

February 11, 2021

Minutes of the Virtual Annual/Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh.

February 11, 2021 – 2:00 P.M., E.S.T.

Members Present: Williamson, Powell, Lavelle, Hirsh, Gainey

Members Absent: None

Staff Present: Walker, Flisram, Clark, Smith Perry, Geiger, Saladna, Grantham, Morgan, Carter, Trainor, Martinchich, Howe, Alcorn, Freedman, Link, Fitzgibbons, Bohince and Schacht.

Mr. Williamson called the Annual/Regular Meeting to order and declared a quorum present.

1. Roll Call

2. Annual Meeting – Election of Officers

- a. Mr. Williamson called to order the URA Annual Meeting. The URA’s By-Laws provide for the election of the Chair, Vice-Chair and Treasurer at the annual meeting of the Board in January of each year. Mr. Lavelle entertained the motion to elect Mr. Williamson as Chair, Representative Gainey as Vice-Chair and Ms. Powell entertained the motion to elect Mr. Lavelle as Treasurer as a to serve for one year and thereafter until successors are elected.

Upon motion made by Mr. Lavelle, seconded by Ms. Hirsh, and unanimously carried, the aforementioned nominees were unanimously elected to said respective offices.

3. Public Comment

4. General

- a. Approval of Meeting Minutes of the Regular Board Meeting of December 10, 2020

5. RFPs, RFQs, RFIs, & Bids

- a. Request for Proposals (RFP) for the HOF Legal Assistance Program
- b. Request for Information (RFI) 1319 – 1325 Fifth Avenue
- c. Request for Construction Bids for Summerset at Frick Phase 2 – Frick Park Extension (aka Shelburne Park) (Squirrel Hill)
- d. Request for Qualifications (RFQ) – Call for Artists - Art in the Park at Summerset at Frick Phase 2 – Frick Park Extension (aka Shelburne Park) (Squirrel Hill).

6. Announcements

- a. URA Board Launches Live Public Comment & ASL Interpretation in March.
- b. Additional 2020-21 9% LIHTC Application – East Hills West Regen, Telesis Pittsburgh, Inc.

- c. Impact Dashboards
 - i. Commercial Lending
 - ii. Housing Stabilization Program

7. Lexington Partners of Pittsburgh, LLC - Lexington Technology Park

- a. Authorization to enter into Exclusive Negotiations with Lexington Partners of Pittsburgh, LLC (“Partners”) for a period to expire December 31, 2021 for the sale of Block 175-A, Lot 111, formerly designated as Block 175-A, Lots 111, 113, and 122 (portion), commonly referred to as the N. Homewood Parcel, in the 14th Ward. This period of Exclusive Negotiations will only remain in effect if Partners submit a preliminary 4% LIHTC application to PHFA by the April 1, 2021 deadline and are invited to submit a full application in the future.

Ms. Walker requested Board approval of the above item.

Ms. Jessica Smith Perry, Director of Residential & Consumer Lending presented that at its October 2018 meeting, the URA Board of Directors authorized a period of Exclusive Negotiations for an initial 60 days with a possible 10-month extension for Partners to redevelop the existing N. Homewood (residential) parcels into a high-quality transit-oriented development that includes mixed-income housing and quality job opportunities (Resolutions 298 and 299 (2018)). The purpose was to allow the developer to complete due diligence, finalize a communications strategy with the Point Breeze North Development Corporation, prepare a preliminary budget, explore financing sources, and advance the design program.

Partners worked with the Point Breeze North Development Corporation on a communications strategy to engage residents and hosted three design charrettes to help inform the design and programming of the N. Homewood parcel. The process resulted in a mixed-income residential development to include the new construction of 25 for-sale townhomes and a multifamily building composed of 125 rental units. Of the rental units, seven (7) will be affordable at or below 20% AMI, 43 will be affordable at or below 50% AMI, and the remaining 75 will be market rate.

When the original period of Exclusive Negotiations expired, the URA Board authorized a new period of Exclusive Negotiations with Partners in December 2019 for a period of six months with the option of a three-month extension at the discretion of the Executive Director (Resolutions 420 (2019)). However, a 4% Low Income Housing Tax Credit (LIHTC) application was not submitted. As a result, the URA’s preliminary funding commitment and Exclusive Negotiations expired in June 2019.

The proposed authorization to enter into Exclusive Negotiations with Lexington Partners until December 31, 2021 is recommended, based on staff review of updated project documents including community input, financials, evidence of financing, and funding strategy. Should Partners fail to submit a preliminary 4% LIHTC application to PHFA by the April 1, 2021 deadline, or if the preliminary application is rejected, the period of Exclusive Negotiations will be terminated. If Partners submits the 4% preliminary LIHTC application by April and is invited by PHFA to submit a full application, Exclusive Negotiations will remain current until December 31, 2021.

Lexington Partners of Pittsburgh, LLC is an MBE-led corporation comprised of Icon Development and KBK Enterprises. The initial ownership of the company will be 51% KBK enterprises and 49% Icon Development Pittsburgh, LLC. Keith B. Key is KBK Enterprise’s sole owner.

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Lexington Partners of Pittsburgh, LLC has a mailing address of 5877 Commerce Street, Suite 109, Pittsburgh, PA 15206. Mr. Jason Lardo and Mr. Keith B. Key are co-managing members.

Ms. Powell asked if there is an opportunity for under market units. Tisha Germany, of KBK Enterprises, was present. Ms. Germany answered that there would be an opportunity for both market rate units as well as under market units.

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 2 (2021)

RESOLVED: That Exclusive Negotiations with the Lexington Partners of Pittsburgh, LLC for the sale of Block 175-A, Lot 111, formerly designated as Block 175-A, Lots 111, 113, and 122 (portion), and commonly referred to as the N. Homewood Parcel, in the 14th Ward, for a period to expire December 31, 2021 are hereby approved, provided that the Exclusive Negotiations Period shall expire if Lexington Partners of Pittsburgh, LLC fails to submit a preliminary 4% Low Income Housing Tax Credit application to PHFA by the April 1, 2021 deadline or if Lexington Partners of Pittsburgh, LLC is not invited to submit a full application by PHFA upon review of the preliminary application.

8. Cal-Bride Place (Northside Properties Residences Phase IV)
 - a. Authorization to enter into a Rental Gap Program loan with Northside Properties Residences IV, LLC in an amount up to \$450,000.
 - b. Authorization to enter into a UDAG Program Income Fund (UPIF) loan with Northside Properties Residences IV, LLC in an amount up to \$400,000.

Ms. Walker requested Board approval of the above items.

Brett Morgan, Lending Analyst of the Lending & Investments Unit presented that North Side Associates (NSA) owned/owns 324 units located in 239 separate buildings spread out among the historic Northside. In order to extend the long-term affordability of the development, the principals have created a phased plan for the comprehensive redevelopment of all 324 affordable units. This plan includes full renovations and new construction replacement (where appropriate). Phase I, consisting of 75 units, closed in late December 2017 (construction complete and occupied). Phase II, consisting of 122 units, closed in August 2019 and construction will be complete in Spring 2021. Phase III, consisting of 68 units, will close by December 2021 with construction advancing in 2022.

Authorization is requested to enter into the above-mentioned actions for Cal-Bride Place (also referred to as Northside Properties Residences Phase IV). The development involves the new construction of 42 general occupancy units contained in a 30-unit apartment building and 6 duplex structures. Northside Properties R&S will utilize 47 parcels (including 29 which are URA-owned) to create the approximate 2.1-acre development site. All 42 units will be subject to a 20-year HUD Project Based Section 8 HAP Contract and will be affordable to tenants at various income levels. Five (5) units will be affordable at or below 30% AMI, 20 units at or below 50% AMI, and 17 units at or below 60% AMI. Northside Properties Residences IV, LLC anticipates a financial closing at the end of July 2021 and a 14-month construction period (to end approximately September 2022).

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In addition to the proposed \$850,000 in URA funding, the developer received a commitment from PHFA for a first mortgage loan in the amount of \$3,089,719 as well as a reservation of 2020 Federal 9% Low Income Housing Tax Credits (LIHTC) in an amount not to exceed \$1,220,193. With the 2020 reservation, closing, construction benchmarks, and expected placed-in-service date must occur no later than December 31, 2022. Colton Enterprises, Inc., a subsidiary of Dollar Bank, will act as the credit investor contributing \$11,712,681 and acquiring a 99.99% limited partnership interest in the Partnership. LIHTC credits are therefore anticipated to be purchased at \$0.96 each. Dollar Bank will provide Equity Bridge/Construction Financing in the approximate amount of \$9.6 million.

Northside Properties Residences IV, LLC is the ownership entity, created to purchase and construct the Cal-Bride development. Northside Properties R&S LLC is the managing member and Sarah Mistick and Robert Mistick are principals. Ralph A. Falbo, Inc. is acting as the development consultant on behalf of the owner and developers.

Urban Strategies, Inc., the project's nonprofit applicant, will also act as a service provider to Cal-Bride tenants. Urban Strategies, Inc. has been working in conjunction with North Side Community Services (NSCS), an entity affiliated with the borrower providing services to all NSP residents. Planned services include orientation sessions for all new residents, specialized case management to build individualized roadmaps for personal goals and family-related aspirations, linked coordination to supportive services, financial literacy workshops, and employment and educational readiness workshops among other activities.

