

Board Agenda

Date/Time: Thursday, October 8, 2026, at 2:00 PM

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

Web Access: <https://www.youtube.com/live/LMN48xJeekE?si=gsIF8lhvgc798YU4>

REGULAR MONTHLY BOARD MEETING AGENDA

TABLE OF CONTENTS

1. General

- a. Roll Call
- b. Approval of September 10, 2026, URA Regular Board Meeting Minutes

2. Public Comment

3. Announcements

- a. Housing Opportunity Fund 2027 Draft Annual Allocation Plan: Public comment period is open through October 30, 2026
- b. 2027 Low-Income Housing Tax Credit Pre-Application opens October 12, 2026, and closes November 9, 2026

4. Development Services (Page 3 through Page 17)

a. Central Business District – 200 Ross Street

- i. Authorization to enter into exclusive negotiations for a period of six months with Beacon Communities LLC, or a related entity, for Block 2-J, Lot 164-2, in the 1st Ward.

b. East Liberty – East Liberty Transit Revitalization Investment District - Phase III

- i. Authorization to adopt the East Liberty Transit Revitalization Investment District Phase III Implementation Plan, pledge the Phase III Implementation Plan parcels, and enter into related agreements.

c. Allentown – Scattered Site Proposal Response from Module Design

- i. Authorization to enter into exclusive negotiations for a period of six months with Module Design, Inc., or a related entity, for the sale of three City of Pittsburgh owned parcels in the 18th Ward: Block 14-E, Lots 214, 231, and 232.

- d. **Allentown – Scattered Site Proposal Response from RE360**
 - i. Authorization to enter into exclusive negotiations for a period of six months with RE360, LLC, or a related entity, for the sale of seven City of Pittsburgh owned parcels in the 18th Ward: Block 14-A, Lots 338 and 339, and Block 14-E, Lots 173, 174, 306, 307, and 318.
- e. **Middle Hill District – Herron Avenue Housing Assemblages Phases I & II**
 - i. Authorization to enter into exclusive negotiations for a period of six months with JK Equities and Manor Park Ventures, or a related entity, for the sale of 91 publicly owned parcels (5.28 acres), in the 5th Ward.

5. **Housing (Page 18 through Page 20)**

- a. **Larimer – For-Sale Development Program – Larimer Affordable Homeownership**
 - i. Authorization to enter into a For-Sale Development Program grant agreement with East Liberty Development, Inc., or a related entity, in an amount of up to \$980,000 for the new construction of six homes and rehabilitation of two existing homes in the 12th Ward.

6. **Consent Agenda (Page 21)**

7. **Disclosure Agenda (Page 22)**

8. **Adjournment of Regular Meeting**

Director's Report

To: URA Board of Directors
From: Thomas E. Link, III, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: October 8, 2026
Re: Agenda Item 4(a): Development Services

4(a) Central Business District – 200 Ross Street

- i. Authorization to enter into exclusive negotiations for a period of six months with Beacon Communities LLC, or a related entity, for Block 2-J, Lot 164-2, in the 1st Ward.

Authorization Details

Authorization is requested to enter into exclusive negotiations for a period of six months with Beacon Communities LLC, or a related entity, for Block 2-J, Lot 164-2, in the 1st Ward.

Beacon Communities, LLC is proposing to redevelop the historic building located at 200 Ross Street into a mixed-income residential development with a financing structure that includes 9% Low-Income Housing Tax Credits, historic tax credits, and amortizing debt. The proposed development will include a total of 88 units with 65 of the units being affordable and 23 at the market rate. The ground floor will include property management offices and common area space. The 13th floor (formerly used as a URA board of directors' conference room) will be utilized as additional community space.

200 Ross Street was constructed in 1908 as the headquarters of Jones & Laughlin Steel (J&L) and was designed by MacClure and Spahr Architects as an eight-story structure. In 1917, additional floors were added to the top, creating the 13-floor structure that exists today. John P. Robin, the URA Executive Director from 1948 to 1954, led the effort for the Elizabethan-styled building to be purchased and converted to public use, making it possible for J&L to move its headquarters to Gateway Center. In 1952, the building was donated to the Community Chest of Allegheny County, forerunner of the United Way, who co-owned it with the URA.

