



**REQUEST FOR PROPOSALS
Allentown Scattered Sites**

**Allentown, Pittsburgh, PA
15210**

Issue Date: June 10, 2026

Proposal Due Date: August 10, 2026 at 5:00 PM EST

**URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH
REQUEST FOR PROPOSALS (“RFP”)**

Issued on June 10, 2026

1. OBJECTIVE

The Urban Redevelopment Authority of Pittsburgh (the “URA”) is seeking one or more developers and/or development teams (each a “Redeveloper” or “Respondent”) to submit a proposal for the purchase and redevelopment of all or part of a scattered site assemblage (the “Property”) into high quality housing in the Allentown neighborhood of the City of Pittsburgh. Potential development teams should be able to demonstrate their capacity and depth of experience to raise private capital, develop, and deliver high quality housing developments.

2. PROJECT DESCRIPTION AND BACKGROUND

The 22 non-contiguous parcels contain approximately 1.2 acres and are located between Beltzhoover Avenue on the west, East Warrington Avenue on the north, Walter Street on the east, and Cedarhurst Street on the south (see Exhibit “A”). The available parcels are a mix of vacant lots and vacant structures that are currently owned by the City of Pittsburgh. Warrington Avenue is zoned Local Neighborhood Commercial. The remaining parcels are zoned Residential Single-Unit Detached. Click [here](#) for more information on the Property’s zoning regulations.

3. SALES PRICE

Each parcel will be available for sale for \$1 plus costs.

4. NEIGHBORHOOD MARKET CONDITIONS

Allentown is a neighborhood in the southern part of Pittsburgh. Perched atop a large hill, the neighborhood is conveniently located within close proximity to Downtown Pittsburgh and ample green space, including Emerald View Park. Primarily regarded as a diverse, residential area with approximately 1,800 to 2,000 residents, Allentown also has a bustling main street business district.

East Warrington Avenue is the neighborhood's business district, which currently maintains 65% occupancy. The main street is home to local eateries such as Alla Famiglia, Leon’s Caribbean Restaurant, Grim Wizard Coffee, and Breakfast at Shelly’s and also attracts a wide consumer base through unique retail shops, such as Dr. Tumblety's Time-Inspired Specialty Shop and The Weeping Glass.

In 2021, the umbrella nonprofit Hilltop Alliance received state support to build 31 new construction, affordable single-family homes in Allentown. The homes have been completed and are all occupied.

The Pittsburgh Regional Transit (PRT) bus routes with stops on East Warrington Avenue are the 43 Bailey, 48 Arlington, and 54 North Side-Oakland-South Side. South Hills Junction, a major transportation station for buses and trolleys, is conveniently located close by in the adjacent neighborhood, Mount Washington.

5. PROPERTY TOURS

To schedule a site tour, contact Julia McMahon, Senior Project Manager, at jmcmahon@ura.org or at 412-255-6592.

6. URA INFORMATION

Established and existing under the Pennsylvania Urban Redevelopment Law, 35 P.S. §§ 1701, et seq., the URA is the City of Pittsburgh's ("City") economic development enterprise. The URA is committed to building a prosperous and equitable economy for all of Pittsburgh. It helps to bridge public and private interests to invest in meaningful equitable developments that promote housing affordability, economic mobility, entrepreneurship, and neighborhood revitalization. The URA's work creates and sustains quality jobs, thriving neighborhoods, healthy communities and sustainable businesses for the benefit of all Pittsburghers.

Incorporated in 1946 as one of the first redevelopment authorities in the United States, the URA achieves its mission by assembling, preparing, and conveying sites for major mixed-use developments and by providing a portfolio of programs that include financing for business location, relocation, and expansion; housing construction and rehabilitation; and home purchases and improvements. The URA conducts these activities using unique powers granted by the Pennsylvania Urban Redevelopment Law to deploy and attach conditions to the use of public subsidies and the disposition of publicly owned land.

The URA is a legal entity separate and distinct from the City. The URA works closely with the City in fulfilling its redevelopment mission.

Additional information regarding the URA may be found on the URA's website at www.ura.org

7. TENTATIVE SCHEDULE

A tentative schedule for the selection process is below. This schedule is subject to change at the URA's sole discretion. If there is a schedule change, it will be posted as an addendum on IonWave Technologies, the URA's online bidding platform. Redevelopers must be able to meet the proposal deadline in the schedule below.

Announcement at URA Board of Directors Meeting regarding the release of the RFP	May 14, 2026
RFP issue date	June 10, 2026
Property tours	Upon Request
Proposal due date	August 10, 2026
URA to review proposals	August 17, 2026
URA conducts interviews	August 24, 2026
URA Board of Directors authorization to select Redeveloper(s) and enter into exclusive negotiations	September 10, 2026

8. STAKEHOLDER OVERVIEW

The Property is represented by City of Pittsburgh Council District 3. Please see the City of Pittsburgh Council District map to determine current representatives. To see the map, click [here](#).

