by June 30, 2025, this resolution will expire unless extended at the discretion of the Executive Director.

RESOLUTION NO. ____ (2025)

RESOLVED: That Resolutions Nos. 258, 259, and 260 (2023), which approved a Pittsburgh Business Fund loan agreement of \$1,575,000 with Fifth and Dinwiddie East, LLC, or a related entity; final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 11-E, Lot 85, in the 3rd Ward to Fifth and Dinwiddie East, LLC, for \$1,080,000; and retention of a Seller's Note in an amount not to exceed \$1,080,000 are hereby rescinded.

RESOLUTION NO. ____ (2025)

RESOLVED: That Resolution No. 263 (2021), which approved the proposal and form of contract for the sale of the entire Fifth and Dinwiddie site to Fifth and Dinwiddie East LLC, or a related entity is hereby rescinded.



Director's Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: April 10, 2025
Re: Agenda Item 5(c): Housing

5(c) **Beltzhoover – For-Sale Development Program – Gearing and Delmont Rehabilitation**

- i. Authorization to enter into a For-Sale Development Program (FSDP) Loan Agreement with Pittsburgh Housing Development Corporation (PHDC), or a related entity, in an amount of up to \$81,480 for the renovation of 844 Gearing Avenue and 814 Delmont Avenue in the Beltzhoover neighborhood, 18th Ward.

Authorization Details

The Pittsburgh Housing Development Corporation (PHDC) has identified two single-family properties in the Beltzhoover neighborhood that it intends to rehabilitate and then sell affordably to households whose income is less than or equal to 80% of Area Median Income. The two properties, 844 Gearing Avenue and 814 Delmont Avenue, are one block from each other and are near McKinley Park in the southern section of the neighborhood. Both were built in the 1920s and have since fallen into disrepair. The properties are currently owned by the Pittsburgh Land Bank, which has cleared the titles and is ready to convey the properties to PHDC.

As part of a broader development strategy to revitalize McKinley Park, PHDC has rehabilitated several other single-family homes surrounding it, including 807 and 847 Gearing Avenue, and 817 and 835 Eldora Place.

The total development cost for this project is \$736,631.

844 Gearing will have approximately 1,250 square feet of living space and will be sold for \$225,000. 814 Delmont will have approximately 1,260 square feet of living space and will be sold for \$220,000. To make these for-sale homes more affordable, PHDC will encourage homebuyers to apply for a second deferred mortgage through either the URA's Housing Recovery Program – Developer (HRP-D) or OwnPGH Homeownership Program.

The requested authorizations are conditioned upon PHDC providing payment of administrative fees as provided in PHDC's April 8, 2025, Memorandum.

Borrower/Developer:	Pittsburgh Housing Development Corporation
Project Location:	844 Gearing Avenue and 814 Delmont Avenue, Pittsburgh, PA 15210
Neighborhood:	Beltzhoover
Council District:	3
Preliminary Authority Financing for Review:	\$81,480 For-Sale Development Program Loan
Collateral:	Declaration of Restrictive Covenants requiring both units remain affordable to households earning less than 80% of Area Median Income for a period of 20 years
Proposed Program Sources:	HOF FY-2022
MWBE:	Narrative Approved



Commitment Expiration Date:	August 31, 2025	
Total Units:	2	
Affordable Units:	2	
Sources of Funds		
Dollar Bank – Equity Equivalent Investment (EQ2)		\$325,920
PHDC – ARPA Coronavirus Local Fiscal Recovery Fund Grant		\$288,000
URA FSDP Loan		\$81,480
Sale Proceeds to Cover Transaction Costs		\$37,600
Developer Equity		\$3,631
Total Project Financing		\$736,631
Uses of Funds		
Construction		\$520,468
Site Work		\$93,800
Transaction Fees		\$37,600
Acquisition		\$29,211
Developer Fee		\$22,045
Miscellaneous Fees		\$16,992
Construction and Permanent Loan Financing Charges		\$12,885
URA Legal Fees		\$3,630
Total Project Costs		\$736,631

