

Regular Board Meeting

October 14, 2021

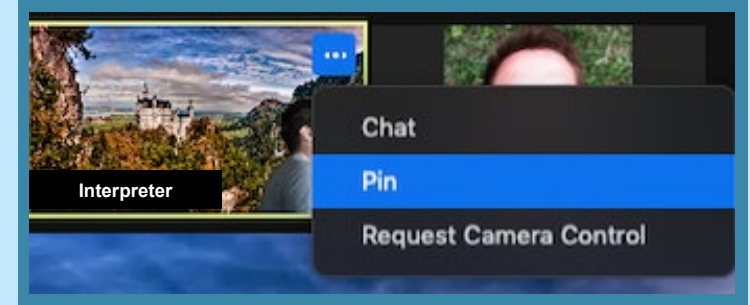
Today's URA Board meeting will begin at approximately 2:00 p.m.

During the meeting, attendees may submit questions to the Board via Zoom Q&A.



ASL Interpretation is Available!

To follow the ASL interpretation, pin the videos of Joan Stone and Chad Barnett to your screen.



Instructions

At the top of your meeting window, hover over the video of the participant you want to pin, click the **...** button, and select “Pin” from the menu.



I. General

- **Roll Call**
- **Approval of Regular URA Board Meeting Minutes of September 9, 2021**
- **Public Comment**



Public Comment

Submitted via website: <https://tinyurl.com/uraboardmeeting>

Public comment registration closes at 1:00 p.m. on URA Board Meeting dates.

