Urban Redevelopment Authority of Pittsburgh

Board Agenda

Date/Time: Thursday, November 12, 2026, at 2:00 PM

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

Web Access: https://youtube.com/live/c_0jTCodlV0?feature=share

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REGULAR MONTHLY BOARD MEETING AGENDA
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1. General

a. Roll Call

b. Approval of October 8, 2026, URA Regular Board Meeting Minutes

2. Public Comment

3. Announcements

a. The URA will release a Request for Proposals (RFP) for On-call, Multidisciplinary Construction Firms for Site Preparation Activities on November 16, 2026, with proposals due on February 1, 2027.

b. The URA will release a rolling Request for Qualifications (RFQ) for a slate of commercial brokers to market URA properties on December 1, 2026.

c. The URA released a Request for Proposals (RFP) for the redevelopment of the last two remaining development parcels (Blocks and Lots 11-S-44 and 29-B-315) at Pittsburgh Technology Center on October 20, 2023. Proposals are being accepted on a rolling basis.

d. The URA released a Request for Proposals (RFP) for the redevelopment of a riverfront site in South Side Flats at South 18th Street and South Riverside Mews (Block 12-A, Lots 7 and 11) on May 18, 2026. Proposals are being accepted on a rolling basis.

e. The URA's Low Income Housing Tax Credit (LIHTC) pre-application deadline is extended to December 18, 2026.

f. The URA is celebrating its 80th anniversary.

g. The Quarterly Impact Report for Q3 2026 is now available on the URA website.

4. Development Services (Page 3 through Page 9)

a. **Homewood – North Homewood (Homewood Gateway)**

i. Authorization to waive the Rental Gap Program guidelines to exceed the maximum loan amount of $2,000,000 to allow for a loan of $3,000,000.

ii. Authorization to enter into a Rental Gap Program loan agreement with North Homewood Avenue, LP, or a related entity, in an amount of up to $3,000,000 for the acquisition and new construction of Block 174-N, Lots 190, 192, 194, 198, 296, and 298 in the 13th Ward.

iii. Final drawings, final evidence of financing and authorization to execute a deed for the sale of Block 174-N, Lots 190, 192, 194, 198, 296, and 298, and a vacated portion of Cassina Way between Zenith Way and North Homewood Avenue in the 13th Ward to North Homewood Avenue, LP, or a related entity for $176,000 plus costs.

b. **Carrick – Carrick Senior Apartments**

i. Final drawings, final evidence of financing and authorization to execute a deed for the sale of Block 94-N, Lot 37, in the 29th Ward to Carrick Senior Apartments LP, or a related entity, for $280,000 including holding costs.

5. Housing (Page 10 through Page 14)

a. **Hill District – For-Sale Development Program – Bedford Townhomes**

i. Authorization to enter into a For-Sale Development Program grant agreement with Pittsburgh Housing Development Corporation in an amount of up to $900,000 for the acquisition and rehabilitation of nine homes in the Bedford Dwellings neighborhood in the 5th Ward.

b. **Housing Opportunity Fund 2027 Annual Allocation Plan**

i. Approval of the Housing Opportunity Fund 2027 Annual Allocation Plan.

6. Consent Agenda (Page 15)

7. 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: November 12, 2026
Re: Agenda Item 4(a): Development Services

4(a) **Homewood South – North Homewood (formerly Homewood Gateway)**

i. Authorization to waive the Rental Gap Program guidelines to exceed the maximum loan amount of $2,000,000 to allow for a loan of $3,000,000.
ii. Authorization to enter into a Rental Gap Program loan agreement with North Homewood Avenue, LP, or a related entity, in an amount of up to $3,000,000 for the acquisition and new construction of Block 174-N, Lots 190, 192, 194, 198, 296, and 298 in the 13th Ward.
iii. Final drawings, final evidence of financing and authorization to execute a deed for the sale of Block 174-N, Lots 190, 192, 194, 198, 296, and 298, and a vacated portion of Cassina Way between Zenith Way and North Homewood Avenue in the 13th Ward to North Homewood Avenue, LP, or a related entity for $176,000 plus costs.

Authorization Details

Authorization is requested to approve final drawings and final evidence of financing and to execute a deed for the sale of Block 174-N, Lots 190, 192, 194, 198, 296, and 298, and a vacated portion of Cassina Way between Zenith Way and North Homewood Avenue in the 13th Ward to North Homewood Avenue, LP, or a related entity for $176,000 plus costs. Authorization is also requested to enter into a RGP loan in an amount of $3,000,000 to support the North Homewood project (formerly Homewood Gateway) located along North Homewood Avenue in the Homewood South neighborhood.

