Board Agenda

Date/Time: Thursday October 9, 2025, at 2:00 PM

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

Web Access: https://us06web.zoom.us/s/85669046497

Dial In: 1 (929) 205-6099 Webinar ID: 856 6904 6497

REGULAR BOARD MEETING AGENDA
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   i. Authorization to enter into a Rental Gap Program (RGP) Loan Agreement with Half The Battle LLC, or a related entity, in an amount of up to $225,000 for the construction of two stacked duplexes located at 1717 and 1719 Cliff Street in the Crawford-Roberts neighborhood of the City of Pittsburgh, 5th Ward.

b. **<u>Citywide – OwnPGH Homeownership Program – Limited Continuation</u>**

i. Authorization to use up to $400,000 of Housing State Loan Repayment funds to provide the final funds needed to match the final remaining Housing Authority of the City of Pittsburgh (HACP) OwnPGH Homeownership Program funds.

ii. Authorization to use the remaining $645,000 of OwnPGH Homeownership Program funds for URA-sponsored developments only.

c. **<u>East Hills – Rental Gap Program – Second East Hills II and Second East Hills III</u>**

i. Authorization to enter into a Rental Gap Program (RGP) Loan agreement with East Hills II Limited Partnership, or a related entity, in an amount of up to $361,318 for the renovation of four apartment buildings located at 2320, 2330, 2340 and 2342 East Hills Drive in the East Hills neighborhood of the City of Pittsburgh, 13th Ward.

ii. Authorization to enter into a Rental Gap Program (RGP) Loan Agreement with East Hills III Limited Partnership, or related entity, in an amount of up to $261,721 for the renovation of three apartment buildings located at 2237, 2251 and 2303 East Hills Drive in the East Hills neighborhood of the City of Pittsburgh, 13th Ward.

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Director’s Report

To:	URA Board of Directors
From:	Thomas Link, Chief Development Officer
Cc:	Susheela Nemani-Stanger, Executive Director
Date:	October 9, 2025
Re:	Agenda Item 4(a): Development Services

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

i. Approval of Children, Youth and Education Grant Program guidelines and program funding.
ii. Approval of Development Grant Program guidelines and program funding.
iii. Approval of Workforce Development Program guidelines and program funding.

Authorization Details

The Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) is a community-driven fund that utilizes diverted future tax revenues from the development activities on the Lower Hill Development site to provide funding for investments in development projects and community needs throughout the entire Greater Hill District. On August 27, 2025, the GHDNRF Advisory Board voted to advance program guidelines for the following three activities. Authorization is sought for approval of the guidelines and related funding for each application round.

Children, Youth and Education (CY&E) Program: $240,000
The CY&E Program supports increased capacity of community-based organizations that serve children and youth living in the Greater Hill District through educational activities and experiences related to: STEAM (Science, Technology, Engineering, Arts, and Mathematics), athletics, cultural awareness, and the improvement of educational outcomes. The program will provide grants of up to $25,000 to nonprofits, entities with a nonprofit fiscal sponsor, and childcare providers accredited by the Commonwealth of Pennsylvania or Allegheny County. The GHDNRF Advisory Board budgeted a total of $240,000 in funding for the program.

Development Program: $930,000
The Development Program supports programming, projects and activities that further the improvement of land and structures within the Greater Hill District. The program will provide grants of up to $250,000 to nonprofits and for-profit entities to support new construction and rehabilitation of commercial, mixed-use and multifamily housing development. This funding is intended to provide a form of “last-in” grant support. The GHDNRF Advisory Board budgeted a total of $930,000 in funding for the program.

Workforce Development Program: $120,000
The Workforce Development Program supports programming, projects and activities for Greater Hill District residents. The program will provide grants of up to $30,000 to nonprofits, workforce intermediaries, and emerging organizations with fiscal sponsorship for initiatives that prepare individuals for sustainable employment through training and education. The GHDNRF Advisory Board budgeted a total of $120,000 in funding for the program.

The URA posted draft guidelines on its website for these three GHDNRF programs for review and public comment from September 11, 2025, to October 6, 2025.

Contingent on authorization, applications for the programs are expected to open in late October 2025. The first application round will be open for six months.

Principals: GHDRNF Co-Chairs; Council President R. Daniel Lavelle and Hill District CDC President and CEO Marimba Milliones.

Resolutions for Agenda Item 4(a)

Resolution No. __ (2025)

RESOLVED: That the Children, Youth and Education Grant Program Guidelines and $240,000 in program funding are hereby approved.