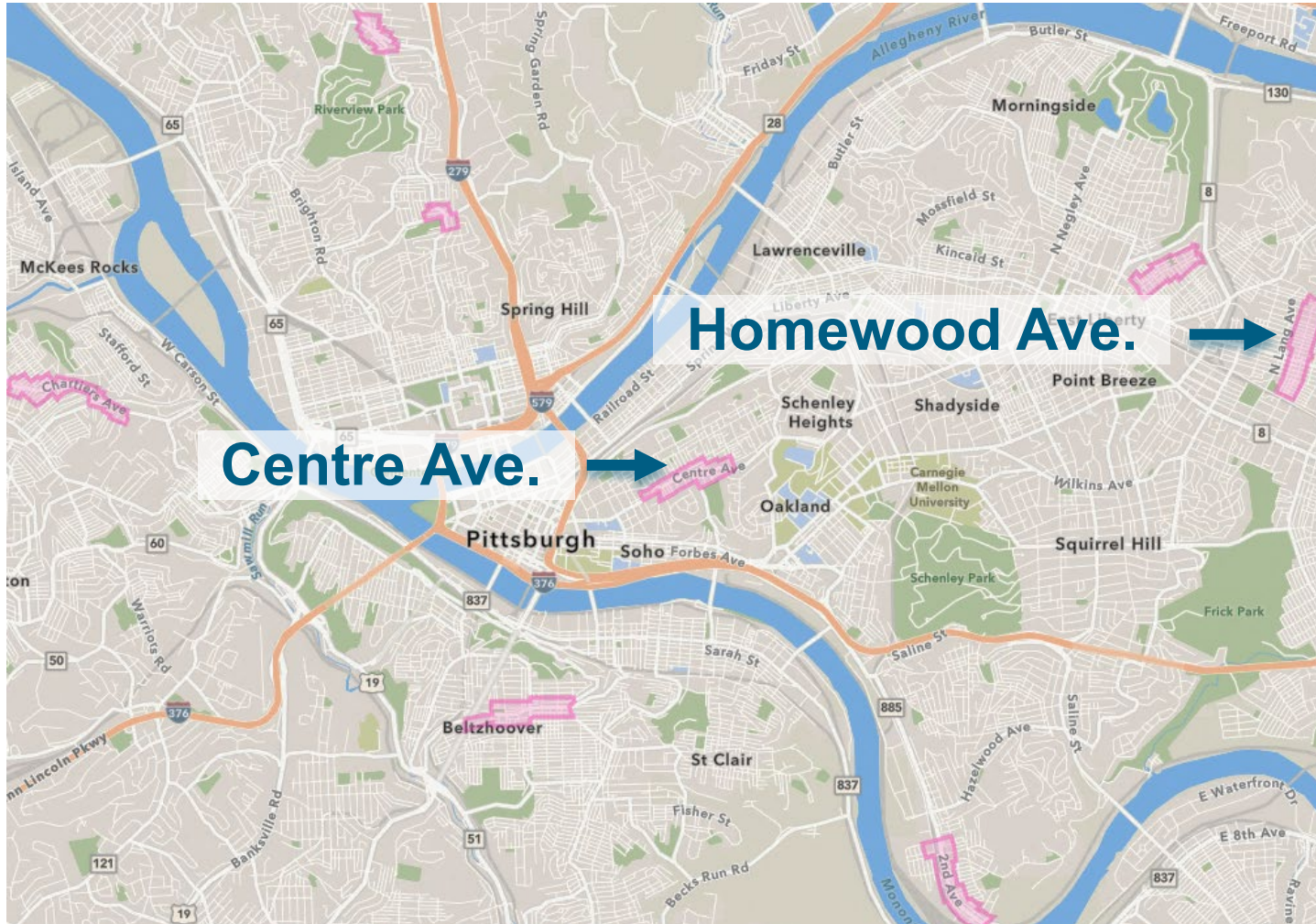


II. On Today's Agenda

- **Avenues of Hope**
- **Residential Lending & Investments**
- **Development Services**
- **Business Solutions**
- **Disclosures Agenda**



Avenues of Hope



Announcements

Centre Avenue

- Centre Heldman Plaza grocer selected

Homewood Avenue

- Request for Information (RFI) for Homewood Avenue Parcels to be released October 25, 2021



Centre Heldman Plaza Grocer Selected



- Subject to satisfactory lease agreement negotiations with the URA, the former SHOP 'n SAVE space at Centre Heldman Plaza will be leased to **Salem's Market & Grill**.
- Salem's Market & Grill will offer farm-to-table fresh food, groceries, and organic offerings.
- Salem's will continue their commitment to and investment in the Hill District community by leveraging existing partnerships and outreach methods.

Pictured left: Salem's Market & Grill's current location in the Strip District

Request for Information (RFI) – Homewood Avenue Parcels



- The URA will be issuing an RFI to collect project concepts from developers and/or development teams to serve as a partner on the redevelopment of 5 North Homewood Ave. parcels.
- This will be the first Avenues of Hope development project on North Homewood Ave.
- The focus of the redevelopment will be on affordable housing and retail activation.
- The selected developer will be expected to work with the URA and community stakeholders to ensure proposed projects fit within the context of the neighborhood, the community's vision for the site, and larger planning goals.

Residential Lending & Investments

- **2022 Housing Opportunity Fund Final Allocation Plan**



2022 Housing Opportunity Fund Final Allocation Plan

| HOF Programs | 30% AMI OR BELOW | 50% AMI OR BELOW | 80% AMI OR BELOW | TOTAL |
|--|--------------------|--------------------|--------------------|---------------------|
| Rental Gap Financing (RGP) <i>Builds more affordable housing for rent</i> | \$3,000,000 | \$800,000 | | \$3,800,000 |
| Housing Stabilization Program (HSP) <i>Short-term financial help for renters in emergencies</i> | \$150,000 | \$375,000 | | \$525,000 |
| Down Payment Assistance (DPCCAP) <i>Helps people buy their first homes</i> | | | \$700,000 | \$700,000 |
| Homeowner Assistance Program (HAP) <i>Helps people make home repairs</i> | \$1,050,000 | \$700,000 | \$400,000 | \$2,150,000 |
| For-Sale Development Program (FSDP) <i>Builds more for-sale affordable housing</i> | | | \$950,000 | \$950,000 |
| Legal Assistance Program (LAP) <i>Helps people with legal housing issues</i> | \$300,000 | \$100,000 | \$50,000 | \$450,000 |
| Small Landlord Fund <i>Increases availability of affordable rental units/housing eligible for Housing Choice Voucher holders</i> | | \$275,000 | \$150,000 | \$425,000 |
| <i>Administration (up to \$1m)</i> | | | | \$1,000,000 |
| Total: | \$4,500,000 | \$2,250,000 | \$2,250,000 | \$10,000,000 |