The project consists of two new three- and four-story apartment buildings and will provide affordable and mixed-income housing options along a main corridor in the Homewood neighborhood. The project will offer 44 units, including 16 one-bedroom, 16 two-bedroom, and 12 three-bedroom apartments. Of the 44 units, 37 will be affordable and seven will be market rate. Nine units will be ADA-accessible, including three one-bedroom, three two-bedroom, and three three-bedroom elevator units. Additionally, three of the units will be sensory-accessible, and 100% of the units will meet the VistaAbility Standards for residents and visitors.

The first floor will contain 4,000 square feet of commercial space. Amenities will include on-site management offices, a community room, fitness room, bike storage, in-unit washers and dryers, and air conditioning. The project is designed to achieve Enterprise Green Communities certification and a reduced Home Energy Rating System score.

The Pennsylvania Housing Finance Agency awarded the developer LIHTC through the 2024 9% LIHTC funding round. In addition to the requested RGP loan from the URA, financing includes LIHTC equity, 30 Project Based Vouchers provided by the Housing Authority of the City of Pittsburgh (HACP), HACP gap financing, and URA-raised funds including RACP, PHARE, federal earmarks, CDIF, and acquisition loans. The total funding sources for the project amount to $25,550,843. Construction is expected to last 16 months.

Project Information:

Borrower/Developer:	North Homewood Avenue, LP or a related entity
Project Location:	Block 174-N, Lots 190, 192, 194, 198, 296, and 298 and a vacated section of Cassina Way between Zenith Way and North Homewood Avenue at the intersection of Susquehanna Street, N. Homewood Avenue, and Hamilton Avenue

Neighborhood:	Homewood South
Council District:	9
Preliminary Authority Financing for Review:	$3,000,000 Rental Gap Program
Collateral	Declaration of Restrictive Covenants requiring 6 units to remain affordable at or below 20% of AMI, 24 units at or below 50% of AMI, and 7 units at or below 60% of AMI, for a period of 40 years
Proposed Program Sources	Affordable Housing Bond
Commitment Expiration Date	December 31, 2026
Total Units	44
Affordable Units	37 total affordable units 6 units affordable at or below 20% of AMI 24 units affordable at or below 50% of AMI 7 units affordable at or below 60% of AMI
Market Rate Units	7
Sources of Funds	
Equity (LIHTC)	$12,318,798
URA Rental Gap Program (RGP)	$3,000,000
HACP PBV Gap Financing Loan	$3,000,000
URA UDAG Program Income Fund (UPIF)	$1,593,450
Redevelopment Assistance Capital Program (RACP)	$1,500,000
HACP Additional Gap Financing Loan	$1,200,000
URA CDIF Loan	$906,550
PHFA PHARE-HTF Loan	$750,000
Federal Community Project Funding (CPF)	$750,000
Deferred Developer Fee	$355,945
URA Purchase Money Mortgage	$176,000
GP/SLP Capital Contribution	$100
Total Project Financing	**$25,550,843**
Uses of Funds	
Total Hard Costs	$18,105,094
Total Reserves and Developer Fee	$3,140,028
Total Fees	$2,072,880
Tax Credit Fees & Expenses	$957,307
Construction & Permanent Loan Financing	$657,046
Total Miscellaneous Development Expense	$442,488
Acquisition	$176,000
Total Project Costs	**$25,550,843**

North Homewood Avenue, LP is a Pennsylvania limited partnership with a mailing address of 100 N. Broadway, Suite 100, Saint Louis, MO 63102-2775. Principal: Vincent R. Bennett

Resolution for Agenda Item 4(b)

RESOLUTION NO. ____ (2026)

RESOLVED: That a loan with North Homewood Avenue, LP, or a related entity, for the acquisition and new construction of Block 174-N, Lots 190, 192, 194, 198, 296, and 298 and a vacated portion of Cassina Way between Zenith Way and North Homewood Avenue in the 13th Ward, in an amount not to exceed $3,000,000, payable from the Rental Gap 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 loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That a waiver of the Rental Gap Program Guidelines to exceed the maximum loan amount of $2,000,000 to allow for a loan of $3,000,000 is hereby approved.

RESOLUTION NO. ____ (2026)

RESOLVED: That the final drawings and evidence of financing submitted by North Homewood Avenue, LP or a related entity for the sale of Block 174-N, Lots 190, 192, 194, 198, 296, and 298, and a vacated portion of Cassina Way between Zenith Way and North Homewood Avenue in the 13th Ward to North Homewood Avenue, for $176,000 plus costs, are 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 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.