Across its ownership tenure, the URA has shared ownership with other entities, including the Housing Authority of the City of Pittsburgh and the City of Pittsburgh. As a result of the shared ownership between these government entities, 200 Ross was rededicated as the John P. Robin Civic Building on July 11, 1983.

Beacon Communities LLC is a limited liability company located at 429 Fourth Ave, Suite 2010, Pittsburgh, PA 15219. Principal name: Michael Polite, Senior Vice President, Development.

Resolution for Agenda Item 4(a)

RESOLUTION NO. ____ (2026)

RESOLVED: That exclusive negotiations with Beacon Communities LLC, or a related entity, for a period of six months for the sale of Block 2-J, Lot 164-2, in the 1st Ward, are hereby approved.

Director's Report

To: URA Board of Directors
From: Thomas E. Link, III, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: October 8, 2026
Re: Agenda Item 4(b): Development Services

4(b) East Liberty – East Liberty Transit Revitalization Investment District – Phase III

- i. Authorization to adopt the East Liberty Transit Revitalization Investment District Phase III Implementation Plan, pledge the Phase III Implementation Plan parcels, and enter into related agreements.

Authorization Details

Pittsburgh City Planning adopted the East Liberty Transit Revitalization Investment District (ELTRID) Planning Study in February 2012, establishing the ELTRID boundary. It was anticipated that the ELTRID Planning Study would be implemented in multiple phases to facilitate the redevelopment of East Liberty. Since then, the URA has implemented Phases I and II.

Walnut Capital Management, Inc. (Walnut Capital) acquired nine parcels, known as the Eastside Village Shopping Plaza and the former Club One health club, located within the originally approved ELTRID boundary. The district was formerly zoned as Highway Commercial; however Walnut Capital completed a Specially Planned (SP) District rezoning expansion to prepare the site for new housing, retail, and office uses, as well as high-quality public spaces.

The URA's proposed ELTRID Phase III Implementation Plan allows for the continued redevelopment of the area around the East Liberty Station located along the Martin Luther King, Jr. East Busway.

ELTRID Phase III will be completed in two subphases:

1.) Phase A - Former Club One:

- 5,000 square feet anticipated for office use
- 199 residential units
- Five percent of units rented at 80% - 120% AMI range
- Estimated total project cost: \$92,641,500

2.) Phase B - Eastside Village Shopping Plaza:

- Mixed-use parcels for hospitality, retail, residential and office components
- Estimated total project costs: \$90,000,000

A third party was contracted to undertake an IMPLAN economic impact analysis to evaluate and estimate the employment effects of the Phase III development project. The IMPLAN model estimated the creation of 540 direct, indirect, and induced full-time jobs during the construction period. These jobs are estimated to produce nearly \$25 million of economic output for the Pittsburgh region. For purposes of TRID compliance, construction jobs are subject to Pennsylvania's prevailing wage regulations.

The IMPLAN model estimated the following annual employment effects at operational stabilization: 620 direct, indirect, and induced full-time jobs. These jobs are estimated to produce an annual labor income of \$31 million. The 595 direct jobs come from the tenants and support employees directly working in industries like hospitality, retail, food service, fitness, office, medical office, and property management.

The total estimated Net Proceeds of the ELTRID Phase III are projected to be \$10,065,000. Each borrowing will be guaranteed by the parent company, Walnut Capital.

The ELTRID Phase III Implementation Plan identifies certain projects on the development site that will be partially funded with TRID proceeds. For both phases, the on-site projects eligible to receive TRID proceeds are anticipated to be: (1) Brownfield Remediation, (2) Public Realm Improvements such as sidewalk improvements, urban open space, pedestrian improvements, landscaping, street furniture, lighting, etc. (3) Transportation and mobility-related Improvements, such as new traffic signals and crosswalk and street work in and around Penn Avenue and Shady Avenue, (4) Stormwater Management and Best Management Practices (BMPS), and (5) Pittsburgh Regional Transit East Liberty Garage and Larimer Station Master Plan Study.

For both phases, the off-site projects eligible to receive 10% of the TRID proceeds are anticipated to be: Site preparation and/or infrastructure needs related to housing in the TRID boundary.

The real estate tax increment generated from these projects will be split with 70% supporting projects within the ELTRID and the remaining 30%, plus current base taxes, remaining with the three local taxing bodies. The projected annual real estate taxes within the TRID after full development (after 5 years) is \$1,320,000.