Details of the development are as follows:

Borrower/Developer:	Northside Properties Residences IV, LLC
Contractor:	Mistick Construction Company
Location:	California Avenue at Kirkbride Street, Pittsburgh, PA 15212
Neighborhood:	California-Kirkbride
Council District:	6
Description:	New construction of 42 general occupancy units contained in a 30-unit apartment building and six (6) duplex structure. Five (5) units will be affordable at or below 30% AMI, 20 units at or below 50% AMI, and 17 units at or below 60% AMI. Six (6) units will meet UFAS standards and requirements.
Authority Financing for Review:	\$400,000 UPIF loan, 4.5% interest rate, 35-year term \$450,000 RGP loan, 3.0% interest rate, 35-year term
Collateral:	URA-recorded mortgage in second position (UPIF) and third position (RGP) and a Declaration of Restrictive Covenants for five (5) units at or below 30% AMI and 20 units at or below 50% AMI for a period of 40 years.
Required Approvals:	Approved at the Real Estate Loan Review (RELRC) Committee meeting on February 3, 2021 and the HOF Advisory Board on February 4, 2021.
Program Sources:	\$400,000 UPIF loan – UDAG Repayments \$450,000 RGP loan – HOF Rental Gap Program 2020

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MWBE: MWBE Narrative and MWI Letter reviewed and approved by URA's MWBE Program Office on January 25, 2021.

Commitment Expiration Date: August 11, 2021 (can be extended for an additional four months at the discretion of the Director of Residential and Consumer Lending)

Northside Properties Residences Phase IV	
Sources of Funds	Permanent Financing
Permanent Financing – 1 st Lien (PHFA)	\$3,089,719
Permanent Financing – 2 nd Lien (URA UPIF)	\$400,000
Permanent Financing – 3 rd Lien (URA RGP)	\$450,000
LIHTC Equity (Colton Enterprises, Inc.)	\$11,712,681
Total Project Financing	\$15,652,400
Acquisition	\$414,375
Hard Costs	\$11,547,239
Fees	\$931,400
Construction & Permanent Loan Financing Charges	\$246,308
Reserves & Developer Fee	\$1,642,597
Miscellaneous Development Expenses	\$392,812
Syndication Fees & Expenses	477,669
Total Project Uses	\$15,652,400

Ms. Powell asked how many of these units will contain multiple bedrooms. Sara Shore answered that this project will produce twenty three one bedroom, seven two bedroom, five four bedroom and seven three bedroom units.

Upon a motion to approve by Mr. Gainey, seconded by Mr. Lavelle, and unanimously carried, the following resolutions were adopted:

RESOLUTION NO. 3 (2021)

RESOLVED: That a loan with Northside Properties Residences IV, LLC for full renovations and new construction replacement of Cal-Bride Place (also referred to as Northside Properties Residences Phase IV), in an amount of up to \$450,000, payable from the Housing Opportunity Fund Rental Gap Program is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, 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. 4 (2021)

RESOLVED: That a loan with Northside Properties Residences IV, LLC for full renovations and new construction replacement of Cal-Bride Place (also referred to as Northside Properties Residences Phase IV), in an amount of up to \$400,000, payable from the UDAG Program Income Fund (UPIF) is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents

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therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

9. Flats on Forward Affordable Apartments

- a. Authorization to increase the Rental Gap Program (RGP) Loan of \$1,250,000 by \$750,000 to \$2,000,000 and a waiver of RGP Guidelines.
- b. Authorization to transfer Pittsburgh Development Fund (PDF) debt in the amount of \$250,000 from the Flats at Forward development to the Hazelwood Library Development.

Ms. Walker requested Board approval of the above items.

Ms. Smith Perry presented that on April 16, 2020, the URA Board authorized housing gap financing to Flats on Forward LP (“Developer”) in the amount of \$1,250,000 for the development of a 43-unit affordable housing project on the corner of Forward Avenue and Murray Avenue in the Squirrel Hill neighborhood. The proposed project will redevelop the former Squirrel Hill Theater site and the adjacent vacant parcel. This is the second of a two-phase redevelopment strategy for the intersection. Krause Commons (Phase I) closed in 2018 and consists of 33 affordable rental units, half of which have a preference for those with intellectual and/or mental health disabilities and office space for Jewish Residential Services (JRS).

Flats on Forward was awarded a reservation of 2020 9% Low Income Housing Tax Credits (LIHTC) from Pennsylvania Housing Finance Agency (PHFA) in an amount not to exceed \$1,250,000. Of the 43 units, 25% will have a preference for individuals with disabilities. Of the units, five (5) will be reserved for households at or below 20% AMI, 17 will be for households at or below 50%, and the remaining 21 will be for households at or below 60% AMI. The first floor will have 10,000 square feet of leasable retail/commercial space. Six (6) units will be UFAS compliant. National Equity Fund, Inc. (NEF) is the tax credit syndicator and BNY Mellon will purchase the credits for \$.99. BNY Mellon will also provide a construction bridge loan in the amount of \$8,000,000.

The proposed loan increase request is due to the site location and costs associated with reinforcing and repairing Maeburn Road. The street is structurally compromised due to an underground vault that holds a nonfunctioning heating plant. The cost of the vault repair is priced at \$1,200,000, including expenses related to asbestos remediation, filling the vault with flowable fill, reinforcing the wall dividing the vault from the project property, and scheduling impacts. The project cannot advance to construction without addressing the Maeburn Road infrastructure.

To advance and support Affirmatively Furthering Fair Housing, ACTION-Housing will participate in a pilot Fair Housing Program where they will work with the Housing Opportunity Fund Advisory Committee and the Fair Housing Partnership to document the development’s Fair Housing Marketing efforts and leasing practices. Data will be reported and documented.

Details of the development are as follows:

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Borrower/Developer: Flats on Forward LP
c/o ACTION-Housing, Inc.
Lawrence Swanson, Executive Director
425 Sixth Avenue, Suite 950
Pittsburgh, PA 15219

Contractor: PJ Dick
225 North Shore Drive
Pittsburgh, PA 15212

Location: 5824 Forward Avenue, Pittsburgh, PA 15217

Neighborhood: Squirrel Hill

Council District: 5

Description: Construction of a mixed-use affordable housing building with 43 new apartments and 10,000 sq. ft. of commercial retail space in Squirrel Hill.

Authority Financing for Review: RGP Loan Increase by \$750,000 for a total of \$2,000,000; 40 years, 0% interest rate (subject to change based on equity investor negotiations) Waiver of RGP Guidelines. PDF loan transfer; 20 term, 4% interest rate

Collateral: URA-recorded mortgage and declaration of restrictive covenants.

Affordability Restrictions: 5 units @ 20% AMI
17 units @ 50% AMI
21 units @ 60% AMI for 40 years

Required Approvals: Approved at the Real Estate Loan Review (RELRC) Committee meeting on February 3, 2021. Approved at the Housing Opportunity Fund Advisory Board meeting on February 4, 2021.

Program Sources: \$750,000 RGP loan increase – HOF 2021
\$300,000 HOF 2018
\$285,000 HOF 2019
\$665,000 HODAG Repayments

Waiver Requested: The requested loan increase exceeds program guideline loan maximum amounts at \$1,250,000 and per unit subsidy limits.

MWBE: MWBE Narrative has been submitted and approved. Full plan will be reviewed and approved in the future.

Commitment Expiration Date: June 4, 2021

DEVELOPMENT SOURCES		
URA RGP	\$	2,000,000
Reinvested URA predevelopment loan	\$	\$250,000
LIHTC Equity	\$	12,248,775
DCED Funds CHDO	\$	\$2,500,000
RACP	\$	2,000,000
PHFA PHARE HTF	\$	1,000,000
PHFA Community Revitalization	\$	600,000
FHLB (Pending)	\$	480,000

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Philanthropic Support – Action-Housing Legacy Fund	\$	1,300,000
Perm Loan Commercial (Bridgeway)	\$	2,000,000
Developer Fee – Reserve Funding	\$	225,000
Deferred Developer Fee	\$	592,164
Capital Magnet Funds	\$	500,000
Total Project Sources	\$	25,695,939
DEVELOPMENT USES		
Acquisition	\$	2,169,570
Construction Costs	\$	17,548,459
General Development Costs	\$	5,977,910
Total Project Uses	\$	25,695,939

Lena Andrews, of Action Housing, was present. Ms. Andrews stated that there is a high demand of affordable units in Squirrel Hill.

Upon a motion to approve by Ms. Powell, seconded by Mr. Lavelle, and unanimously carried, the following resolutions were adopted:

RESOLUTION NO.5 (2021)

RESOLVED: That amendment of Rental Gap Program Loan Agreement with Flats on Forward LP, for costs associated with reinforcing and repairing Maeburn Road, for an increase of \$750,000 for a total amount of \$2,000,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment 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 Administrative guidelines is hereby approved to Flats on Forward LP.

RESOLUTION NO.6 (2021)

RESOLVED: That the transfer of Pittsburgh Development Fund (PDF) debt in the amount of \$250,000 from the Flats at Forward development to the Hazelwood Library Development is hereby approved.

10. Housing Stabilization Program – Agreements with Housing Stabilization Program Administrators:

- a. Authorization to amend a contract by \$450,000 from \$100,000 to \$550,000 for the Urban League of Greater Pittsburgh, using CDBG-CV funds.
- b. Authorization to amend a contract by \$350,000 from \$200,000 to \$550,000 for the YWCA of Greater Pittsburgh, using CDBG-CV funds.
- c. Authorization to amend a contract by \$100,000 from \$200,000 to \$300,000 for Pittsburgh Community Services, Inc., using CDBG-CV funds.
- d. Authorization to amend a contract by \$100,000 from \$100,000 to \$200,000 for Macedonia FACE, using CDBG-CV funds.