Pittsburgh Housing Development Corporation is a nonprofit, with a mailing address of 412 Boulevard of the Allies, Pittsburgh, PA 15219. Principal Name: Richard Snipe



Resolution for Agenda Item 5(c)

RESOLUTION NO. ____ (2025)

RESOLVED: That a loan with Pittsburgh Housing Development Corporation (PHDC), or a related entity, for the renovation of 844 Gearing Avenue and 814 Delmont Avenue in the Beltzhoover neighborhood, 18th Ward, in an amount of up to \$81,480, payable from the For-Sale Development Program (FSDP), is hereby approved conditioned upon PHDC providing payment of administrative fees as provided in PHDC's April 8, 2025, Memorandum, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



Director's Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: April 10, 2025
Re: Agenda Item 5(d): Housing

5(d) Hazelwood – Rental Gap Program – HG1-Lytle

- i. Authorization to enter into a Rental Gap Program (RGP) loan agreement with HG Lytle, LLC or a related entity, in the amount of up to \$2,000,000 for the new construction of HG1-Lytle, in the Hazelwood neighborhood, 15th Ward.
- ii. Authorization to enter into related Hazelwood-ALMONO Tax Increment Financing (TIF) agreements.

Authorization Details

Authorization is requested to enter into a Rental Gap Program (RGP) loan agreement with HG Lytle, LLC, or a related entity, in an amount of up to \$2,000,000 for the new construction of HG1-Lytle, in the Hazelwood neighborhood, 15th Ward.

The HG1-Lytle project is a new five-story apartment building that will be the first residential development to be built at Hazelwood Green site. This project aims to provide affordable housing options in the Hazelwood neighborhood, an area that has faced economic decline since the closure of the Hazelwood Coke Works plant in the 1980s. The Lytle Street development will focus on preventing displacement and creating opportunities for residents and small businesses. The building will offer 50 market-rate and affordable units, including 33 one-bedroom apartments and 17 two-bedroom apartments. The first floor will feature a variety of community-focused amenities, including supportive services, management spaces, a study/library, a children's playroom, a fitness room, bike storage, and two commercial spaces. A unique partnership with Pittsburgh Scholar House will provide additional support for parents with young children pursuing higher education.

This project is designed to achieve LEED Gold certification, ensuring sustainability and energy efficiency. Community engagement has been a key component of the development process, with feedback from residents informing the developer's approach to addressing local needs such as social services, healthcare, job training, and improved public transit. Construction is set to begin in summer 2025 and is expected to be completed in spring 2027. The project is a collaboration between TREK Development Group, Tishman Speyer, and Pittsburgh Scholar House.

The project is located in the Hazelwood-ALMONO Tax Increment Financing (TIF) district and is in turn subject to certain restrictive covenants, conditions, and restrictions to be codified through agreement(s). These covenants include but are not limited to restrictions on contesting tax assessments, restrictions on utilization of LERTA, and limitations on application for real estate tax exemption.

Borrower/Developer:	HG Lytle, LLC
Project Location:	Lytle Street at Eliza Street
Neighborhood:	Hazelwood
Council District:	5
Preliminary Authority Financing for Review:	\$2,000,000 Rental Gap Program loan