Resolution No. __ (2025)

RESOLVED: That the Development Grant Program Guidelines and $930,000 in program funding are hereby approved.

Resolution No. __ (2025)

RESOLVED: That the Workforce Development Program Guidelines and $120,000 in program funding are hereby approved.

Director's Report

To:	URA Board of Directors
From:	Quianna Wasler, Chief Housing Officer
Cc:	Susheela Nemani-Stanger, Executive Director
Date:	October 9, 2025
Re:	Agenda Item 5(a): Housing

5(a) **Crawford-Roberts – Rental Gap Program – Cliffside Overlook**

i. Authorization to enter into a Rental Gap Program (RGP) Loan Agreement with Half The Battle LLC, or a related entity, in an amount of up to $225,000 for the construction of two stacked duplexes located at 1717 and 1719 Cliff Street in the Crawford-Roberts neighborhood of the City of Pittsburgh, 5th Ward.

Authorization Details

Authorization is requested to enter into a $225,000 RGP Loan Agreement with Half the Battle LLC, or a related entity, for the new construction of two stacked duplexes containing a total of four affordable rental units.

One of these units will be rented to a family earning at or below 30% of Area Median Income (AMI) and the other three units will be rented to a family earning at or below 50% of AMI. Each unit will contain three bedrooms and one and a half bathrooms. The properties are currently vacant land currently owned by Pittsburgh Land Bank will be transferred to Cliffside Overlook LLC, or a related entity.

The Developer, Half The Battle LLC, and the borrower, Cliffside Overlook LLC, are both solely owned by Tyian Battle, who is also the Executive Director of Hill District nonprofit ACH Clear Pathways. The General Contractor is Pittsburgh-based Massaro Construction. Massaro previously worked with the Developer on the renovation of the historic Kaufmann Center building in the Hill District, which was successfully repurposed to provide interactive learning and artistic activities for local youth.

Borrower/Developer:	Cliffside Overlook LLC
Affiliate:	Half The Battle LLC
Project Location:	1717 & 1719 Cliff Street
Neighborhood:	Crawford-Roberts
Council District:	6
URA Financing Review:	$225,000 RGP Loan
Collateral:	Declaration of Restrictive Covenants requiring one unit to be affordable at or below 30% of AMI, and three units to be affordable at or below 50% of AMI
Proposed Program:	Rental Gap Program (RGP)
Commitment Expiration Date:	February 28, 2026
Total Units:	Four units
Affordable Units:	One unit affordable at or below 30% AMI Three units to be affordable at or below 50% of AMI
Sources of Funds	
FHLB AHP Grant	$600,000
First National Bank	$595,000
Neighborhood Allies Equity Investment	$250,000
URA RGP Loan	$225,000
PHFA PHARE Grant	$150,000
Deferred Developer Fee	$96,846
Total Project Financing	**$1,916,846**

Uses of Funds	
Hard Costs	$1,484,912
Reserves and Developer Fee	$264,916
Miscellaneous Development Expenses and Fees	$91,611
Construction & Perm. Loan Financing Charges	$50,428
Acquisition	$24,979
Total Project Cost	**$1,916,846**

Cliffside Overlook LLC, is a Pennsylvania limited liability company with a mailing address of 700 River Avenue, Pittsburgh, PA 15212. Principal Name: Tyian Battle, Sole Member.

Resolution for Agenda Item 5(a)

RESOLUTION NO. ___ (2025)

RESOLVED: That a loan with Half The Battle LLC, or a related entity, for the construction of two stacked duplexes located at 1717 and 1719 Cliff Street in the Crawford-Roberts neighborhood, 5th Ward of the City of Pittsburgh, in an amount not to exceed $225,000, payable from the Rental Gap Program (RGP), 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.

Director's Report

To:	URA Board of Directors
From:	Quianna Wasler, Chief Housing Officer
Cc:	Susheela Nemani-Stanger, Executive Director
Date:	October 9, 2025
Re:	Agenda Item 5(b): Housing

5(b) **Citywide – OwnPGH Homeownership Program – Limited Continuation**

i. Authorization to use up to $400,000 of Housing State Loan Repayment funds to provide the final funds needed to match the final remaining Housing Authority of the City of Pittsburgh (HACP) OwnPGH Homeownership Program funds.

ii. Authorization to use the remaining $645,000 of OwnPGH Homeownership Program funds for URA-sponsored developments only.