Parcels to be Pledged for Development	Parcel	2026 Assessed Value
Penn-Shady Mixed-use	0084-G-00360-0000-00	\$32,400
Penn-Shady Mixed-use	0084-H-00121-0000-00	\$306,600
Penn-Shady Mixed-use	0084-H-00123-0000-00	\$173,600
Penn-Shady Mixed-use	0084-H-00160-0000-00	\$258,600
Mixed-use Plaza	0084-H-00125-0000-00	\$4,331,500
Mixed-use Plaza	0084-H-00270-0000-03	\$64,800
Mixed-use Plaza	0084-H-00135-0000-00	\$195,500
Mixed-use Plaza	0084-H-00174-0000-00	\$8,408,200
Mixed-use Plaza	0084-H-00195-0000-00	\$2,800,000
Total 2026 Assessed Value		\$16,571,200

The project is proposed to be funded by a combination of private debt, private equity, Pennsylvania's Redevelopment Assistance Capital Program, ELTRID, a Multimodal Transportation Fund grant, and other sources.

Walnut Capital Management, Inc. is a Pennsylvania corporation, located at 5500 Walnut Street, Suite 300, Pittsburgh, PA 15232. Principal: Todd E. Reidbord, President

Resolutions for Agenda Item 4(b)

RESOLUTION NO. ____ (2026)

RESOLVED: That the East Liberty Transit Revitalization Investment District Phase III Implementation Plan is hereby adopted.

RESOLUTION NO. ____ (2026)

RESOLVED: That the Phase III Implementation Plan parcels are hereby pledged and the entering into of agreements for the East Liberty Transit Revitalization Investment District is hereby authorized.

Director's Report

To: URA Board of Directors
From: Thomas E. Link, III, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: October 8, 2026
Re: Agenda Item 4(c): Development Services

4(c) Allentown – Scattered Site Proposal Response from Module Design

- i. Authorization to enter into exclusive negotiations for a period of six months with Module Design, Inc., or a related entity, for the sale of Block 14-E, Lots 214, 231, and 232, in the 18th Ward.

Authorization Details

Authorization is requested to enter into exclusive negotiations for a period of six months with Module Design, Inc., or a related entity, for the sale of the three City of Pittsburgh owned parcels, for the sale of Block 14-E, Lots 214, 231, and 232, in the 18th Ward.

Module Design Inc, is a Pennsylvania limited liability company located at 4933 Penn Avenue, Pittsburgh, PA 15224. Principal: Brian Gaudio is CEO.

Resolution for Agenda Item 4(c)

RESOLUTION NO. ____ (2026)

RESOLVED: That exclusive negotiations with Module Design, Inc. or a related entity, for the sale of Block 14-E, Lots 214, 231, and 232, in the 18th Ward, for a period of six (6) months, are hereby approved.

Director's Report

To: URA Board of Directors
From: Thomas E. Link, III, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: October 8, 2026
Re: Agenda Item 4(d): Development Services

4(d) Allentown – Scattered Site Proposal Response from RE360

- i. Authorization to enter into exclusive negotiations for a period of six months with RE360 LLC, or a related entity, for the sale of Block 14-A, Lots 338 and 339, and Block 14-E, Lots 173, 174, 306, 307, and 318, in the 18th Ward.

Authorization Details

Authorization is requested to enter into exclusive negotiations for a period of six months with RE360 LLC, or a related entity, for the sale of the seven City of Pittsburgh owned parcels for the sale of Block 14-A, Lots 338 and 339, and Block 14-E, Lots 173, 174, 306, 307, and 318, in the 18th Ward.

The seven parcels, located on Manton Way, Climax Street, Industry Street, and Millbridge Street, are adjacent to or near properties that RE360 owns in Allentown. RE360 plans to build four multi-car parking pads for surface parking and community events. The estimated total development cost is \$153,927, and the proposed funding source is cash.

RE360 is a Pennsylvania limited liability company located at 829 Industry Street, Pittsburgh, PA 15210-1640. Principal: Joe Calloway is CEO/Founder.