Action(s)

- **Authorization to approve the final 2022 Housing Opportunity Fund (HOF) Allocation Plan**

Please note

If approved by the URA Board, the HOF 2022 Annual Allocation Plan will then advance to City of Pittsburgh Council for review and approval.

2022 HOF Annual Allocation Plan Timeline

2021 Timeline – 2022 HOF AAP Development

| | |
|-------------------------|--|
| May 24 | Request for Proposals (RFP) Application Opens |
| June 4 | RFP Application Submissions Due |
| June 7 – 11 | URA staff review period of responses received to the RFP |
| June 14 – 18 | Contracting period starts – Preliminary Discussions |
| June 21 | Contract starts – Public feedback period starts |
| July 30 | Contract ends – Public feedback period ends; Survey Closes |
| August 2 – 18 | URA staff analyze survey responses and prepare Memo for Advisory Board |
| August 19 – 27 | HOF Advisory Board – Preliminary Discussions |
| September 2 | HOF Advisory Board provides preliminary approval of the draft Annual Allocation Plan |
| September 2 – 30 | Draft 2022 HOF Annual Allocation Plan circulated for public feedback and input |
| October 7 | HOF Advisory Board approves the 2022 AAP, advancing it to the URA Board for approval |

2022 HOF Annual Allocation Plan Outreach

- In partnership with Pittsburgh United and Hilltop Alliance, URA staff utilized several marketing/ outreach methods, including social media, email distribution lists, and virtual community presentations.
- The HOF Community Feedback survey was opened from June 21 – July 30, 2021.
- URA staff and consultants collected a total of 488 responses citywide.



| Demographic Information | 2022 Survey Result |
|--|---|
| % Black or African American | 34.92% |
| % White | 56.61% |
| % Two or more | 5.08% |
| % Asian | 2.37% |
| % Other (Latinx/Hispanic, Middle Eastern, or N. African) | 1.02% |
| Top 3 Income Levels | <ol style="list-style-type: none"> 1. \$50,001 - \$75,000 2. 35,001 - \$50,000 3. More than \$100K |
| Top 5 Neighborhoods | <ol style="list-style-type: none"> 1. Knoxville 2. Allentown 3. Hill District 4. Carrick 5. Mt. Washington |
| % Renter | 33.26% |
| % Homeowner | 66.74% |

2022 HOF Allocation Plan

Ranking of Existing Programs

| 2021 Rank | 2022 Rank | Use | Existing Program |
|-----------|-----------|---|---|
| 1 | 1 | Building more affordable housing for rent | Rental Gap Program (RGP) |
| 5 | 2 | Helping people make home repairs | Homeowner Assistance Program (HAP) |
| 3 | 3 | Helping people buy their first homes | Down Payment and Closing Cost Assistance Program (DPCC) |
| 4 | 4 | Building more affordable housing for sale | For-Sale Development Program (FSDP) |
| 2 | 5 | Short-term financial help for renters in an emergency | Housing Stabilization Program (HSP) |
| 6 | 6 | Responding to large-scale emergencies (ex. mass evictions or natural disasters) | Demonstration Dollars |

Other Eligible Uses

| 2021 Rank | 2022 Rank | Other Eligible Uses |
|-----------|-----------|--|
| 3 | 1 | Avoiding foreclosure |
| 1 | 2 | Making affordable housing more permanent |
| 2 | 3 | Accessibility for seniors and people with disabilities |
| 8 | 4 | Legal help |
| 4 | 5 | Homeownership classes |
| 5 | 6 | Saving money on utility bills |
| 6 | 7 | Housing with social services on location |
| 7 | 8 | Helping renters share ownership of a building |