Authorization Details

Authorization is requested for up to $400,000 of Housing State Loan Repayment funds to be used as the match to the HACP's final OwnPGH funding in the amount of $645,000. The projects will be approved after URA and HACP staff underwriting and review. Applications will be accepted until March 31, 2026, or until all funds are expended, with the expectation that closings will occur no later than June 1, 2026.

In September 2021, the URA entered into an Memorandum of Understanding (MOU) with HACP for the purpose of providing deferred mortgage financing to low-moderate income homebuyers in the City of Pittsburgh. The URA is the lead program implementation agency, with HACP providing support. As part of the agreement, the URA and HACP agreed to provide matching funds to borrowers/grantees up to $50,000 in URA grant funds and up to $40,000 in HACP deferred mortgage funds, for a total of up to $90,000 per homebuyer.

The OwnPGH Homeownership Program has been in operation since March 2023. To date, the URA has supported 193 homebuyers through the OwnPGH Homeownership Program to purchase their homes within the City of Pittsburgh. Of those homebuyers, 88% were minority or women, 76 were new residents to Pittsburgh, and six were new to Pennsylvania. There are currently 10 applicants in the pipeline. The additional authorized funding will allow for at least 10 additional homeownership opportunities.

OwnPGH Homeownership Program funding has traditionally been available for qualified buyers with household income at or below 80% of the AMI to purchase a home on the housing market in the City. The URA is requesting that the remaining program funding be allocated toward home purchases for homes that have been rehabilitated or constructed using URA For-Sale Development Program or OwnPGH Construction Financing Program funds. This will ensure that the remaining low-moderate income homebuyers have access to turn-key housing that will have low maintenance needs in the near future.

Resolutions for Agenda Item 5(b)

RESOLUTION NO. ___ (2025)

RESOLVED: That appropriation of up to $400,000 of the Housing State Loan Repayment funds as the required match for the Housing Authority of the City of Pittsburgh (HACP) OwnPGH Homeownership funds in the amount of up to $645,000 is hereby approved.

RESOLUTION NO. ___ (2025)

RESOLVED: That the remaining Housing Authority of the City of Pittsburgh (HACP) OwnPGH Homeownership funds in the amount of $645,000 to be used for URA-sponsored developments is hereby approved.

Director’s Report

To:	URA Board of Directors
From:	Quianna Wasler, Chief Housing Officer
Cc:	Susheela Nemani-Stanger, Executive Director
Date:	October 9, 2025
Re:	Agenda Item 5(c): Housing

5(c) **East Hills – Rental Gap Program – Second East Hills II and Second East Hills III**

i. Authorization to enter into a Rental Gap Program (RGP) Loan Agreement with East Hills II Limited Partnership, or a related entity, in an amount of up to $361,318 for the renovation of four apartment buildings located at 2320, 2330, 2340 and 2342 East Hills Drive in the East Hills neighborhood of the City of Pittsburgh, 13th Ward.

ii. Authorization to enter into a Rental Gap Program (RGP) Loan Agreement with East Hills III Limited Partnership, or related entity, in an amount of up to $261,721 for the renovation of three apartment buildings located at 2237, 2251 and 2303 East Hills Drive in the East Hills neighborhood of the City of Pittsburgh, 13th Ward.

Authorization Details

Authorization is requested to enter into RGP Loan Agreements for up to $361,318 with East Hills II Limited Partnership, or a related entity and $261,721 with East Hills III Limited Partnership, or a related entity, for the stabilization of a total of seven apartment buildings in Pittsburgh’s East Hills neighborhood.

This stabilization project is part of TREK Development Group, Inc.’s (TREK) plans to assume ownership of the Second East Hills II and Second East Hills III communities from the current Developer, Telesis. TREK is leading a comprehensive life-safety and security improvement initiative at the apartment buildings in direct response to residents’ feedback expressing concerns about safety, infrastructure, and overall quality of life. This RGP authorization is conditioned upon ownership of East Hills II L.P. and East Hills III L.P. successfully transferring to TREK.

The Second East Hills II development consists of four buildings, offering a total of 83 affordable rental units, which include 18 one-bedroom units, 49 two-bedroom units, and 16 three-bedroom units, all serving households earning between 20% and 50% of the Area Median Income (AMI). The Second East Hills III development includes three buildings with 66 affordable rental units, comprising 15 one-bedroom units, 39 two-bedroom units, and 12 three-bedroom units, also targeting households within the 20% to 50% AMI range.