Resolution for Agenda Item 4(d)

RESOLUTION NO. ____ (2026)

RESOLVED: That exclusive negotiations with RE360 LLC, or a related entity, for the sale of Block 14-A, Lots 338 and 339, and Block 14-E, Lots 173, 174, 306, 307, and 318, in the 18th Ward, for a period of six (6) months are hereby approved.

Director's Report

To: URA Board of Directors
From: Thomas E. Link, III, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: October 8, 2026
Re: Agenda Item 4(e): Development Services

4(e) Middle Hill District – Herron Avenue Housing Assemblages Phases I & II

- i. Authorization to enter into exclusive negotiations for a period of six months with JK Equities and Manor Park Ventures, or a related entity, for the sale of the following 90 publicly owned parcels (5.28 acres), in the 5th Ward:

Parcel Number	Address	Owner
10-H-266	0 CENTRE AVE	CITY OF PITTSBURGH
10-H-268	0 HORTON ST	URA
10-H-271	0 HORTON ST	URA
10-H-272	0 HORTON ST	URA
10-H-273	0 HORTON ST	URA
10-H-274	0 HORTON	URA
10-H-275	0 HORTON ST	URA
10-H-276	0 HORTON ST	URA
10-H-277	0 HORTON ST	URA
10-H-278	0 HORTON ST	URA
10-H-279	0 HORTON ST	URA
10-H-280	0 HORTON ST	URA
10-H-281	0 HORTON ST	URA
10-H-284	0 HORTON ST	URA
10-H-285	0 HORTON ST	URA
10-H-286	0 HORTON ST	URA
10-H-287	0 HORTON ST	URA
10-H-289	0 HORTON ST	URA
10-H-290	0 HORTON ST	URA
10-H-291	0 HORTON ST	URA
10-H-292	0 HORTON ST	URA
10-H-293	0 HORTON ST	URA
10-H-294	0 HORTON ST	URA
10-H-295	0 HORTON ST	URA
10-H-296	0 HORTON ST	URA
10-H-297	0 HORTON ST	URA
10-H-298	0 HORTON ST	URA
10-H-299	0 WANDLESS ST	URA
10-H-300	0 WANDLESS ST	URA
10-H-301	0 WANDLESS ST	URA
10-H-302	0 WANDLESS ST	URA

10-H-303	0 WANDLESS ST	URA
10-H-305	0 WANDLESS ST	URA
27-A-129	0 HERRON AVE	URA
27-A-131	0 HERRON AVE	URA
27-A-135	0 VANCROFT ST	CITY OF PITTSBURGH
27-E-1	0 WANDLESS ST	URA
27-E-2	0 WANDLESS ST	URA
27-E-4	0 WANDLESS ST	URA
27-E-6	0 WANDLESS ST	URA
27-E-9	0 BREEN ST	URA
27-E-11	0 WANDLESS ST	CITY OF PITTSBURGH
27-E-12	0 WANDLESS ST	CITY OF PITTSBURGH
27-E-13	0 WANDLESS ST	CITY OF PITTSBURGH
27-E-14	0 WANDLESS ST	URA
27-E-15	0 BREEN ST	URA
27-E-47	0 HERRON AVE	URA
27-E-48	0 HERRON AVE	URA
27-E-48-A	0 HERRON AVE	URA
27-E-49	0 HERRON AVE	URA
27-E-50	0 HERRON AVE	URA
27-E-51	0 HERRON AVE	URA
27-E-52	0 HERRON AVE	URA
27-E-53	0 HERRON AVE	URA
27-E-54	0 HERRON AVE	URA
27-E-55	0 HERRON AVE	URA
27-E-56	0 HERRON AVE	URA
27-E-57	0 HERRON AVE	URA
27-E-58	0 HERRON AVE	URA
27-E-59	0 HERRON AVE	URA
27-E-69	0 WANDLESS ST	URA
27-E-70	0 WANDLESS ST	URA
27-E-71	0 WANDLESS ST	URA
27-E-72	0 WANDLESS ST	URA
27-E-74	0 WANDLESS ST	URA
27-E-76	0 WANDLESS ST	URA
27-E-83	0 HERRON AVE	URA
27-E-85	0 HERRON AVE	URA
27-E-86	0 HERRON AVE	URA
27-E-87	0 HERRON AVE	URA
27-E-88	0 HERRON AVE	URA
27-E-89	0 HERRON AVE	URA
27-E-90	0 HERRON AVE	URA
27-E-91	0 HERRON AVE	URA
27-E-92	0 HERRON AVE	URA