Collateral:	Declaration of Restrictive Covenants requires 5 units at or below 20% of Area Median Income (AMI), 25 units at or below 50% of AMI, and 10 units at or below 60% of AMI for a period of 40 years
Proposed Program Sources:	\$1,250,000 2023 Affordable Housing Bond Proceeds \$750,000 HOF FY2024
MWBE:	Narrative Approved
Commitment Expiration Date:	August 31, 2025
Total Units:	50
Affordable Units:	40 affordable units at the following affordability restrictions: 5 units affordable at or below 20% of AMI 25 units affordable at or below 50% of AMI 10 units affordable at or below 60% of AMI
Sources of Funds	
Equity (9% Low-Income Housing Tax Credits)	\$ 15,620,188
Permanent Financing – PHFA 1st Lien	\$ 2,300,000
HACP Loan	\$ 2,000,000
URA Rental Gap Program (RGP)	\$ 2,000,000
Permanent Financing – PHARE-HTF 2nd Lien	\$ 750,000
PA State TC Equity	\$ 700,000
45L Tax Credit Equity	\$ 224,375
Total Project Financing	\$23,594,563
Uses of Funds	
Hard Costs	\$ 17,694,640
Reserves and Developer Fee	\$ 2,599,324
Soft Costs	\$ 1,220,975
Construction & Permanent Loan Financing	\$ 662,005
Tax Credit Fees & Expenses	\$ 645,444
Acquisition	\$ 450,750
Total Miscellaneous Development Expense	\$ 361,425
Total Project Costs	\$23,594,563

HG Lytle LLC is a limited liability company, with a mailing address of 130 7th Street, Suite 300, Pittsburgh, Pennsylvania 15222. Principal Name: William Gatti, President



Resolution for Agenda Item 5(d)

RESOLUTION NO. ____ (2025)

RESOLVED: That a loan with HG Lytle, LLC, or a related entity, for the new construction of HG1-Lytle, in the Hazelwood neighborhood, 15th Ward, in an amount not to exceed \$2,000,000, payable from the Rental Gap Program, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, 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. ____ (2025)

RESOLVED: That Hazelwood-ALMONO TIF agreement(s) with HG Lytle, LLC, or related entity are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



Director's Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: April 10, 2025
Re: Agenda Item 5(e): Housing

5(e) **Legal Assistance Program – Cooperation Agreement**

- i. Authorization to enter into a 2025 Stop the Violence Fund cooperation agreement with the City of Pittsburgh for an amount up to \$2,000,000 to support eviction prevention programs for homeowners at or below 80% of Area Median Income (AMI) and tenants at or below 50% of AMI.
- ii. Authorization to enter into a subgrant agreement with Allegheny County Department of Human Services, or related entity, for a related subgrant agreement to administer the Stop the Violence Fund to deploy funding to Legal Assistance Program providers who support eviction prevention programs for homeowners at or below 80% of AMI and tenants at or below 50% of AMI.

Authorization Details

In February 2025, Pittsburgh City Council passed a resolution to enter into a formal Agreement with the Urban Redevelopment Authority of Pittsburgh focused on providing professional services to prevent evictions for tenants, with the funding allocated not to exceed \$2,000,000 over the span of one year.

The allocated funds are designated for the Legal Assistance Program (LAP), a program of the Housing Opportunity Fund, which offers a comprehensive range of free housing-related legal services to eligible renters and homeowners residing within the City of Pittsburgh. This initiative is vital for safeguarding the housing stability of vulnerable populations.

The URA anticipates sub granting the Stop the Violence funding to the Allegheny County Department of Human Services (DHS) to manage the funds. DHS will take on the responsibility of administering the LAP on behalf of the URA, ensuring that the program operates efficiently and fulfills its mission to support those in need of legal assistance, ensuring they have the housing support needed during a housing crisis.

Allegheny County Department of Human Services is a department of Allegheny County, a Home Rule municipality and political subdivision of the Commonwealth of Pennsylvania, with a mailing address of 1 Smithfield Street, Pittsburgh, PA 15222. Director: Erin Dalton.