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- e. Authorization to approve a contract in an amount up to \$40,000 for NeighborWorks Western Pennsylvania, using Wells Fargo funds.
- f. Authorization to approve a contract in an amount up to \$75,000 for NeighborWorks Western Pennsylvania, using Richard K. Mellon Foundation funds.
- g. Authorization to approve a contract in an amount up to \$150,000 for the Urban League of Greater
- h. Pittsburgh, using PHARE funds. Authorization to approve a contract in an amount up to \$100,000 for the YWCA of Greater Pittsburgh, using PHARE funds.

Ms. Walker requested Board approval of the above items.

Jeremy Carter, Manager of HOF Consumer Programs presented that authorization is requested to enter into contracts with Housing Stabilization Program Administrators. The administrators and the requested contract amounts are as follows:

- **Urban League of Greater Pittsburgh - \$450,000**: The Urban League of Greater Pittsburgh serves to enable African Americans to secure economic self-reliance, parity and power, and civil rights. Their president and CEO is Esther Bush and their offices are located at 332 Fifth Ave, Fourth Floor, Pittsburgh, PA 15222. This award is sourced from CDBG-CV.
- **Urban League of Greater Pittsburgh - \$150,000**: The Urban League of Greater Pittsburgh serves to enable African Americans to secure economic self-reliance, parity and power, and civil rights. Their president and CEO is Esther Bush and their offices are located at 332 Fifth Ave, Fourth Floor, Pittsburgh, PA 15222. This award is sourced from PHARE.
- **Young Women's Christian Association (YWCA) - \$350,000**: YWCA Greater Pittsburgh is a member of a nationally recognized movement with a mission to eliminate racism, empower women, and promote peace, justice, freedom, and dignity for all. Their CEO is Angela Reynolds, Ph.D., and their offices are located at 305 Wood Street, Pittsburgh, PA 15222. This award is sourced from CDBG-CV 3.
- **Young Women's Christian Association (YWCA) - \$100,000**: YWCA Greater Pittsburgh is a member of a nationally recognized movement with a mission to eliminate racism, empower women, and promote peace, justice, freedom, and dignity for all. Their CEO is Angela Reynolds, Ph.D., and their offices are located at 305 Wood Street, Pittsburgh, PA 15222. This award is sourced from PHARE.
- **Pittsburgh Community Services, Inc. (PCSI) - \$100,000**: PCSI serves as the anti-poverty agency for the city. The goal of a CAA is to encourage and support families to make life-altering changes, which can reduce barriers preventing them from moving beyond poverty. Their executive director is Odell Richardson. The offices are located at 249 N. Craig Street, Pittsburgh, PA 15213. This award is sourced from CDBG-CV 3.
- **Macedonia Family and Community Enrichment Center (Macedonia FACE) - \$100,000**: Macedonia FACE is a faith-based non-profit community outreach of Macedonia Church in the Hill District of Pittsburgh, PA. As an organization, Macedonia FACE is committed to living out its mission by supporting families in the community. Their executive director is Trisha Gadson, Ph.D. and their offices are located at 1835 Centre Avenue, Suite #285, Pittsburgh, PA 15219. This award is sourced from CDBG-CV 3.
- **NeighborWorks Western Pennsylvania - \$40,000**: Neighborhood Housing Services, Inc. dba NeighborWorks Western Pennsylvania (NWWPA) is a HUD-certified housing counseling agency with a

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mission of promoting stable, vibrant communities by providing their neighbors with comprehensive financial empowerment and homeownership services. Their CEO is Colin Kelly and their offices are located at 710 Fifth Ave., Suite 1000, Pittsburgh, PA 15219. This award is sourced from Wells Fargo Foundation.

- **NeighborWorks Western Pennsylvania - \$75,000:** Neighborhood Housing Services, Inc. dba NeighborWorks Western Pennsylvania (NWWPA) is a HUD-certified housing counseling agency with a mission of promoting stable, vibrant communities by providing their neighbors with comprehensive financial empowerment and homeownership services. Their CEO is Colin Kelly and their offices are located at 710 Fifth Ave., Suite 1000, Pittsburgh, PA 15219. This award is sourced from Richard King Mellon Foundation.

HOF Advisory Board Review:

The HOF Advisory Board reviewed and approved the HOF funded awards at its February 4, 2021 meeting.

MWBE Review Committee Status:

Total per household project costs will be less than \$250,000; therefore, this program is not subject to the URA's MWBE review process. All program administrators are still encouraged to make good faith efforts to be inclusive and equitable with their hiring practices.

Upon a motion made by Ms. Hirsh, seconded by Mr. Lavelle, the following resolution was adopted by those present, except for Ms. Powell, who abstained:

RESOLUTION NO. 7 (2021)

RESOLVED: That amendment of Agreement with the Urban League of Greater Pittsburgh for an increase of \$450,000 for a total Agreement amount of \$550,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 8 (2021)

RESOLVED: That an agreement with Urban League of Greater Pittsburgh to serve as a Housing Stabilization Program Administrator, for an amount up to \$150,000, payable from PHARE funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 9 (2021)

RESOLVED: That an agreement with YWCA of Greater Pittsburgh to serve as a Housing Stabilization Program Administrator, for an amount up to \$100,000, payable from PHARE funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 10 (2021)

RESOLVED: That the amendment of Agreement with the YWCA of Greater Pittsburgh for an increase of \$350,000 for a total amount of \$550,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 11 (2021)

RESOLVED: That the amendment of Agreement with Pittsburgh Community Services, Inc. for an increase of \$100,000 for a total Agreement amount of \$300,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 12 (2021)

RESOLVED: That the amendment of Agreement with Macedonia FACE for an increase of \$100,000 for a total Agreement amount of \$200,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 13 (2021)

RESOLVED: That an agreement with NeighborWorks Western Pennsylvania to serve as a Housing Stabilization Program Administrator, for an amount up to \$40,000, payable from Wells Fargo funds is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 14 (2021)

RESOLVED: That an agreement with NeighborWorks Western Pennsylvania to serve as a Housing Stabilization Program Administrator, for an amount up to \$75,000, payable from Richard K. Mellon Foundation funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

11. Final approval of program guidelines for the Tenant & Homeowner Legal Assistance Program
 - a. Authorization to approve final guidelines for the Housing Opportunity Fund Legal Assistance Programs for Tenants and Homeowners.

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Ms. Walker requested Board approval of the above item.

Mr. Carter presented that in 2021, the Housing Opportunity Fund (HOF) Advisory Board voted to create a new HOF Program called Legal Assistance. They allocated \$250,000 to the program. Additionally, Council District 5 allocated additional funds to HOF in 2021 including \$550,000 for legal assistance. The federal eviction moratorium is scheduled to end on March 31, 2021. It is anticipated that there will be a large wave of evictions at that time and the creation of a legal assistance program will help tenants address the evictions. Additionally, the Legal Assistance Program has two sets of guidelines: one set for tenants and one set for homeowners. Authorization is being requested to approve program guidelines for both the tenant and homeowner programs.

Legal Assistance Program – Tenants: This program will provide legal services to tenants residing in the City of Pittsburgh for economic related housing issues and to avoid evictions and homelessness. The Tenant Legal Assistance Program will be composed of: Coordinated Entry, Mediation Services, Limited Legal Consultation and Full Legal Representation.

Legal Assistance Program – Homeowners: This program will provide legal services to homeowners residing in the City of Pittsburgh who are at risk of losing their homes. The program will be composed of Tangled Title services and Foreclosure prevention assistance.

Outreach: The Housing Opportunity Fund staff performed a series of nine roundtable discussions to solicit feedback from various stakeholders in the legal assistance and eviction prevention space. Groups that provided feedback on what should be included in this program include:

- Just Mediation Pittsburgh
- The Community Justice Project
- Tenant Advocates
- Legal Housing Advocates (Neighborhood Legal Services)
- HOF Advisory Board
- Pittsburgh Commission on Human Relations
- Fair Housing Partnership
- Welcoming Pittsburgh
- Allegheny County Bar Assoc./ Pittsburgh Pro Bono Center

HOF Advisory Board Review: The HOF Advisory Board reviewed and approved the HOF program guidelines at its February 4, 2021 meeting.

MWBE Review Committee Status: Total per household project costs will be less than \$250,000; therefore, this program is not subject to the URA's MWBE review process. All program administrators are still encouraged to make good faith efforts to be inclusive and equitable with their hiring practices.

Upon a motion to approve by Ms. Powell, seconded by Mr. Gainey, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 15 (2021)

RESOLVED: That final guidelines for the Housing Opportunity Fund Legal Assistance Programs for Tenants and Homeowners are hereby approved, subject to revisions deemed appropriate by Authority Counsel to ensure that legal providers are permitted to provide services to individuals for whom an underlining economic reason is one factor for application.

12. Larimer Choice Phase V – Housing Authority and PHDC

- a. Proposal and form of contract for the sale of Block 83-M, Lots 186, 187, and 188, and Block 124-N, Lots 12, 14, and 15, in the 12th Ward to the Housing Authority of the City of Pittsburgh for \$1,500 (the Block 83-M properties) and \$1.00 plus costs (the Block 124-N properties).

Ms. Walker requested Board approval of the above item.

Mr. Dave Howe Coordinator, of Pittsburgh Housing Development Corporation presented that authorization is requested to approve the proposal and form of disposition contract for the sale of Block 83-M, Lots 186, 187, and 188, and Block 124-N, Lots 12, 14, and 15, in the 12th Ward to the Housing Authority of the City of Pittsburgh (HACP) for \$1,500 (the Block 83-M properties) and \$1.00 plus costs (the Block 124-N properties).

Using URA affiliate Pittsburgh Housing Development Corporation (PHDC) as turn-key developer, HACP plans to improve the above vacant lots, which include approximately 7,920 square feet on Mayflower Street and approximately 7,000 square feet on Auburn Street in Larimer, with three (3) new affordable rental units, including a 5-bedroom single family home and two, 3-bedroom duplex units. The units will provide housing for returning residents for Larimer Choice.