27-E-93	0 HERRON AVE	URA
27-E-94	0 HERRON AVE	URA
27-E-95	0 HERRON AVE	URA
27-E-96	0 HERRON AVE	URA
27-E-97	0 HERRON AVE	URA
27-E-98	0 HERRON AVE	URA
27-E-100	0 HERRON AVE	URA
27-E-101	0 HERRON AVE	URA
27-E-102	0 HERRON AVE	URA
27-E-103	0 HERRON AVE	URA
27-E-104	0 HERRON AVE	URA
27-E-105	0 HERRON AVE	URA
27-E-107	0 HERRON AVE	URA
27-E-109	0 CENTRE AVE	URA
27-E-127	0 LANDLEISS PL	URA

Authorization Details

Authorization is requested to enter into exclusive negotiations with JK Equities and Manor Park Ventures or a related entity, for a period of six months for 90 publicly owned parcels located in the 5th Ward.

The Herron Avenue Housing Assemblage will consist of four phases. The first phase will consist of a 195-unit market rate building. The development consists of 145 three-bedroom apartments, 20 two-bedroom apartments, and 30 one-bedroom apartments with ground floor commercial space.

Phase II will consist of two six-story market rate apartment buildings. The first apartment building will have 60 units that will include 35 three-bedroom, 15 two-bedroom, and 10 one-bedroom apartments, with ground floor commercial space. The second apartment building will have 80 units that will include 50 three-bedroom, 15 two-bedroom and 15 1-bedroom apartments with ground floor commercial space.

The projected total development cost for the first two phases is approximately \$170,000,000, which is expected to be privately funded by the developer.

JK Equities is a New York Limited Liability Company located at 2 Seaview Boulevard, Suite 203, Port Washington NY, 11050.

Manor Park Ventures is a New York real estate investment firm located at 10 County Center Road, Suite 323, White Plains NY, 10607.

Resolution for Agenda Item 4(e)**RESOLUTION NO. ____ (2026)**

RESOLVED: That exclusive negotiations with JK Equities and Manor Park Ventures, or a related entity, for six months for the sale of the following URA-owned parcels in the 5th Ward are hereby approved:

Parcel Number	Address	Owner
10-H-266	0 CENTRE AVE	CITY OF PITTSBURGH
10-H-268	0 HORTON ST	URA
10-H-271	0 HORTON ST	URA
10-H-272	0 HORTON ST	URA
10-H-273	0 HORTON ST	URA
10-H-274	0 HORTON	URA
10-H-275	0 HORTON ST	URA
10-H-276	0 HORTON ST	URA
10-H-277	0 HORTON ST	URA
10-H-278	0 HORTON ST	URA
10-H-279	0 HORTON ST	URA
10-H-280	0 HORTON ST	URA
10-H-281	0 HORTON ST	URA
10-H-284	0 HORTON ST	URA
10-H-285	0 HORTON ST	URA
10-H-286	0 HORTON ST	URA
10-H-287	0 HORTON ST	URA
10-H-289	0 HORTON ST	URA
10-H-290	0 HORTON ST	URA
10-H-291	0 HORTON ST	URA
10-H-292	0 HORTON ST	URA
10-H-293	0 HORTON ST	URA
10-H-294	0 HORTON ST	URA
10-H-295	0 HORTON ST	URA
10-H-296	0 HORTON ST	URA
10-H-297	0 HORTON ST	URA
10-H-298	0 HORTON ST	URA
10-H-299	0 WANDLESS ST	URA
10-H-300	0 WANDLESS ST	URA
10-H-301	0 WANDLESS ST	URA
10-H-302	0 WANDLESS ST	URA
10-H-303	0 WANDLESS ST	URA
10-H-305	0 WANDLESS ST	URA
27-A-129	0 HERRON AVE	URA
27-A-131	0 HERRON AVE	URA