Interested Redevelopers are encouraged to understand the community, market, and context of the Property and may consider discussing their concepts with the relevant stakeholders and market experts as part of proposal development. It should be assumed that the Redeveloper will coordinate project design and construction in accordance with the URA’s Disposition Process (as described below) and may be subject to community meetings to share their redevelopment proposals with a larger audience.

9. PROJECT SCOPE AND SUBMISSION REQUIREMENTS

Each Redeveloper submission should include the following:

- A. RFP Summary Sheet: Fill out an RFP Summary Sheet, in the form provided by the URA, which is included as Exhibit “B” to this RFP;
- B. Table of Contents;

C. Firm or Company Profile:

- i. Provide a brief narrative that explains why the Redeveloper's firm is well qualified to work on this project,
- ii. Provide a description of the relevant experience of key personnel and a biography for each,
- iii. Provide a list of other public entities, including entities similar to the URA, with which your firm currently is working with or has recently worked with, on projects similar to the project that is the subject of this RFP,
- iv. Provide a description of the scope and success of similar projects where your firm or company completed a multi-acre site redevelopment;

D. Project Description: Provide a description of the proposed renovation and re-use of the Property;

E. Drawings: Include schematic drawings, including a site plan with elevations;

F. Project Sources and Uses: Provide proposed sources and uses, including Redeveloper's proposed acquisition price. Redeveloper shall submit the same on the URA's form, as provided in Exhibit "C";

G. Financing Plan: Provide a financing plan and statement on ability to obtain debt (e.g., bank letter of interest), along with a statement representing availability of equity;

H. Pro Forma: Provide a preliminary development pro forma, including proposed acquisition price;

I. Minority and Women-Owned Business Enterprise (MWBE) Requirements:

- i. The URA has a long history of diversity and inclusion within all of its programs and other activities. The URA encourages the full participation of minority and women business owners and professionals in this effort. The URA requires that all applicants demonstrate a good faith effort to obtain minority- and women-owned business participation in work performed in connection with URA initiatives. The URA acknowledges and adheres to the City's goals of eighteen (18%) percent minority and seven (7%) percent women participation.
- ii. Provide a MWBE narrative. See Exhibit "D" for the URA's MWBE Narrative Requirement. MWBE participation can be satisfied by:
 - i. Ownership/Partnership of firm;

- ii. Employment level of minorities and/or women in the firm;
 - iii. Staffing of minorities and/or women on URA matters;
 - iv. Use of minority or women-owned businesses as vendors;
 - v. Subcontracting with firms owned and controlled by minorities and/or women. If this is to be done, that fact, and the name of the proposed subcontracting firms, must be clearly identified in the proposal.
 - iii. Any questions about MWBE requirements should be directed to Marcus Robinson, Assistant Director of Grants and Compliance, at 412-255-6654 or MRobinson@ura.org.
- J. Minority Workforce Inclusion (“MWI”) Requirements:
- i. The URA requires that all Respondents demonstrate and document a good faith effort to meet or exceed the City’s 12% minority workforce inclusion goal for all URA projects with total project costs of \$500,000 or more. As a matter of policy, all proposal packages submitted to the URA must include a MWI Narrative detailing how the Respondent plans to meet the URA’s expressed MWI goal of 12%. If awarded the project, the Respondent will be asked to submit a MWI plan evidencing that 12% of the labor hours are fulfilled by minority workers.
 - ii. Provide an MWI narrative. See Exhibit “E” for MWI Narrative Requirements.
- K. References: Provide three (3) client references related to the applicable experience described in Section 9(c) above. Where possible, provide references from public entities, similar to the URA. Include the reference’s name, title, address, and direct telephone number; and
- L. Other Information: Provide any other information you believe is pertinent to the URA’s consideration of your firm.

10. RESPONSE SUBMISSION

ALL RESPONSES MUST BE SUBMITTED VIA IONWAVE TECHNOLOGIES, THE URA’S RFP RESPONSE SYSTEM, BY THE PROPOSAL DUE DATE AS STATED IN THE RFP TIMELINE, at 5:00 PM, FOR CONSIDERATION. Any late responses or responses received outside of IonWave Technologies (including hard copies) will immediately be disregarded and not considered for selection. The proposal should be combined into one file in bookmarked PDF format.

ALL RESPONDENT QUESTIONS WILL ONLY BE ACCEPTED AND ANSWERED THROUGH AN IONWAVE TECHNOLOGIES SUBMISSION. RESPONSES TO ALL QUESTIONS WILL BE MADE PUBLIC.

The URA will not reimburse firms for any expenses incurred in preparing responses to this RFP. If you have any technical issues with using IonWave Technologies, please contact:

Ivy Coleman, Program Assistant
412-255-6691
icoleman@ura.org

11. SELECTION CRITERIA

A. Process: The selection of any responsive firm(s) will be made by the URA Board of Directors after receiving recommendations from the URA's staff. Such selection will be based on the nature and quality of the responding firm's responses to the Proposal Scope and Submission Requirements described above. The URA reserves the right to request that any Respondent meet with URA staff in a formal interview.

B. Conflicts of Interest: Responsive firms and their team members must have no conflicts of interest with regard to any other work performed by the Respondent for the URA, the City, or any related entity.