The project is 100% financed by a HUD Choice Neighborhood Initiative Grant, with total project expenses estimated at approximately \$836,721. An approved MWBE narrative is on file for the project.

The HACP is a public-housing authority with a mailing address at 200 Ross Street, Pittsburgh, PA 15219. Caster D. Binion is the executive director.

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 16 (2021)

RESOLVED: That the Redevelopment Proposal submitted by the Housing Authority of the City of Pittsburgh for the sale Block 83-M, Lots 186, 187, and 188, and Block 124-N, Lots 12, 14, and 15, in the 12th Ward to the Housing Authority of the City of Pittsburgh for \$1,500 (the Block 83-M properties) and \$1.00 plus costs (the Block 124-N properties), and execution of a disposition contract by sale to Housing Authority of the City of Pittsburgh are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

13. The Center That CARES Campus Expansion – Parking and Green Space

- a. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 9-S, Lots 253 and 275, and Block 10-N, Lots 165, 168, 169, and 170, in the 3rd Ward to The Center That CARES or a related entity to be formed for \$35,733.

Ms. Walker requested Board approval of the above item.

Mr. Jack Trainor, Transactions and Data Specialist of the Central Operations Unit presented that at its July 2020 meeting, the URA Board approved the proposal submitted by The Center That CARES (“Center”) to purchase the properties listed above, which are located along Enoch and Granville Streets and contain a total of approximately 11,911 square feet, for an expansion of its campus at 1852 Enoch Street in the Crawford-Roberts neighborhood of the Hill District.

Center plans to enlarge its Enoch Street parking lot to the west; provide a safe ingress to the campus from Granville Street by constructing a sidewalk between Granville Street and the campus; and preserve the green space around the three-story brick building it owns at 613 Granville Street.

The budget for the project is \$266,466. An approved MWBE narrative for the project is on file and an approved MWBE plan will be required prior to closing.

One of the properties to be conveyed (Block 9-S, Lot 253) is being transferred from the City to the URA, and contingent on URA’s receipt of the deed for that property, authorization is now requested to approve final drawings and final evidence of financing, and to execute a deed for the sale of the property for \$35,733.

The Center That CARES is a Pennsylvania nonprofit corporation with a mailing address of 2701 Centre Avenue, Pittsburgh, PA 15219. Reverend Glenn Grayson is founder and executive director.

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 17 (2021)

RESOLVED: That the final drawings and evidence of financing submitted by The Center That CARES, or a related entity to be formed, for the sale of Block 9-S, Lots 253 and 275, and Block 10-N, Lots 165, 168, 169, and 170, in the 3rd Ward, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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.

14. Manchester/Chateau – Transit Revitalization Investment District (TRID) Planning Study

- a. Authorization to enter into a contract(s) and related agreements with Interface Studio LLC, or a related entity, for an amount not to exceed \$100,000 for professional services related to the Manchester/Chateau Transit Revitalization Investment District (TRID) Planning Study.

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- b. Authorization to enter into a Cooperation Agreement(s) with the City of Pittsburgh.
- c. Authorization to enter into an Agreement and accept \$50,000 from Millcraft Investments to fund a portion of the study.

Ms. Walker requested Board approval of the above items.

Mr. Chuck Alcorn, Project Development Manager, of the Neighborhood Development presented that a planning study is the first step in implementing a Transit Revitalization Investment District (TRID). The purpose of a TRID is: (1) Spur transit-oriented development and community revitalization; (2) Enhance character around public transit facilities in neighborhoods; (3) Establish “value capture” areas in order to collect incremental tax revenues within the TRID; and (4) Apply the increased tax revenue toward public transportation capital improvements, public infrastructure, related site development improvements, and maintenance. Similar to Tax Increment Financing (TIF), a TRID uses a portion of the tax increment to help pay for substantial up-front capital development costs.

The Manchester-Chateau TRID planning study will explore the use of this financing mechanism to catalyze equitable transit-oriented development (eTOD) near the Allegheny Station. The public infrastructure improvements will be identified within a yet to-be-determined study area, creating affordable, reliable, and equitable mobility modes. The study will emphasize strategic use of vacant land located in the North Shore, Chateau, Manchester, and other areas that could be included in the value capture, including parcels such as the envisioned Esplanade site. Emphasize will be given to leveraging the T as a preexisting asset and bridging the psychological and physical barriers created by the elevated highway, State Route 65, and the adjacent streets Beaver and Chateau Avenues.

The URA released a Request for Proposals (RFP) on November 9, 2020 seeking proposals from transportation, economic development and urban planning consultants to author a study that examines the feasibility of creating a TRID within the vicinity of the Port Authority of Allegheny County’s Allegheny Light Rail “T” Station. On December 4, 2020, the URA received responses from eight firms.

The URA engaged in an extensive consultant selection process to recommend a consultant team to the Board of the URA. A consultant review team was formed including representatives from Manchester Citizens Corporation (MCC), City of Pittsburgh Department of City Planning (DCP), City of Pittsburgh Department of Mobility and Infrastructure (DOMI), Port Authority, Millcraft Investments, and URA staff.

The consultant review team reviewed all of the proposals, convened to create a shortlist, and interviewed the top three firms. The team unanimously recommends Interface Studio LLC as the best firm to complete the TRID Planning Study.

Interface Studio LLC will lead a multidisciplinary team of consultants to explore the feasibility and potential implementation of a TRID for the Manchester and Chateau neighborhoods. A larger Steering Committee made up of a variety of stakeholders will be developed to oversee and guide the TRID planning study. The URA will execute and manage the contract, while staff from DCP will provide overall project management for the consulting team.

This contract will be funded through a Neighborhood Initiatives Fund (NIF) grant and funding from Millcraft Investments.

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Interface Studio, LLC is a limited liability corporation with a mailing address of 340 N 12th Street #419 Philadelphia, PA 19107. Scott Page is founder & principal.

Mr. Lavelle thanked all parties that put this project together.

Upon a motion to approve by Mr. Lavelle, seconded by Ms. Powell, and unanimously carried, the following resolutions were adopted:

RESOLUTION NO. 18 (2021)

RESOLVED: That an agreement(s) with Interface Studio LLC, or a related entity for professional services related to the Manchester/Chateau Transit Revitalization Investment District Planning Study, for an amount up to \$100,000, payable from a Neighborhood Initiatives Fund grant and funding from Millcraft Investments is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is 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.

RESOLUTION NO. 19 (2021)

RESOLVED: That a cooperation agreement(s) with the City of Pittsburgh, related to the Manchester/Chateau Transit Revitalization Investment District Planning Study is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an cooperation agreement(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 20 (2021)

RESOLVED: That an agreement with Millcraft Investments to accept \$50,000 to fund a portion of the Manchester/Chateau Transit Revitalization Investment District Planning Study is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

15. Hunt Armory (Roof) Stabilization

- a. Agreement for Hunt Armory Roof Stabilization with Liokareas Construction Company, Inc. for an amount up to \$190,400.

Ms. Walker requested Board approval of the above item.

Mr. Paul Martinchich, Project Engineering Manager, of the Engineering and Construction Department presented that authorization is being requested to enter into an agreement with Liokareas Construction Company, Inc. for the Hunt Armory Roof Stabilization in the City of Pittsburgh. The project was competitively bid, and bids were opened on December 23, 2020. Four bids were received for the work. Liokareas Construction Company, Inc. was the lowest responsible bidder.

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The work will include, but is not limited to, partial roof demolition and material removal; asbestos abatement/containment; new partial roofing system where needed, repair/reinforcement of roof decking; repair/replacement of flashing; new roof membrane where needed; removal of vines and vegetation from building exterior; limited repair and inspection of terra cotta cornice work; and spot repair of roof by patching. This project is not the entire roof replacement, but rather a repair to compromised areas of the existing roof to prevent further water intrusion and damage.

The funding source for this agreement is the URA General Fund with reimbursement from a Redevelopment Assistance Capital Program (RACP) Grant.

Upon a motion to approve by Mr. Lavelle, seconded by Ms. Powell, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 21 (2021)

RESOLVED: That an agreement with the Liokareas Construction Company, Inc., for the Hunt Armory Roof Stabilization, for an amount up to \$190,400, payable from URA General Fund with reimbursement from a Redevelopment Assistance Capital Program (RACP) Grant, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

16. 25 Meadow Street & 501 Larimer Avenue

- a. Authorization to enter into an agreement with Omicelo Construction Group in an amount up to \$212,919 for construction services for the property located at 25 Meadow Street and for \$339,840 construction services for the property located at 501 Larimer Avenue.

Ms. Walker requested Board approval of the above item.

Ms. Lilly Freedman, Community Development Specialist presented that In August 2018, the URA purchased three properties at the corner of Larimer Avenue and Meadow Street as strategic site assemblage to help advance the neighborhood goal of revitalizing the Larimer Avenue Business District. The site is comprised of two vacant lots, and one lot with two commercial buildings. Currently, the southern building (501 Larimer Avenue) has a tenant who leases the first floor for a lottery business. The northern building (25 Meadow Street) is a former state inspection garage. The previous tenant left the former state inspection garage and the URA was able to terminate the lease. Both commercial buildings are in need of repair.

The tenant of the lottery business will move into the former state inspection garage once repairs are completed, to minimize any lapse in their business activity. Because this business is highly utilized by the community, the Larimer Consensus Group is supportive of keeping the business open through the phased construction. Once the tenant is relocated, construction will commence at the southern building with the long-term goal of leasing both spaces. Larimer Avenue is included in the URA's Avenues of Hope initiative.