27-A-135	0 VANCROFT ST	CITY OF PITTSBURGH
27-E-1	0 WANDLESS ST	URA
27-E-2	0 WANDLESS ST	URA
27-E-4	0 WANDLESS ST	URA
27-E-6	0 WANDLESS ST	URA
27-E-9	0 BREEN ST	URA
27-E-11	0 WANDLESS ST	CITY OF PITTSBURGH
27-E-12	0 WANDLESS ST	CITY OF PITTSBURGH
27-E-13	0 WANDLESS ST	CITY OF PITTSBURGH
27-E-14	0 WANDLESS ST	URA
27-E-15	0 BREEN ST	URA
27-E-47	0 HERRON AVE	URA
27-E-48	0 HERRON AVE	URA
27-E-48-A	0 HERRON AVE	URA
27-E-49	0 HERRON AVE	URA
27-E-50	0 HERRON AVE	URA
27-E-51	0 HERRON AVE	URA
27-E-52	0 HERRON AVE	URA
27-E-53	0 HERRON AVE	URA
27-E-54	0 HERRON AVE	URA
27-E-55	0 HERRON AVE	URA
27-E-56	0 HERRON AVE	URA
27-E-57	0 HERRON AVE	URA
27-E-58	0 HERRON AVE	URA
27-E-59	0 HERRON AVE	URA
27-E-69	0 WANDLESS ST	URA
27-E-70	0 WANDLESS ST	URA
27-E-71	0 WANDLESS ST	URA
27-E-72	0 WANDLESS ST	URA
27-E-74	0 WANDLESS ST	URA
27-E-76	0 WANDLESS ST	URA
27-E-83	0 HERRON AVE	URA
27-E-85	0 HERRON AVE	URA
27-E-86	0 HERRON AVE	URA
27-E-87	0 HERRON AVE	URA
27-E-88	0 HERRON AVE	URA
27-E-89	0 HERRON AVE	URA
27-E-90	0 HERRON AVE	URA
27-E-91	0 HERRON AVE	URA
27-E-92	0 HERRON AVE	URA
27-E-93	0 HERRON AVE	URA

27-E-94	0 HERRON AVE	URA
27-E-95	0 HERRON AVE	URA
27-E-96	0 HERRON AVE	URA
27-E-97	0 HERRON AVE	URA
27-E-98	0 HERRON AVE	URA
27-E-100	0 HERRON AVE	URA
27-E-101	0 HERRON AVE	URA
27-E-102	0 HERRON AVE	URA
27-E-103	0 HERRON AVE	URA
27-E-104	0 HERRON AVE	URA
27-E-105	0 HERRON AVE	URA
27-E-107	0 HERRON AVE	URA
27-E-109	0 CENTRE AVE	URA
27-E-127	0 LANDLEISS PL	URA

Director's Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: October 8, 2026
Re: Agenda Item 5(a): Housing

5(a) Larimer – For-Sale Development Program – Larimer Affordable Homeownership

- i. Authorization to enter into a For-Sale Development Program grant agreement with East Liberty Development, Inc., or a related entity, in an amount of up to \$980,000 for the new construction of six homes and rehabilitation of two existing homes located on various parcels in the 12th Ward.

Authorization Details

Authorization is requested to enter into a For-Sale Development Program (FSDP) grant in the amount of \$980,000 for the new construction of six homes and the rehabilitation of two existing properties in the Larimer neighborhood. All homes will be sold affordably to homebuyers earning at or below 80% of the Area Median Income (AMI). Two of the properties will be sold at deeper affordability levels, creating homebuying opportunities for a variety of low- to moderate income households.

The new construction units will be modular and will meet the U.S. Department of Energy's Efficient New Homes Program standards. Savings from utility costs will further the affordability for future homebuyers. All homes will include energy efficient appliances and high-efficiency HVAC systems. The developer has also committed to utilizing low-VOC paints and sustainably sourced materials when possible.

East Liberty Development, Inc.'s creation of eight affordable, for-sale properties advances goals set by the Larimer community's neighborhood plan. Creating and preserving high-quality, affordable housing encourages access to homeownership and sustainable growth in the neighborhood, while helping to mitigate displacement as its housing market grows due to its proximity to public transit and the growing East Liberty neighborhood.

The East Liberty Transit Revitalization Investment District Revitalization Authority (ELTRIDRA) approved a predevelopment loan and construction grant from the East End Housing Development Program in July 2026, conditional on final financing.

Construction financing is expected to close by the end of 2026. Approval of the FSDP grant is conditional on final approval of financing.