The stabilization project is being carried out in collaboration with community partners, including Rising Tide Partners, PCRG, and the East Hills Consensus Group. TREK is also working to secure a Strategic Partnership Program (SPP) designation for 2025 and a Neighborhood Partnership Program (NPP) for long-term people-focused support. Supportive services continue to be provided on-site, with the Urban League of Greater Pittsburgh maintaining an active presence to assist residents. Since assuming management in January 2025, TREK has prioritized reducing crime and enhancing resident wellbeing. These upgrades will be completed without requiring any resident relocation.

Funds for the Second East Hills II and Second East Hills III developments will be directed toward a range of property improvements focused on stabilization through safety, accessibility, and infrastructure improvements across both properties. These include camera upgrades, enhanced surveillance capabilities, intercom system upgrades, and common area entry access improvements. The plan also includes door replacements, demolition of existing trash enclosures, and installation of new trash enclosures. Additional site enhancements include concrete work, exterior stairwell repairs, and property line fencing installation to improve perimeter security.

Borrower/Developer:	TREK Development, Inc.
Project Location	2237, 2251, 2303, 2320, 2330, 2340 and 2342 East Hills Drive
Neighborhood:	East Hills
Council District:	9
Preliminary URA Financing:	East Hills II: $361,318 Rental Gap Program Loan East Hills III: $261,721 Rental Gap Program Loan
Collateral:	Declaration of Restrictive Covenants requiring 10 units at Second East Hills II and eight units at Second East Hills III remain affordable at 40% of AMI, for a period of 40 years.
Proposed Program:	Rental Gap Program (RGP)
Commitment Expiration Date:	April 30, 2026
Total Units:	149
Affordable Units:	13 units to be affordable at or below 20% of AMI 31 units to be affordable at or below 40% of AMI 105 units to be affordable at or below 50% of AMI
Second East Hills II Sources of Funds	
URA RGP Loan	$361,318
Total Project Financing	**$361,318**
Second East Hills II Uses of Funds	
Hard Costs	$334,092
Misc Development Expenses and Fees	$27,226
Total Project Costs	**$361,318**

Second East Hills III Sources of Funds	
URA RGP Loan	$261,721
Total Project Financing	**$261,721**
Second East Hills III Uses of Funds	
Hard Costs	$236,487
Misc Development Expenses and Fees	$25,234
Total Project Costs	**$261,721**

East Hills II Limited Partnership is a Pennsylvania limited partnership, with a mailing address of 130 7th Street, Suite 300, Pittsburgh, Pennsylvania 15222. Principal Name: William Gatti, President.

East Hills III Limited Partnership is a Pennsylvania limited partnership, with a mailing address of 130 7th Street, Suite 300, Pittsburgh, Pennsylvania 15222. Principal Name: William Gatti, President.

Resolutions for Agenda Item 5(c)

RESOLUTION NO. ___ (2025)

RESOLVED: That a loan with East Hills II Limited Partnership, or a related entity, for the renovation of three apartment buildings located at 2320, 2330, 2340 and 2342 East Hills Drive in the East Hills neighborhood, 13th Ward of the City of Pittsburgh, in an amount not to exceed $361,318, payable from the Rental Gap Program (RGP), 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 a loan with East Hills III Limited Partnership, or a related entity, for the renovation of three apartment buildings located at 2237, 2251 and 2303 East Hills Drive in the East Hills neighborhood, 13th Ward of the City of Pittsburgh, in an amount not to exceed $261,721, payable from the Rental Gap Program (RGP), 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.

Director’s Report

To:	URA Board of Directors
From:	ML Meier, Senior Director of Real Estate
Cc:	Susheela Nemani-Stanger, Executive Director
Date:	October 9, 2025
Re:	Agenda Item 6(a): Real Estate

6(a) <u>Citywide – Property Maintenance</u>

i. Authorization to enter into agreements with nine firms/organizations for property maintenance services in an amount that will collectively not exceed $1,550,000 over a two-year period.

Authorization Details

Authorization is requested to enter into agreements with nine firms/organizations for property maintenance services in an amount that will collectively not exceed $1,550,000 over a two-year period, payable with Leased Land Funds.

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

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

On July 22, 2025, the URA issued a Request for Proposals (RFP) for land care services. Thirteen firms/organizations submitted eligible proposals for the work. The URA evaluated proposals using the selection criteria outlined in the RFP. Based upon this evaluation, the firms listed below were determined to be best suited for the respective property bundles. The contract period will be for 24 months - from November 15, 2025, through and including November 14, 2027.

All nine selected firms/organizations are minority-owned or -led, with three owned or led by minority women.