The services needed in the former state inspection garage include asbestos abatement; clean out; painting; roof repair; new electrical and HVAC; sidewalks; floors; and restroom and plumbing system

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improvements. These construction activities are expected to take three months to complete. The services needed in the lottery store include asbestos abatement; flooring; framing; painting; new electrical and HVAC service; gas lines; and sprinkler and fire alarm system improvements. These construction activities are expected to take three months to complete. Funding source is Inventory Management and/or Real Estate General Fund.

Omicelo Construction Group is a MWDBE certified construction firm with a mailing address of 1435 Bedford Avenue, Pittsburgh, PA 15219. Joshua Pollard is president and CEO. Omicelo was awarded both rehabilitation projects because they were the low bidder of the three MWBE contractors selected, have the capacity to perform the work, have performed quality workmanship in the past, and have a vested interest in the revitalization of the City of Pittsburgh.

25 Meadow (State Inspection)

- \$212,919 (Omicelo)
- \$269,417.50 (Concrete Rose)
- Bid not submitted (Low Country)

501 Larimer Lottery Store

- \$339,840 (Omicelo)
- Bid not submitted (Concrete Rose)
- Bid not submitted (Low Country)

Upon a motion to approve by Mr. Gainey, seconded by Mr. Lavelle, and unanimously carried, the following resolutions were adopted:

RESOLUTION NO. 22 (2021)

RESOLVED: That an agreement with Omicelo Construction Group for construction services for the property located at 25 Meadow Street, for an amount up to \$212,919, payable from the Inventory Management and/or Real Estate General Fund, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 23 (2021)

RESOLVED: That an agreement with Omicelo Construction Group for construction services for the property located at 501 Larimer Avenue, for an amount up to \$339,840, payable from the Inventory Management and/or Real Estate General Fund, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

17. Catapult: Startup to Storefront Program

- a. Authorization to enter into an agreement with Catapult Greater Pittsburgh (formerly Circles Greater Pittsburgh) for an amount not to exceed \$200,000 to manage and administer the Catapult: Startup to Storefront program, including the management of the Gallery on Penn and Gallery on Centre.

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Ms. Walker requested Board approval of the above item.

Mr. Tom Link, Director of Business Solutions presented that Catapult is a 12-month business incubation program funded in part by the URA and administered by Catapult Greater Pittsburgh (formally Circles Greater Pittsburgh), which aims to support new and growing minority-led businesses in the City of Pittsburgh. Through educational seminars and one-on-one mentoring consultations, businesses accelerate their growth and achieve sustainable outcomes. The program completed its second cohort at the end of 2020, bringing to 30 the number of program alumni.

All entrepreneurs improved their businesses, and several positioned themselves to receive a URA Micro-Enterprise loan, or to become a part of the Get Online/Grow Online program. The success of the Catapult program led to the opening of a retail incubator storefront, Gallery on Penn, where six of the Catapult businesses are established and selling their goods to customers.

In the fall of 2020, recruitment began for the third East Liberty cohort, as well as the first Hill District Cohort. In January 2021, 15 businesses began the third East Liberty cohort; an additional 15 businesses began the first Hill District cohort. The Hill District cohort will be based in the new Gallery on Centre, located in the Centre Heldman Plaza. The Gallery on Centre is scheduled to open in the second quarter of 2021.

These funds will be used for the management and administration of the cohorts and the Galleries on Penn and Centre. This project will be funded by PNC Foundation, URA, and City of Pittsburgh funds.

Lachelle Binion, of Catapult of Greater Pittsburgh, was present. Ms. Binion spoke about their Catapult Programs.

Ms. Vivienne Ardell, a Hill District Resident and Business Owner, was present. Ms. Ardell spoke about her business and her experience with the Catapult Program in the Hill District Cohort.

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 24 (2021)

RESOLVED: That an agreement with Catapult Greater Pittsburgh (formerly Circles Greater Pittsburgh) to manage and administer the Catapult Startup to Storefront program, for an amount up to \$200,000, payable from PNC Foundation funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

AGENDA "B"

The Members reviewed the items on Agenda "B" upon motion made by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolutions were adopted:

1. Authorization to amend Resolutions #137 (2020) and #138 (2020) to combine the Rental Housing Development Improvement Program (RHDIP) loan in the amount of \$585,000 and the Rental Gap

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Program (RGP) loan in the amount of \$665,000 into one Rental Gap Program loan for the Flats on Forward Development.

RESOLUTION NO.25 (2021)

RESOLVED: That Resolution Nos. 137 & 138 (2020) are hereby amended to combine the Rental Housing Development Improvement Program (RHDIP) loan in the amount of \$585,000 and the Rental Gap Program (RGP) loan in the amount of \$665,000 into one Rental Gap Program loan for the Flats on Forward Development.

2. Reauthorization of Resolution 142 (2019) for the Official Action to Register the Intent to Issue Multifamily Debt for the Northside Properties Residences Phase III Redevelopment bond issuance in an amount of up to \$16,000,000.

RESOLUTION NO. 26 (2021)

WHEREAS, the Urban Redevelopment Authority of Pittsburgh (the "Authority") is a body corporate and politic duly organized and existing pursuant to the constitution and the laws of the Commonwealth of Pennsylvania;

WHEREAS, the Authority desires to finance certain capital expenditures to be located in the 21st, 25th and 26th Wards of the City of Pittsburgh, Allegheny County, Pennsylvania (the "City") relating to the rehabilitation of approximately 70 scattered site affordable rental units known as Northside Properties Residences Phase III (the "Project");

WHEREAS, the Developer, Northside Properties Residences III LLC, or a Limited Liability Company to be formed is applying for an allocation of 4% Low-Income Housing Tax Credits from the Pennsylvania Housing Finance Agency ("PHFA") to finance a portion of the Project; and

WHEREAS, a portion of the costs of the Project may be financed by the issuance of conduit tax-exempt bonds or notes by the Authority issued in accordance with Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code").

NOW, THEREFORE, the Authority hereby resolves and declares its intent under Treasury Regulation § 1.150-2 to issue bonds or notes (the "Conduit Tax Exempt Debt") to finance the capital costs of the Project, together with costs of issuance and reasonably required reserves, subject to the following conditions:

1. The maximum principal amount of Conduit Tax Exempt Debt expected to be issued to finance the Project is \$16,000,000.

2. Pending issuance of the Conduit Tax Exempt Debt, the Authority may finance the Project with other funds which will be reimbursed with the proceeds of the Conduit Tax Exempt Debt, provided that (a) the Conduit Tax Exempt Debt shall not be used to reimburse any expenditure paid more than 60 days prior to the present date; (b) the Conduit Tax Exempt Debt shall not be issued more than 18 months after the later of (i) the date of the first expenditure to be reimbursed with the proceeds of the Conduit Tax Exempt Debt, or (ii) the date the Project is placed in service; and (c) in no event may the Conduit Tax Exempt Debt be issued more than three years after the date of the first expenditure to be reimbursed

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with the proceeds of the Conduit Tax Exempt Debt; and provided further that the limitations of this paragraph 2 shall not apply to qualified "preliminary expenditures" as permitted by Treasury Regulation § 1.150-2(f).

3. Issuance of the Conduit Tax Exempt Debt shall be subject to documentation acceptable to the officers of the Authority.

4. All prior acts of the officials, agents and employees of the Authority which are in conformity with the purpose and intent of this Resolution, and in furtherance of the Project, shall be and the same hereby are in all respects ratified, approved and confirmed.

5. All other resolutions of the Authority, or parts of resolutions, inconsistent with this Resolution are hereby repealed to the extent of such inconsistency.

6. This Resolution shall take effect immediately upon its passage.

ADOPTED at a regular meeting held this 11th day of February 2021.

3. Engagement with Clark Hill PLC to provide bond counsel for the Northside Properties Residences Phase III Redevelopment 4% Low Income Housing Tax Credit/Volume Cap transaction in an amount up to \$40,000.

RESOLUTION NO. 27 (2021)

RESOLVED: That an agreement with Clark Hill PLC to manage and administer the Catapult Startup to provide bond counsel for the Northside Properties Residences Phase III Redevelopment 4% Low Income Housing Tax Credit/Volume Cap transaction, for an amount up to \$40,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

4. Engagement with Clark Hill PLC to provide bond counsel for the URA Single Family Bond Issuance in an amount up to \$75,000.

RESOLUTION NO. 28 (2021)

RESOLVED: That an agreement with Clark Hill PLC to provide bond counsel for the URA Single Family Bond Issuance, for an amount up to \$75,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

5. Engagement with PNC Capital Markets LLC to provide underwriting services for the URA Single Family Bond Issuance in an amount up to \$167,068.80.

RESOLUTION NO. 29 (2021)

RESOLVED: That an agreement with PNC Capital Markets LLC to provide underwriting services for the URA Single Family Bond Issuance, for an amount up to \$167,068.80, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

6. Authorization for Loan Assumption of debt from Women's Christian Association of Pittsburgh and Allegheny to Iota Phi Foundation of Pittsburgh, Inc in the amount of \$174,108.50.

RESOLUTION NO. 30 (2021)

RESOLVED: That a Loan Assumption Agreement with Women's Christian Association of Pittsburgh and Allegheny to Iota Phi Foundation of Pittsburgh, Inc, for an amount of \$174,108.50, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. Authorization for Loan Assumption of debt from Artspace Pittsburgh LP to Artists and Cities, Inc in the amount of \$231,912.54.