Resolution for Agenda Item 5(e)

RESOLUTION NO. ____ (2025)

RESOLVED: That an cooperation agreement with the City of Pittsburgh, to support eviction prevention programs for homeowners at or below 80% AMI and tenants at or below 50% AMI for an amount up to \$2,000,000 is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2025)

RESOLVED: That a subgrant with Allegheny County Department of Human Services, or related entity, to administer the Stop the Violence Fund to deploy funding to Legal Assistance Program providers who support eviction prevention programs for homeowners at or below 80% AMI and tenants at or below 50% AMI is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a subgrant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



Regular Board Meeting
April 10, 2025
Consent Agenda

1. Agreements/Amendments

- a. Authorization to amend Resolution 204 (2024), which approved the proposal and form of contract for the sale of a portion of Block 25-S, Lot 112, in the 5th Ward, to TREK Development, Inc., or a related entity, for \$237,000 plus costs, to approve a substitute proposal and form of contract for the sale of this property to Housing Authority of the City of Pittsburgh on the same terms.
- b. Authorization to amend Resolution 270 (2024), which approved the final drawings and evidence of financing, and authorized execution of a deed to TREK Development, Inc., or a related entity, for the sale of a portion of Block 25-S, Lot 112, in the 5th Ward, for \$237,000 plus costs, to approve the same final drawings and evidence of financing and authorize execution of a deed to the Housing Authority of the City of Pittsburgh for the same property on the same terms.
- c. Authorization to enter into a 2025 PAYGO Funded Programs Cooperation Agreement with the City of Pittsburgh, for the provision of PAYGO funds to the URA in an amount up to \$1,100,000.
- d. Authorization to enter into a 2025 PAYGO Pittsburgh Land Bank Staffing Costs Cooperation Agreement with the City of Pittsburgh, for the provision of PAYGO funds to the URA for Pittsburgh Land Bank staffing costs in amount up to \$157,175.
- e. Authorization to amend Resolution 118 (2024) and related documents which approved a Housing Preservation Program 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 Street, in the East Hills neighborhood, to increase the loan amount from \$602,626 to \$682,626.

2. Certificates of Completion

- a. Certificate of Completion for Colin Dawson and Arielle Emi Dawson for Block 14-A, Lot 247, in the 18th Ward (Side Yard for 69 Beltzhoover Avenue).
- b. Certificate of Completion for Ryan England and Veronica England for Block 50-G, Lots 4, 7, and 8, in the 10th Ward (Side Yard for 5130 Rosetta Street).
- c. Certificate of Completion for Eric Krabill and Lauren Eldredge for Block 50-F, Lot 137, in the 10th Ward (Side Yard for 5121 Rosetta Street).
- d. Certificate of Completion for The Pittsburgh Land Bank for Block 83-A, Lot 48, in the 11th Ward (Boys Hope Girls Hope of Pittsburgh – youth home).
- e. Certificate of Completion for The Pittsburgh Land Bank for Block 46-B, Lot 76, in the 26th Ward (Tee's Heavenly Kids Academy – campus expansion for proposed daycare center at 2610 Perrysville Avenue).
- f. Certificate of Completion for The Pittsburgh Land Bank for Block 10-K, Lot 345, in the 5th Ward (Theresa Ford – side yard for 7 McClarren Street).



- g. Certificate of Completion for Pittsburgh Housing Development Corporation for Block 26-P, Lot 185, in the 5th Ward (residential rehabilitation – 830 Adelaide Street).

3. Conveyances

- a. Transfer proposal, form of contract, and authorization to execute a deed to The Pittsburgh Land Bank for the sale of Block 83-A, Lot 48, in the 11th Ward for \$500 plus costs (estimated to total \$48,500).
- b. Transfer proposal, form of contract, and authorization to execute a deed to The Pittsburgh Land Bank for the sale of Block 46-B, Lot 76, in the 26th Ward for \$500 plus costs (estimated to total \$13,500).
- c. Transfer proposal, form of contract, and authorization to execute a deed to The Pittsburgh Land Bank for the sale of Block 10-K, Lot 345, in the 5th Ward for \$500 plus costs (estimated to total \$1,400).

4. Grants

- a. Amendment of Resolution No. 241 (2024) to revise the DCED Local Share Account project name from “La Scuola d’Italia Galileo Galilei – 421 N. Braddock Avenue” to the project name “La Scuola d’Italia Galileo Galilei – 321 Edmond Street”.