Director's Report

To: URA Board of Directors
From: Thomas E. Link, III, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: November 12, 2026
Re: Agenda Item 4(b): Development Services

4b. **Carrick – Carrick Senior Apartments**

i. Final drawings, final evidence of financing and authorization to execute a deed for the sale of Block 94-N, Lot 37, in the 29th Ward to Carrick Senior Apartments LP, or a related entity, for $280,000 including holding costs.

Authorization Details

On September 10, 2026, the URA Board approved the proposal from Carrick Senior Apartment LP to purchase Block 94-N, Lot 37, in 29th Ward. We are now requesting authorization to approve final drawings and final evidence of financing and to execute the deed.

The Carrick Senior Apartments project will build 52 new affordable senior housing units, with 50 units serving households at 50% of the AMI or below on the former site of Berg Place, which is in the process of being demolished. Fifty units will receive Project Based Vouchers administered by the Housing Authority of the City of Pittsburgh. The development will include one- and two-bedroom units. There will be nine Uniform Federal Accessibility Standards accessible units and two sensory units. All units will meet VisitAbility standards for residents and visitors with accessible parking, ramps, restrooms, and doors.

The total development cost for the project is $24,885,659. Construction is expected to take 16 to 18 months, and the construction start is dependent upon the completion of the demolition, which is expected to take one to six months. The demolition includes site prep work for the Carrick Senior Apartments.

Project Information:

Borrower/Developer:	Carrick Senior Apartments LP (consisting of CHN Housing Partners & Amani Christian CDC), or related entity
Project Location:	2535 Brownsville Road, Pittsburgh, PA 15210
Neighborhood:	Carrick
Council District:	4
Preliminary Authority Financing for Review:	$2,450,000 Rental Gap Program Loan
Collateral	Declaration of Restrictive Covenants requires 6 units to remain affordable at or below 20% of AMI, 44 units at or below 50% of AMI, and 2 units at or below 80% of AMI for a period of 40 years
Proposed Program Sources	Affordable Housing Bond Interest HOF: FY 2026 HOME: FY2021, FY2022, FY2023, FY2024 AND FY2025
Commitment Expiration Date	March 31, 2027
Total Units	52
Affordable Units	52 total affordable units 6 units affordable at or below 20% of AMI 44 units affordable at or below 50% of AMI

	2 units affordable at or below 80% of AMI
Sources of Funds	
Grow America LIHTC Equity	$15,875,501
URA RGP	$2,450,000
First National Bank 1st Mortgage	$1,713,910
HACP Moving to Work Funds	$1,500,000
PHFA PHARE Loan	$1,000,000
FY 2026 EDI-CPF Award Grant	$954,000
PA State Tax Credits	$650,000
RACP Grant	$500,000
PA Gaming Economic Dev. Tourism Fund Grant	$230,000
Energy Rebate	$12,500
Total Project Financing	**$24,885,659**
Uses of Funds	
Construction Costs	$18,213,324
Reserves and Developer Fee	$2,726,874
Professional Services Fees	$1,969,112
Construction & Permanent Loan Financing	$1,238,979
Fees	$457,370
Acquisition	$280,000
Total Project Costs	**$24,885,659**

Carrick Senior Apartments LP is a Pennsylvania Limited Partnership with a mailing address of 711 Chester Ave Ste 100 Cleveland, OH 44114. Principal: Kevin Nowak, President & CEO of CHN Housing Partners.

Resolution for Agenda Item 4(b)

RESOLUTION NO. ____ (2026)

RESOLVED: That the final drawings and evidence of financing submitted by Carrick Senior Apartments LP, or a related entity for the sale of Block 94-N, Lot 37, in the 29th Ward, for $280,000 plus costs including holding costs are 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 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.

Director's Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: November 12, 2026
Re: Agenda Item 5(a): Housing

5(a) **Hill District – For-Sale Development Program – Bedford Townhomes**

i. Authorization to enter into a For-Sale Development Program (FSDP) grant agreement with Pittsburgh Housing Development Corporation in an amount of up to $900,000 for the acquisition and rehabilitation of nine homes in the Bedford Dwellings neighborhood in the 5th Ward.

Authorization Details

Authorization is requested to enter into a FSDP grant agreement with Pittsburgh Housing Development Corporation in an amount of up to $900,000 for the acquisition and rehabilitation of nine homes on the 2700 block of Bedford Avenue in the Bedford Dwellings neighborhood in the 5th Ward.