RESOLUTION NO. 31 (2021)

RESOLVED: That a Loan Assumption Agreement with Artspace Pittsburgh LP to Artists and Cities, Inc, for an amount of \$231,912.54, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. Amendment of Resolutions Nos. 210, 211, and 213 (all of 2019), as previously amended by Resolutions Nos. 432 (2019) and 200 (2020), to extend City's Edge/Lot F approval expiration dates from January 14, 2021, to April 30, 2021, or until the date in 2021 when Pennsylvania Housing Finance Authority (PHFA) officially accepts or rejects the application for 9% Low Income Housing Tax Credit awards, whichever shall come later. If the City's Edge/Lot F project receives a PHFA award, the approval expirations shall be extended through December 31, 2021.

RESOLUTION NO.32 (2021)

RESOLVED: That Resolution Nos. 210, 211, and 213 (all of 2019), as previously amended by Resolutions Nos. 432 (2019) and 200 (2020) are hereby amended to extend City's Edge/Lot F approval expiration dates from January 14, 2021, to April 30, 2021, or until the date in 2021 when Pennsylvania Housing Finance Authority (PHFA) officially accepts or rejects the application for 9% Low Income Housing Tax Credit awards, whichever shall come later. If the City's Edge/Lot F project receives a PHFA award, the approval expirations shall be extended through December 31, 2021.

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9. Amendment of Resolutions Nos. 352, 353, 354, and 355 (all of 2020) to extend the initial exclusive negotiations periods with Hilltop Alliance and Gatesburg Road Development; Catalyst Communities, LLC; Cedarwood Homes Developer LLC; and The Community Builders, Inc., through December 31, 2021.

RESOLUTION NO. 33 (2021)

RESOLVED: That Resolution Nos. 352, 353, 354, and 355 (all of 2020) are hereby amended to extend the initial exclusive negotiations periods with Hilltop Alliance and Gatesburg Road Development; Catalyst Communities, LLC; Cedarwood Homes Developer LLC; and The Community Builders, Inc., through December 31, 2021.

10. Authorization for a three-month extension and contract amendment of Community Engagement Ambassador services for the Housing Stabilization Program.

RESOLUTION NO. 34 (2021)

RESOLVED: That amendment of Agreement with Community Engagement Ambassador services, for the Housing Stabilization Program, for a three-month extension, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

11. Authorization to enter into a professional services agreement with Enel North America to assist in brokering electricity supply contracts as related to the Western Pennsylvania Energy Consortium (WPEC).

RESOLUTION NO. 35 (2021)

RESOLVED: That an agreement with Enel North America to assist in brokering electricity supply contracts as related to the Western Pennsylvania Energy Consortium (WPEC) is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

12. Authorization to enter into a Cooperative Agreement with City of Pittsburgh to accept Community Development Block Grant Coronavirus Round 3 (CDBGCV-3) funding for the Housing Stabilization Program.

RESOLUTION NO. 36 (2021)

RESOLVED: That an cooperation agreement with the City of Pittsburgh to accept Community development Block Grant Coronavirus Round 3 (CDBGCV-3) funding for the Housing Stabilization Program is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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13. Approval of a Down Payment and Closing Cost Assistance loan to April Taylor in the amount of \$7,500. Ms. Taylor is a City of Pittsburgh employee.

RESOLUTION NO. 37 (2021)

RESOLVED That a Down payment Closing Cost Assistance Loan to April Taylor, a City of Pittsburgh employee, for an amount of \$7,500.00, is hereby approved.

14. Authorization to execute a Second Amendment to the Pittsburgh Development Fund (PDF) Cooperation Agreement dated January 24, 1995 between the City of Pittsburgh and the URA, to terminate the District Improvement Fund (DIF), authorize the use of former DIF funds for the Avenues of Hope Program, and set forth revised PDF guidelines.

RESOLUTION NO. 38 (2021)

RESOLVED: That a Second amendment of Cooperation Agreement with the City of Pittsburgh, dated January 24, 1995, to terminate the District Improvement Fund (DIF), authorize the use of former DIF funds for the Avenues of Hope Program, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment 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 the revised PDF guidelines are hereby approved.

15. Acquisition of the following publicly owned property for \$1.00 plus costs using Strategic Site Acquisition funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
11 th	83-A-32 (part)	0 N. Aiken Avenue

RESOLUTION NO. 39 (2021)

RESOLVED: That the acquisition of the following publicly owned property for \$1.00 plus cost, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is authorized to execute all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
11 th	83-A-32 (part)	0 N. Aiken Avenue

16. Acquisition of the following publicly owned property for \$1.00 plus costs using Strategic Site Acquisition funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
5 th	10-L-26	2333 Centre Avenue
5 th	10-L-27	2331 Centre Avenue

RESOLUTION NO. 40 (2021)

RESOLVED: That the acquisition of the following publicly owned property for \$1.00 plus cost, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is authorized to execute all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
5 th	10-L-26	2333 Centre Avenue
5 th	10-L-27	2331 Centre Avenue

17. Ratification of Certificate of Completion for Habitat for Humanity of Greater Pittsburgh for Block 125-B, Lot 145, in the 12th Ward (406 Lowell Street – residential rehabilitation)

RESOLUTION NO. 41 (2021)

RESOLVED: That issuance of a Certificate of Completion to Habitat for Humanity of Greater Pittsburgh for Block 125-B, Lot 145, in the 12th Ward, and return of the Good Faith Deposit (406 Lowell Street – residential rehabilitation) are hereby ratified and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

18. Ratification of Certificate of Completion for Module Development, LLC, for Block 83-A, Lots 264 and 266, in the 11th Ward, and authorization to return the Good Faith Deposit (5454 Black Street and 5456 Black Street – residential new construction)

RESOLUTION NO. 42 (2021)

RESOLVED: That issuance of a Certificate of Completion to Module Development, LLC for Block 83-A, Lots 264 and 266, in the 11th Ward, and return of the Good Faith Deposit (5454 Black Street and 5456 Black Street – residential new construction) are hereby ratified and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

19. Ratification of Certification of Completion for Mistick, Inc., for Block 22-P, Lot 32, in the 21st Ward (1249 Liverpool Street – residential new construction)

RESOLUTION NO. 43 (2021)

RESOLVED: That issuance of a Certificate of Completion to for Mistick, Inc., for Block 22-P, Lot 32, in the 21st Ward, and return of the Good Faith Deposit (1249 Liverpool Street – residential new construction) are hereby ratified and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

February 11, 2021

20. The Appointment of Danielle Graham Robinson, Jennifer Cash Wade, Chris Eberlein, and Rebecca Davidson-Wagner, to the Board of the Pittsburgh Housing Development Corporation (3-year terms).

RESOLUTION NO. 44 (2021)

RESOLVED: That the appointment of Danielle Graham Robinson, Jennifer Cash Wade, Chris Eberlein, and Rebecca Davidson-Wagner, to the Board of the Pittsburgh Housing Development Corporation for a three-year term is hereby approved.

21. Transfer proposal, form of contract, and authorization to execute a deed for the sale of Block 27-B, Lot 72, in the 5th Ward to Pittsburgh Housing Development Corporation for \$500 plus costs. -

RESOLUTION NO. 45 (2021)

RESOLVED: That the Redevelopment Proposal submitted by Pittsburgh Housing Development Corporation, for the sale of Block 27-B, Lot 72, in the 5th Ward, and execution of a disposition contract by sale to Pittsburgh Housing Development Corporation, for \$500 are hereby approved, and the Executive Director, Director of Finance and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That the final drawings and evidence of financing submitted by Pittsburgh Housing Development Corporation for the sale of Block 27-B, Lot 72, in the 5th Ward, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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.

22. Authorization to extend Exclusive Negotiations with Steel City Squash for a period of 90 days with a possible 90-day extension for the sale of Block 124-K Lots 65, 66, 68, 69, 71, 72, 73, 74, 75, 76, 77, 78, 78-A, 78-B, 123, 123-A, 124, 127, 128, 129, 130, 131, 132, 133, 147, and 149 in the 12th Ward.

RESOLUTION NO. 46 (2021)

RESOLVED: That exclusive negotiations with Steel City Squash for the sale of Block 124-K Lots 65, 66, 68, 69, 71, 72, 73, 74, 75, 76, 77, 78, 78-A, 78-B, 123, 123-A, 124, 127, 128, 129, 130, 131, 132, 133, 147, and 149, in the 12th Ward, for a period of ninety (90) days with a possible ninety (90) day extension at the discretion of the Executive Director, is hereby approved.

23. Authorization to enter into a lease and/or license agreement with Pittsburgh SSW Public Spaces, LLC for the use and maintenance of Block 12-H, Lot 260; Block 29-E, Lot 3; Block 29-J, Lot 197; Block 29-J, Lot 193; Block 29-J, Lot 105; and Block 29-J, Lot 205 located in the South Side Works development in the 16th Ward of the City of Pittsburgh.

February 11, 2021

RESOLUTION NO. 47 (2021)

RESOLVED: That a lease and/or license agreement with Pittsburgh SSW Public Spaces, LLC for the use and maintenance of Block 12-H, Lot 260; Block 29-E, Lot 3; Block 29-J, Lot 197; Block 29-J, Lot 193; Block 29-J, Lot 105; and Block 29-J, Lot 205 located in the South Side Works development in the 16th Ward, of the City of Pittsburgh is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an lease and/or license agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

- 24. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed to Bree Piper for the sale of Block 50-M, Lot 208, in the 11th Ward for \$7,500 plus costs (Hillcrest Street – side yard sale).

RESOLUTION NO. 48 (2021)

RESOLVED: That the Redevelopment Proposal submitted by Bree Piper, for the sale of Block 50-M, Lot 208, in the 11th Ward, and execution of a disposition contract by sale to Bree Piper, for \$7,500 are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That the final drawings and evidence of financing submitted by Bree Piper for the sale of Block 50-M, Lot 208, in the 11th Ward, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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.