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

- Amani Christian Community Development Corporation, located at 733 Clarissa Street, Pittsburgh, PA 15213 - nonprofit, MBE. Contract amount not to exceed $40,000;

- Center that C.A.R.E.S, located at 2701 Centre Avenue, Pittsburgh, PA 15219 - nonprofit, minority-led. Contract amount not to exceed $36,000;

- FHCV Contracting LLC, located at 209 Conestoga Road, Pittsburgh, PA 15235 - for-profit, MBE. Contract amount not to exceed $38,000;

- Chatman Properties, LLC, located at 5047 Summerville Street, Pittsburgh, PA 15201 - for-profit, MWBE. Contract amount not to exceed $387,000;

- Ervin Home Beautification, LLC, located at 133 Rochelle Street, Pittsburgh, PA 15210 - for-profit, MWBE. Contract amount not to exceed $98,000;

- Hilltop Rising, LLC, located at 827 E. Warrington Avenue, Pittsburgh, PA 15210 - for-profit, MBE. Contract amount not to exceed $378,000;

- KRJ Enterprises, Inc. (d/b/a Kipp Jackson), located at 5540 Baywood Street, Pittsburgh, PA 15206 – for-profit, DBE. Contract amount not to exceed $428,000;

- One Call Handles It All Landscaping and Trucking, LLC, located at 229 Paul Street, Pittsburgh, PA 15211 – for-profit, MWBE. Contract amount not to exceed $110,000; and

- Operation Better Block, located at 801 N. Homewood Avenue., Pittsburgh, PA 15208 – nonprofit, minority-led. Contract amount not to exceed $35,000.

Resolution for Agenda Item 6(a)

RESOLUTION NO. _____ (2025)

RESOLVED: That an agreement(s) with the following firms/organizations, for property maintenance services, for an amount of up to $1,550,000, for a two-year period, payable from Leased Land is 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 an agreement(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

- Amani Christian Community Development Corporation, located at 733 Clarissa Street, Pittsburgh, PA 15213 - nonprofit, MBE. Contract amount not to exceed $40,000;
- Center that C.A.R.E.S, located at 2701 Centre Avenue, Pittsburgh, PA 15219 - nonprofit, minority-led. Contract amount not to exceed $36,000;
- FHCV Contracting LLC, located at 209 Conestoga Road, Pittsburgh, PA 15235 - for-profit, MBE. Contract amount not to exceed $38,000;
- Chatman Properties, LLC, located at 5047 Summerville Street, Pittsburgh, PA 15201 - for-profit, MWBE. Contract amount not to exceed $387,000;
- Ervin Home Beautification, LLC, located at 133 Rochelle Street, Pittsburgh, PA 15210 - for-profit, MWBE. Contract amount not to exceed $98,000;
- Hilltop Rising, LLC, located at 827 E. Warrington Avenue, Pittsburgh, PA 15210 - for-profit, MBE. Contract amount not to exceed $378,000;
- KRJ Enterprises, Inc. (d/b/a Kipp Jackson), located at 5540 Baywood Street, Pittsburgh, PA 15206 – for-profit, DBE. Contract amount not to exceed $428,000;
- One Call Handles It All Landscaping and Trucking, LLC, located at 229 Paul Street, Pittsburgh, PA 15211 – for-profit, MWBE. Contract amount not to exceed $110,000; and
- Operation Better Block, located at 801 N. Homewood Avenue, Pittsburgh, PA 15208 – nonprofit, minority-led. Contract amount not to exceed $35,000.

Regular Board Meeting
October 9, 2025
Consent Agenda

1. Agreements/Amendments

   a. Authorization to amend the Small Contractor Line of Credit (CLOC) Program guidelines to create default terms if no repayment occurs and limit funding to 50% of the contract awarded to a contractor.

   b. Authorization to enter into a 2025-2026 Community Development Block Grant (CDBG) cooperation agreement with the City of Pittsburgh for an amount up to $5,775,000.

   c. Authorization to enter into a 2025-2026 HOME cooperation agreement with the City of Pittsburgh for an amount up to $1,986,153.64.

   d. Authorization of $2,000 from GHDNRF funds for the creation of a JotForm account, to be coordinated by the URA and GHDNRF Project Manager Consultant.

   e. Authorization to enter into a First Supplemental Indenture with Zions Bank as Trustee for the Smallman Street Tax Increment Financing (TIF) District Redevelopment Notes, Series of 2019; said Supplemental Indenture is necessary to accomplish the financing of public infrastructure improvements contemplated under the TIF Plan with remaining Note proceeds.