The Bedford Townhomes project consists of the substantial rehabilitation of nine attached two-bedroom townhomes. All units will be affordable to homebuyers at or below 80% of AMI, with an affordability period of 30 years.

This project is part of the 'neighborhood' phase of the Bedford Dwellings Choice Neighborhood Implementation Grant project. It will revitalize one of the few remaining intact blocks of row homes in the Greater Hill District and provide needed quality affordable for-sale units to the neighborhood.

Project funding includes financing from Dollar Bank, deferred mortgage funding from the Housing Authority of the City of Pittsburgh, HUD Choice Neighborhoods Critical Community Improvement grants, City of Pittsburgh CDBG funds, and Hill District CDC PHARE awards.

The total development cost is $5,265,346. Construction is expected to start in December 2026 and last for 12 months.

Project Information:

Borrower/Developer:	Pittsburgh Housing Development Corporation (PHDC)
Project Location:	2702, 2704, 2708, 2710, 2712, 2720, 2724, 2726, and 2728 Bedford Avenue
Neighborhood:	Bedford Dwellings
Council District:	6
Preliminary Authority Financing for Review:	$900,000 For-Sale Development Program grant
Collateral	Declaration of Restrictive Covenants requiring all units to be sold to a household at or below 80% of AMI beginning at the time of initial sale for a period of 30 years
Proposed Program Sources	CDBG
Commitment Expiration Date	May 31, 2027
Total Units	9
Affordable Units	9 units affordable at or below 80% AMI
Sources of Funds	
Choice CNI CCI Grant	$1,418,309

Dollar Bank LOC	$1,326,000
URA FSDP	$900,000
HACP Deferred Mortgage	$531,000
City of Pittsburgh CDBG	$477,373
Hill CDC PHARE	$351,144
Transactions Fee	$261,520
Total Project Financing	**$5,265,346**
Uses of Funds	
Hard Costs	$4,527,020
Fees	$460,922
Transaction Fees	$132,300
Acquisition	$100,845
Construction & Permanent Loan Financing Charges	$44,259
Total Project Costs	**$5,265,346**

Pittsburgh Housing Development Corporation (PHDC) is a Pennsylvania 501(c)(3) with a mailing address of 412 Boulevard of the Allies, Suite 901, Pittsburgh PA 15219. Principal: Quianna Wasler, Executive Director of PHDC.

Resolution for Agenda Item 5(a)

RESOLUTION NO.____ (2026)

RESOLVED: That a For-Sale Development grant with Pittsburgh Housing Development Corporation (PHDC), for the acquisition and rehabilitation of nine homes in the Bedford Dwellings neighborhood, 5th Ward, in an amount not to exceed $900,000, 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, 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: November 12, 2026
Re: Agenda Item 5(b): Housing

5(b) **Housing Opportunity Fund 2027 Annual Allocation Plan**

i. Approval of the Housing Opportunity Fund 2027 Annual Allocation Plan

Authorization Details

The Housing Opportunity Fund (HOF), established in 2016 via City Council Ordinance 37, supports the development and preservation of affordable and accessible housing within the City of Pittsburgh. In December 2017, Pittsburgh City Council passed a resolution approving the terms and authorizing the execution and delivery of a Cooperation Agreement with the URA to administer the HOF. City Council further authorized the allocation of $10 million per year to the URA over 12 years to implement the HOF through affordable housing programming. This $10 million per year transfer has been in effect since 2018. The fund has accrued both interest income and loan repayments since 2018. An allocation plan is required for the interest and income to be used in HOF programming.

Through the HOF's enabling legislation, a 17-member Advisory Board appointed by the Mayor, works with URA staff to create and approve an Annual Allocation Plan (AAP) that outlines proposed funding levels by programmatic category. Each year, the Advisory Board makes its recommendations regarding the AAP and sends the recommended plan to the URA Board of Directors for approval. Once the URA Board approves the AAP, it is presented to City Council for final approval.

Over a six-week period, the URA collected survey responses from City residents to inform how to prioritize funding for HOF programs in 2027. The URA collected 642 unique submissions from respondents. Outreach methods included virtual community meetings, in-person community engagement, email campaigns, and social media. URA staff compiled survey results and shared comments with the HOF Advisory Board to help guide the Advisory Board's decisions. The draft AAP was created at the October 6, 2026 HOF Advisory Board Meeting. On the same day, the URA published the draft AAP on the URA website with instructions for public comment. The URA received 29 comments that were presented to the HOF Advisory Board for discussion.