- 25. Requesting authorization for the transfer of \$2M from Leased Land to the Commercial Loan Lending Source to be used for commercial lending.

RESOLUTION NO. 49 (2021)

RESOLVED: That the allocation of \$2,000,000 from Leased Land to the Commercial Loan Lending Sources to be used for commercial lending is hereby approved.

There being no further actions to come before the Members, the Meeting was adjourned.

DocuSigned by:
Theresa Schacht
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Assistant Secretary



Public Comment

Note: The URA received the two comments below after the public comment period for the December 2020 Board Meeting. Both comments were provided to the URA Board members upon the Annual/Regular Board Meeting in February 2021.

Name: Matt Peters

Subject: Hazelwood forests

Comment:

Open Letter to the URA:

I am a resident of Hazelwood, homeowner since 2010. I am active in my community, serving as chair of the Urban Ag Team since 2012. I manage the community gardens program for the neighborhood, one of four in the neighborhood being the former YMCA is adjacent to a proposal that the URA is in the process of considering, which is the Woods Village Proposal from Oak Moss Consulting, Inc. The proposal offers many appealing aspects that meet the needs of the community, providing an intimate, human-scale approach to business development, job training, and other elements. But in the one element of its proposed location, the proposal does not meet the standards set forth in our Planning documents, and I would like to discuss this with the URA before your decision is made.

This proposal as presented is not consistent with our Neighborhood Plan, which emphasises the priority for business and retail development along the Second Avenue corridor. There is also an agreement made between these developers and the neighborhood residents, when the Woods House Pub was being renovated, to seek to minimize noise and traffic up in the residential area. This proposal is clearly counter to that promise, as it seeks to do the exact opposite. This proposal targets a patch of land that is well into the process of recovering to forest, while neglecting the abundant truly vacant land in the vicinity that needs to be developed first.

This proposal is also counter to the goals stated in the Climate Action Plan, which begins the chapter on forests with the recommendation that the City must “HALT the conversion of forest canopy for development”, as well as again counter to our own Neighborhood Plan wherein the chapter on Infrastructure (see pages 97-111, Our Hands Our Plan) discusses the importance and need to value our forests. And our forests do indeed have value! Beyond the ecological services that forests provide, in terms of filtering the air and absorbing stormwater the value per acre already ranks in the millions of dollars. In addition to that, a study published by the Penn State Agricultural Extension in 2017 found that managing a forest for the production of ginseng, in what the study describes as a wild-simulated manner, can yield \$43,750 per acre per year! This is one crop among dozens or hundreds that can be grown together on each acre, in a multilayered polyculture that to the casual observer looks like a healthy forest. The paper cited,

and more, can be found online at <https://ruralaction.org/our-work/sustainable-forestry/ntfp/> see “Forest Finance: Ginseng” pdf.

The easy sale of city land competes unfairly with private land and lot owners. Hazelwood’s development priorities are to develop the patchwork of vacant lots throughout the existing neighborhood, and the prefabricated modular housing units would seem uniquely suited for this kind of infill. Save our forested areas for last, at the very least! I think we will find that once the UBER and ALMONO areas are built up with new homes, and the neighborhood’s patchwork of vacant lots is filled in, that we will have met our housing needs with abundance and clearing our forests is not necessary.

Hazelwood’s forests can play an active and vital role in our neighborhood’s economic stability and security. Even the young and scruffy ones, or I should say especially the young and scruffy ones, by virtue of their need for intervention. The proximity of these lots to the Community Garden offers a unique and unparalleled opportunity to begin developing an ambitious and visionary forest health program, with an eye towards the production of foods and medicines native to our region. This program would start with goats, modeled on the success demonstrated in our parks, and as our forests recover from the invasive exotics and mature into a good canopy habitat we can begin the cultivation of native species such as ginseng and goldenseal, under a midstory and canopy structure of pawpaws, hazelnuts, maples for sugar, and other foods and medicines that our forests provide, transforming our Greenway forests into a vast orchard of native plants. This green infrastructure then becomes fully part of supporting an economic system that directly benefits the local residents, as the harvested materials are brought into the kitchens and find their way onto restaurant menus and grocery store shelves. Add to this the fact that the old YMCA building will soon house the Three Rivers Village School, where children could have the opportunity to have a first-rate 4H-quality opportunity to learn forest ecology, animal husbandry, and other life sciences. These lots offer the best place to begin such a program, with the ambitious and far-reaching goal of becoming a grassroots version of a “Green New Deal”, and the unique endeavour would put the Pub on the map as a destination attraction, indeed! The groundwork for this vision is laid out in the Hazelwood Greenspace Strategic Plan, written in 2018 by Grounded Strategies and myself, pdf file included.

These forests along Chance Way are contiguous with existing Greenway and form part of an essential connecting corridor for wildlife. This includes habitat for species of Neotropical Migratory Songbirds, that are experiencing precipitous population decline due primarily to habitat loss. These forests are part of their nesting and breeding habitat, as well as a major way-station for the intercontinental migration for those continuing north. The strip of forest along the Sylvan Avenue corridor provides connectivity between Schenley Park and the core Greenway areas of the neighborhood contiguous with Calvary Cemetery. These forests continue all the way to Frick, forming a significant habitat complex that would be forever severed at this bottleneck thread. Good connectivity reduces the incidence of roadkill and traffic accidents, among other ecological benefits of a balanced and healthy population dynamic. These lots must be included as part of the formal Greenway Designation. The City’s web site Greenways page states, the “goal is to foster stewardship, improve the quality, connectivity and accessibility to these open spaces, as well as strive for the highest level of sustainability in

regards to conservation, green infrastructure and maintenance.”
(<https://pittsburghpa.gov/dcp/greenways>).

For all these reasons I urge you to deny the sale of these lots to Oak Moss. Alternatives are available, and I would ask that all the agencies involved work together to find solutions to the problem of sacrificing our forests bit by bit.

Thank you for this opportunity to comment.

Best wishes for the holiday seasons and a healthy new year,

Name: Jason White-Wiedow

Subject: In Opposition to Woods Village Proposal from Oak Moss Consulting, Inc.

Comment:

After six years operating in Hazelwood, Three Rivers Village School is in the process of moving into the former YMCA building on Chatsworth Avenue next to Lewis Parklet. Our school lot is separated from the wooded area along Chance Way by only one street corner. We have been planning and expecting to make regular use of this wooded area for student learning and exploration. The removal of the current woods would be a great loss for our growing community of liberated learners as well as the other close neighbors and the rest of the Hazelwood neighborhood.

For us, the proximity of this self developed ecosystem is invaluable to our program, our students and our recruitment and growth. Preservation of selected trees within a housing development would not provide any of the benefits we're anticipating. It is widely known and supported by ample research that children's social, psychological, academic and physical health is positively impacted when they have daily contact with nature. That is much more true of the natural world than of isolated plant and animal life in backyards and avenues. It is especially true of the kind of uncultivated, biologically diverse environment that we're trying to protect along Chance way.

As the only fully Student Directed Education based school in Pittsburgh, TRVS encourages each member of our school to explore the intellectual, social and physical world and to pursue the unique interests they discover. We see time and again that given the chance, students of all ages choose to regularly spend time in natural woodlands even if they have free access to other activities like computer games or socializing with friends. This attraction to and appreciation for the natural world stays strongest when the exposure is frequent and voluntary.

We expect our students to be growing in and amongst the trees, shrubs, herbs and wildlife of those woods on a daily basis throughout the school year. Alongside other neighborhood groups, we can take part in regular care and maintenance by removing trash, culling invasive species, etc. not just in this block but in other nearby parts of the Greenway as well.

Please consider the impact that possible development of these plots will have on our program, and its participants when you're also considering the serious impact of this loss of green space and tree cover on Hazelwood residents and workers. Preservation of this area of trees is in the clear interest of this neighborhood.

February 2021 Public Comment

Name: Megan Confer-Hammond

Board Agenda Item(s): 7c and 5a

Comment:

My name is Megan Confer-Hammond, I am the executive director of the Fair Housing Partnership. Let me start by saying thank you to Greg Flisram, Diamonte Walker, and the URA for uplifting President Biden's January 26, 2021 memo to HUD that supported the Fair Housing Act and the need for government to address its historical decisions that embedded systemic racism within modern day housing. I look forward to what we can accomplish in 2021.

Regarding agenda item 7c which is additional funds for the Flats on Forward. We understand that Pittsburgh has both a need for affordable housing and that Pittsburgh is racially segregated. Flats on Forwards is composed of 1 and 2 bedroom units and has a disability preference. The Squirrel Hill neighborhood has at least 3 similar properties. The need for more units remains. However, no affordable family sized units currently exist in Squirrel Hill. Family sized units are 3 and 4 bedrooms. From a fair housing perspective, pre-existing racial segregation is entrenched when the only allowable affordable housing in white majority areas are for disabled and senior populations. Squirrel Hill has a 4.0% Black alone population in a City that has a 23.2% Black alone population. I am asking that a lens of racial equity is applied and in the ask for additional monies for phase 2 of Flats on Forward is made provisional on a good faith effort to pursue an allowance with the project's other funding to reconfigure the layout to include even two 3 bedroom units. I understand that 3-4 bedroom single family homes and townhouses are under development in other City neighborhoods. However, single family homes and townhouses are inherently not accessible. As a result, low-income families who have a member with a disability are forced to choose between accessibility or overcrowding because of the lack of accessible 3-4 bedroom units. Additionally, Flats on Forward is located next to a high performing public school. Regarding agenda item 5a which is the RFP for the HOF Legal Assistance Program, that the RFP allows for legal assistance for low-income tenants whose evictions include non-payment of rent, not evictions that are solely due to the non-payment of rent, to best serve the City's low-income residents who are facing homelessness through no fault of their own. Thank you for listening.