C. RFP Compliance: All responsive firms must adhere to the instructions contained in this RFP in preparing the submitted proposal.

D. Waiver of Defects: The URA shall be the sole judge as to which Respondent(s) best meet the selection criteria. The URA reserves the right to reject any or all qualifications submitted. The URA reserves the right to reject any proposal for failure to comply with the requirements of this RFP. The URA further reserves the right, in its sole discretion, to waive any such defect(s) or failure(s). Submission of a response indicates acceptance by the firm of the conditions contained in this RFP.

E. Nondiscrimination: Each responsive firm agrees not to discriminate, whether in employment, contracting or otherwise, in violation of any federal, state, or local law and/or on the basis of sexual orientation, gender identity and/or gender expression.

12. DISPOSITION PROCESS

A. URA Disposition Process – Should the URA Board of Directors select a Redeveloper, such Redeveloper will be required to comply with the URA's Disposition Process. As part of this process, the Redeveloper must show that all funds needed for the fully realized project are available at the time of closing. In order to ensure that the Property will be responsibly redeveloped, the URA will review the Opinion of Probable Cost and construction plans against the evidence of financing to determine if the information presented is reasonable and corresponds. The URA will not close on a property until all the terms of the disposition process are fulfilled. See Exhibit "F" for Disposition Process Overview.

B. Disposition Contract - The Redeveloper must be willing to enter into a written Disposition Contract with the URA, in a form prescribed by the URA. The Disposition Contract is the binding document that details the Redeveloper's plan to design, finance, purchase, and construct the redevelopment project. Taxes, liability insurance, Property security, historic preservation, and all aspects of owning and redeveloping the Property shall be the full responsibility of the Redeveloper at the time of sale, as specified in the Disposition Contract. The Disposition Contract will include, but is not limited to, the following terms and conditions:

- i. Bonding: Per the Urban Redevelopment Law, projects involving the sale of URA land must have a payment and performance bond for 100% of the contract price. Redeveloper shall include the cost for the same in its project sources and uses.
- ii. Costs: The Redeveloper shall be responsible for all closing costs, including, but not limited to, realty transfer taxes, recordation fees, as well as a closing fee paid to the URA.
- iii. Reversion Right: per the Urban Redevelopment Law, the URA must retain a reversion right in land that it sells for redevelopment projects, until completion of the same and confirmation that the project was developed in accordance with the stated project plans. This reversion right will not be subordinated to any financier.
- iv. Covenants: per the Urban Redevelopment Law, the URA must attach certain covenants to the land at the time of sale, including anti-discrimination provisions, limitations on major changes to the building for twenty (20) years after sale, and a restriction on change of use for twenty (20) years after sale.
- v. Participation in proceeds of future sales: The Disposition Contract and Deed will entitle the URA to 4% of the net proceeds of the first sale of the Property from Redeveloper to a future owner and to 2% of the net proceeds of any subsequent sale, in perpetuity.

C. Board Approval - The URA Board must approve any and all Redevelopers who purchase URA property. Upon URA Board approval, the Redeveloper's purchase of the property will occur after execution of a Disposition Contract, approval of the final construction documents and issuance of a building permit. The Redeveloper shall be solely responsible for obtaining all approvals necessary to move the Project to a final board action, including, without limitation, obtaining all financing, entitlements, and permits. The purchase of the property will occur simultaneously with the closing on the Redeveloper's construction financing. The URA reserves the right to select, reject, and/or make no selection through this RFP at its sole discretion.

13. LEGAL INFORMATION

- A. The URA shall have the right to verify the accuracy of all information submitted and to make such investigation as it deems necessary to determine the ability of each Respondent to perform the obligations in their responses
- B. The URA, in its sole discretion, reserves the right to reject any proposal when the available evidence or information does not satisfy the URA that the Respondent is qualified to carry out properly the obligations of the response.
- C. The selected Respondent shall be given an opportunity to inspect the property. If the Respondent is selected and elects to proceed after exercising its due diligence, it shall acquire or take possession of the property in "AS-IS" condition.
- D. The sale of the property in no way guarantees or warrants grading permits, building permits, zoning variances or financial viability. The URA reserves the right to refuse to sell the property until the Respondent is able to obtain all necessary permits.
- E. The selected Respondent will be required to demonstrate a good faith effort to incorporate environmentally sustainable features and practices into their development plan.
- F. The URA reserves the right to accept an offer or proposal other than the highest offer and will determine awards at its sole discretion.
- G. The URA shall be the sole judge as to which, if any, Respondent best meets the selection criteria. The URA reserves the right to accept or reject any or all responses, to waive any submission requirements contained within this response, and to waive any irregularities in any submitted response.
- H. This form is submitted subject to errors, omissions, and/or withdrawal without notice by the URA at any time.
- I. All responses, including attachments, supplementary materials, addenda, etc. shall become the property of the URA and will not be returned.
- J. Respondent and team members must disclose any conflict of interest with regards to any other work performed by the Respondent for the URA, the City of Pittsburgh, or any related entity.