Project Information:

Borrower/Developer:	East Liberty Development, Inc.
Project Location:	125 Auburn St., 157 Auburn St., 159 Auburn St., 159 Mayflower St., 173 Mayflower St., 175 Mayflower St., 6277 Meadow St., and 6279 Meadow St.
Neighborhood:	Larimer
Council District:	9
Preliminary Authority Financing for Review:	\$980,000 For-Sale Development Program

Collateral	Declaration of Restrictive Covenants requiring four of the units to be sold to a household at or below 80% of AMI at the time of initial sale and for any sales within a period of 99 years. Declaration of Restrictive Covenants requiring the four remaining units to be sold to a household at or below 80% of AMI at the time of initial sale and for any sales within a period of 30 years for the rehabilitation units and 40 years for the new construction units.
Proposed Program Sources	Housing Opportunity Fund
Commitment Expiration Date	February 28, 2027
Total Units	8
Affordable Units	8 units affordable at or below 80% AMI
Sources of Funds	
First Commonwealth Bank First Mortgage	\$1,298,000
Federal Home Loan Bank Pittsburgh Grant	\$1,200,000
URA FSDP	\$980,000
PHFA PHARE (2023, 2025, 2026)	\$416,867
ELTRIDRA EEHDP Grant	\$250,000
DCED CEAP Grant	\$240,288
ELDI Equity	\$74,661
Transactions Fee	\$51,920
Total Project Financing	\$4,511,736
Uses of Funds	
Hard Costs	\$3,072,317
Developer Fee	\$529,000
Construction & Permanent Loan Financing Charges	\$370,810
Professional and Development Fees	\$326,784
Acquisition	\$160,904
Transaction Fees	\$51,920
Total Project Costs	\$4,511,736

East Liberty Development Inc., a Pennsylvania non-profit corporation with a mailing address of 211 N Whitfield Street, Pittsburgh, PA 15206. Principal: Ted Melnyk, Director of Operations

Resolution for Agenda Item 5(a)

RESOLUTION NO. ____ (2026)

RESOLVED: That a For-Sale Development grant with East Liberty Development, Inc., or a related entity, for the new construction of six homes and the rehabilitation of two homes located at various parcels in the Larimer neighborhood, 12th Ward, in an amount of up to \$980,000, payable from the For-Sale Development Program, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Development Officer, Chief Housing Officer, Chief Lending and Investment Officer and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, in and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**September Board Meeting
October 8, 2026
Consent Agenda**

1. Agreements/Amendments

- a. Authorization to amend Resolution No. 73(2026) to increase a Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) grant disbursement with Center That Cares, or a related entity, for The Career Compass Program project, from \$25,000 to \$30,000, payable from the GHDNRF fund, as approved by the GHDNRF Advisory Board at their September 14, 2026, meeting.
- b. Authorization to amend Resolution No. 235(2025) for the Summerset Phase 2 Frick Park Extension Contract with an additional \$7,292 for landscaping at Shelburne Park.
- c. Authorization to amend Resolution No. 95 (2026) to increase the funds awarded to the URA under the 2025 PAYGO Funded Programs Cooperation Agreement with the City of Pittsburgh from \$1,100,000 to \$1,257,175, to pay for a portion of the Pittsburgh Land Bank personnel costs.
- d. Authorization to enter into a Community Development Investment Fund grant agreement with HG Missing Middle LLC, or a related entity, for the Woodlawn Walk at Hazelwood Green housing development, to support construction of 30 units of rental workforce housing, in an amount not to exceed \$100,000, payable from Housing State Loan Repayment fund.

Regular Board Meeting
October 8, 2026
Disclosure Agenda

1. Providing notice to the public that Henry Germany is to receive a Bedford Choice Facade Program grant of up to \$60,000 (Mr. Germany is an employee of the City of Pittsburgh Public Works Department.)
2. Providing notice to the public that Marshall Richburg is to receive a Bedford Choice Facade Program grant up to \$60,000 (Mr. Richburg is an employee of the City of Pittsburgh Public Works Department.)
3. Providing notice to the public that Daniel Mszyco is to receive a Down Payment and Closing Cost Assistance Program loan of up to \$7,500 (Mr. Mszyco is an employee of the City of Pittsburgh Public Works Department.)