Name: Anne Wright

Title: Director of Community Mapping and Engagement, CMU CREATE Lab
Agenda Item: Legal Assistance Program for tenants

Comment:

The Legal Assistance Program for tenants should not be limited as presently proposed in the Program Guidelines. Rather than limiting funding for representation to cases involving only nonpayment, habitability or security deposits, funding should be available to provide representation in all eviction cases, except for those particular categories of cases where the URA explicitly does not wish to provide funding for representation. Here is the basic revision that we believe should be made to the Program guidelines: Full Legal Representation: Full Legal Representation Program Administrators will be responsible for providing one-time, full legal representation through the entirety of the legal proceedings (including appeals) as it pertains to eviction cases, except that funds may not be used in cases where the tenant has: · engaged in violent or drug-related criminal activity while on the premises; · threatened the health or safety of other residents; · significantly damaged or posed an immediate and significant risk of damage to property; or · violated an applicable building code, health ordinance, or similar regulation relating to health and safety. This, essentially, tracks the exception language in the CDC eviction moratorium. Thank you for working towards providing this program. It will help many residents to stay in their homes.

Name: Felicity Williams

Comment:

Please see the attached public comment and update to the URA Board and Staff with regard to Lower Hill Block G1 and Block G4.

Best,

Felicity

[Letter attached]

Name: Lance Harrell, CCIP Project Administrator, Lower Hill EMC

Comment:

Please accept the Executive Management Committee January/February progress report.

Thanks,

[Letter attached]

LOWER HILL EXECUTIVE MANAGEMENT COMMITTEE

MEMO

Date: February 11th, 2021

To: URA

From: Lower Hill Executive Management Committee (EMC)

Subject: January Progress Report

During these challenging times of COVID, the EMC board is working diligently with all Lower Hill stakeholders and the community to achieve the goals of the CCIP. At this time, unfortunately, best efforts have not been demonstrated. Here are some of the Lower Hill project and EMC's challenges.

EMC Board Vacancy

Recently an EMC Board member had to step down from the board. Currently, the board is waiting for the Mayor to appoint a new member to the board. Whoever the new appointee may be, it's vital for the appointee to have a clear understanding of the historical site and the importance of advancing the CCIP. Please note that the Hill CDC, on behalf of development stakeholders, has asked that the Mayor work in partnership to make an appointment that is appropriate for the duty ahead. There has been no agreement to partner on that appointment.

Workforce Center

PAR and the URA committed to funding a Workforce Center to support Hill District residents for the Lower Hill site employment opportunities. The Hill House main building was marked as the Workforce Center location. Due to funding delays, talks have shifted to possibly moving the Workforce Center from the Hill House to Ebenezer Baptist Church / CVS Workforce Center. Discussion of the possible partnership did not seek the input of the EMC.

Lower Hill Census Tract

The Lower Hill census tract changed this month from downtown to the Middle Hill District. Since the census tract is proposed to be changed, the Lower Hill project now qualifies for the Opportunity Zone tax credits. At every EMC bi-weekly board meeting, it is standard to ask for Lower Hill updates related to the CCIP from the SEA, URA, Mayor's Office, Councilman Lavelle, and PAR. The EMC heard about the census tract change from a Pittsburgh Business Times news article published yesterday. It is imperative for the advancement of the CCIP that the EMC board is notified of all talks that will impact the CCIP so significantly.

The EMC is committed to assuring the implementation of the CCIP and full disclosure to the Urban Redevelopment Authority staff and board of directors such that thoughtful and informed decisions that support our end goal can be made.

Please direct all inquiries to Lance Harrell, CCIP Project Administrator, for the Lower Hill EMC at lharrell@hilldistrict.org or by phone at 412-589-5154



February 11, 2021

URA Board Members:

Chair Sam Williamson
Rep. Ed Gainey
Councilmen Daniel Lavelle
Lindsay Powell
Jodi Hirsch

URA Executive Staff:

Greg Flisram, Director
Diamonte Walker, Deputy Director

Via email: daniel.lavelle@pittsburghpa.gov; lindsay.powell@pittsburghpa.gov;
jodi@sequalconsulting.com; egainey@pahouse.net; swilliamson@seiu32bj.org;
gflisram@ura.org; dwalker@ura.org; publiccomment@ura.org

RE: Lower Hill Block G1 Status of Non-Compliance with CCIP and GHDM

Dear URA Board and Executive Staff:

On behalf of the Hill District's Development Review Panel (DRP) and the Hill Community Development Corporation (Hill CDC) as the RCO for the Greater Hill District, we offer this update letter of the **status of non-compliance** for the Lower Hill Block G1 Development proposal with regard to the Greater Hill District Master Plan (GHDM) and the Community Collaboration and Implementation Plan (CCIP).

The Role of the Hill CDC, DRP, and RCO:

The mission of the Hill CDC is to work in partnership with residents and stakeholders to create, promote, and implement strategies and programs that connect plans, policies, and people to drive compelling community development opportunities in the Greater Hill District. The Hill CDC is responsible for facilitating the implementation of the Greater Hill District Master Plan, specifically addressing any community concerns regarding redevelopment and economic opportunities in the area.

The DRP is the Hill District's unified and comprehensive community review process that gives every Hill District resident a voice in the redevelopment of their neighborhood. It is a partnership with six (6) Hill District Community Based Organizations: Hill Community Development Corporation (Hill CDC), Hill District Education Council (HDEC), Hill District Ministers Alliance (HDMA), Uptown Partners, Hill District Consensus Group (HDCG) and the Center that Cares that streamlines community level review while assuring transparency and sufficient community feedback. This process is facilitated by the Hill CDC Programs and Policy Manager.

The Hill CDC is also the Registered Community Organization (RCO) for the Greater Hill District, the boundaries of which are defined by the GHDM. This project is included in that geographic boundary. **§ 178E.07 RESPONSIBILITIES OF COMMUNITY ORGANIZATIONS** of the RCO Ordinance,

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requires the RCO to establish both “orderly and democratic means for forming representative public input” and a “clear method for reporting to the city, actions which accurately reflect the community’s position.” **The Hill District community has already established both of these requirements in our community review process and has integrated it with the RCO regulatory requirements.** The Hill CDC, in fact, included the DRP process in our RCO application and have communicated to our community that this is the process we would follow to ensure transparency and sufficient implementation of community vision and goals.

DRP Project Status:

In April 2020, **Block G1 received failing scores against both the GHDMP and the CCIP.** With regard to the GHDMP the project received a **75% - C** and with regard to the CCIP the project received a **68% - D**. As you all are well aware by now, a passing score in the Hill District is a minimum 80% - B as we want to ensure that there is **high quality development** in our community that is in **sufficient alignment** with our community’s vision as articulated in our guiding documents. In May 2020, the DRP Committee met with Buccini Pollin Group and Pittsburgh Arena Real Estate Redevelopment/Penguins (Development Team) and gave guidance on the areas of the proposal that the plan scored poorly in, as well as their concerns about the project. The DRP Committee then requested documents to demonstrate progress in these areas prior to presenting again. **Unfortunately, in June 2020 what the Development Team submitted failed to meet the DRP’s requests.** The DRP Committee did extend the invitation to attend the July 2020 DRP Committee meeting to discuss what barriers and challenges the Development Team had to meeting those requests. However, the Development Team declined to attend and instead stated they would do their “best to keep in touch as events progress.”

The Development Team did not reengage the DRP process until November 2020 at which time the DRP Committee reiterated the unmet requests. **In January 2021, the Development Team once again submitted a response that failed to meet the DRP’s requests. The DRP Committee unanimously voted (1 member was absent, but also has a conflict) that the documentation provided to demonstrate progress in the areas of the GHDMP and CCIP where the proposal scored poorly did not evidence sufficient improvement. As such, the project is not prepared for a second presentation that would result in anything other than another failed score.** The DRP Committee once again extended the invitation to attend the February 2021 DRP meeting to discuss what barriers and challenges the Development Team had to meeting those requests. This time, the Development Team agreed to attend and met with the DRP Committee Members. Unfortunately, the Development Team spent little to no time explaining their barriers and challenges. **Instead, the meeting was spent with the DRP Committee members reiterating their requests for a third time.**

The DRP Committee is still awaiting complete response from the Development Team to determine if the project is prepared to present again. As such, progress is stalled.

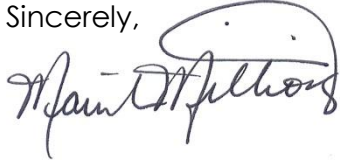
RCO Project Status:

Despite the lack of progress at the DRP level, The Development Team made a request on January 29, 2021 to have a Development Activities Meeting (DAM) for both Block G1 and Block G4. I want to note that a proposal for Block G4 has not yet been submitted to the DRP. **After**

explaining the integration of our process as enumerated above and the lack of progress at the DRP level, the Development Team is insisting on pushing forward with a DAM. I want to be clear that the scheduling of this DAM will be at the objection of the Hill CDC, the RCO as well as the DRP Committee due to the lack of compliance with our community plan and the community benefits agreement for the Lower Hill site.

I thank you for your time and consideration of the following status update and information.

Sincerely,

A handwritten signature in black ink, appearing to read "Marimba Milliones". The signature is written in a cursive style with a large, looped initial "M".

Marimba Milliones
President and CEO

Cc:

Daniel Gilman, Mayor's Office
State Representative Jake Wheatley