At the November 3, 2026, HOF Advisory Board Meeting, the HOF Advisory Board recommended and approved the 2027 AAP that includes sources from the annual allocation, interest income from 2018-2025, and loan repayments for consideration by the URA Board of Directors. If approved by the URA Board, the 2027 HOF AAP will be presented to City Council for review and approval.

Program Name	2027 Annual Allocation	Interest 2018-2025	HOF Repay	Total Allocation
Rental Gap Program	$4,350,000	$1,538,450	$928,613	$6,817,063
Housing Stabilization Program	$1,300,000	$737,283	$0	$2,037,283
Down Payment & Closing Cost Assistance Program	$400,000	$266,856	$0	$626,856
Homeowner Assistance Program	$1,250,000	$0	$0	$1,250,000
For-Sale Development Program	$400,000	$266,856	$0	$626,856
Legal Assistance Program – Tenants	$1,000,000	$567,141	$0	$1,567,141
Legal Assistance Program – Homeowners	$300,000	$170,142	$0	$470,142
Demonstration Dollars Program	$0	$0	$0	$0
Small Landlord Fund	$0	$0	$0	$0
Administration	$1,000,000	$385,192	$103,179	$1,488,371
Totals	$10,000,000	$3,851,921	$1,031,792	$14,883,713

Program Descriptions	
Rental Gap Program	Increases the supply of affordable rental units by building new and/or preserving affordable rental units.
Housing Stabilization Program	Provides financial housing related assistance to renters and homeowners who are experiencing a temporary or non-recurring housing crisis.
Down Payment & Closing Cost Assistance Program	Provides first-time homebuyers with financial assistance towards down payment and closing costs. First-time homebuyers can layer the HOF program dollars with other first-time homebuyer programs to drive down the cost of homeownership.
Homeowner Assistance Program	Provides financial assistance to homeowners for necessary home repairs or cosmetic updates.
For-Sale Development Program	Increases the supply of affordable homes for sale by building new and/or preserving affordable for-sale homes.
Legal Assistance Program – Tenants	Provides a variety of free legal housing services to eligible tenants who live in the City of Pittsburgh.

Legal Assistance Program – Homeowners	Provides assistance with tangled title, estate planning and foreclosure prevention to eligible homeowners who live in the City of Pittsburgh
Demonstration Dollars Program	Provides funding for emergencies, such as mass evictions or natural disasters, for capacity building, and for special projects that may not align with existing HOF Program offerings.
Small Landlord Fund	Provides funding to landlords with ten or fewer units for the preservation of existing affordable rental housing and/or the conversion of market/vacant housing to affordable housing.

Resolution for Agenda Item 5(b)

RESOLUTION NO. ___ (2026)

RESOLVED: That the 2027 Housing Opportunity Fund Annual Allocation Plan is hereby approved.

September Board Meeting
November 12, 2026
Consent Agenda

1. Agreements/Amendments

   a. Authorization to rescind Resolution No. 62 (2026) regarding a lease agreement for 1096 Goodman Street – Block 129-J, Lot 150, in the 14th Ward with Capital Good Fund.

   b. Amendment to Resolution No. 126 (2026), which approved the proposal and form of contract for the sale of certain parcels in the 13th Ward to McCormack Baron Salazar, Inc., or a related entity, to include a vacated portion of Cassina Way between North Homewood Avenue and Zenith Way in the project and transaction.

2. Certificate of Completion

   a. Certificate of Completion for The Pittsburgh Land Bank for Block 124-P, Lot 104, in the 12th Ward (Kathy Kokal – Winfield Street – new residential construction).

   b. Certificate of Completion for The Pittsburgh Land Bank for Block 174-G, Lot 309, in the 13th Ward (Aftyn Giles – side yard for 1310 Collier 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 124-P, Lot 104, in the 12th Ward for $500 plus costs (estimated to total $14,500).

   b. Transfer proposal, form of contract, and authorization to execute a deed to The Pittsburgh Land Bank for the sale of Block 174-G, Lot 309, in the 13th Ward for $500 plus costs (estimated to total $500).

   c. Sales agreement and authorization to execute a deed with Leo Capital LLC for the sale of Block 50-L, Lot 130, in the 10th Ward for $1.00 (9’ x 21’ rear yard for 5328 and 5330 Kincaid Street).

   d. Sales agreement and authorization to execute a deed to The University Financing Foundation, Inc., or a related entity, for Block 29-B, Lots 305, 305-1, 305-2, and 305-3 in the 4th Ward for $5,600,000 (401 Technology Drive parking garage).

4. Acquisitions

   a. Ratification of acceptance of a vacated portion of Cassina Way between North Homewood Avenue and Zenith Way in the 13th Ward for $990 plus costs.