2022 Affordable Housing Public Survey Responses

Segmented ranking for other eligible uses

| | Development | | Consumer | | | Other |
|------------------------------------|---|--|---|--|---|---|
| | Building more affordable housing for rent (RGP) | Building more affordable housing for sale (FSDP) | Helping people buy their first homes (DPCC) | Helping people make home repairs (HAP) | Short-term financial help for renters in an emergency (HSP) | Responding to large-scale emergencies (Demonstration) |
| Average (all responses) | 1 | 4 | 3 | 2 | 5 | 6 |
| Homeowner | 3 | 4 | 2 | 1 | 5 | 6 |
| Renter | 1 | 4 | 2 | 3 | 5 | 6 |
| Minority Identity | 1 | 2 | 3 | 4 | 5 | 6 |
| Black or African-American Identity | 1 | 2 | 4 | 3 | 5 | 6 |
| Age 65+ | 1 | 2 | 4 | 3 | 5 | 6 |
| Housing professional or advocate | 1 | 3 | 5 | 4 | 2 | 6 |
| Has experienced a housing crisis | 1 | 4 | 3 | 2 | 5 | 6 |

2022 Affordable Housing Public Survey Responses (cont.)

Segmented ranking for eligible uses covered by existing HOF programs

| | Legal help | Avoiding foreclosure | Saving money on utility bills | Home ownership classes | Housing with social services on location | Accessibility for seniors & people with disabilities | Making affordable housing permanent | Helping renters share ownership of a building |
|------------------------------------|------------|----------------------|-------------------------------|------------------------|--|--|-------------------------------------|---|
| Average | 4 | 1 | 6 | 5 | 7 | 3 | 2 | 8 |
| Homeowner | 5 | 1 | 6 | 4 | 7 | 2 | 3 | 8 |
| Renter | 4 | 2 | 6 | 5 | 7 | 3 | 1 | 8 |
| Minority Identity | 3 | 1 | 4 | 6 | 7 | 5 | 2 | 8 |
| Black or African-American Identity | 3 | 1 | 4 | 6 | 7 | 5 | 2 | 8 |
| 65+ | 1 | 2 | 3 | 4 | 7 | 6 | 5 | 8 |
| Housing professional or advocate | 2 | 3 | 6 | 7 | 5 | 4 | 1 | 8 |
| Has experienced a housing crisis | 4 | 2 | 6 | 5 | 7 | 3 | 1 | 8 |

2021 HOF Allocation Plan

| | 2018 AAP | 2019 AAP | 2020 AAP | 2021 AAP | Add'l 2021 HOF Funding | 2022 AAP | Total HOF Funds |
|-------------------------------|---------------------|---------------------|---------------------|---------------------|------------------------|---------------------|---------------------|
| Rental Gap Program | \$3,875,000 | \$3,750,000 | \$4,500,000 | \$4,100,000 | \$750,000 | \$3,800,000 | \$20,775,000 |
| For Sale Development Program | \$1,250,000 | \$1,250,000 | \$500,000 | \$735,000 | - | \$950,000 | \$4,685,000 |
| Homeowner Assistance Program | \$2,375,000 | \$2,200,000 | \$2,485,000 | \$2,340,000 | - | \$2,150,000 | \$11,550,000 |
| Down Payment/Closing Cost | \$750,000 | \$500,000 | \$500,000 | \$600,000 | - | \$700,000 | \$3,050,000 |
| Housing Stabilization Program | \$750,000 | \$800,000 | \$1,015,000 | \$575,000 | \$58,000 | \$525,000 | \$3,723,000 |
| Demonstration Program | - | \$500,000 | - | \$400,000 | \$400,000 | - | \$1,300,000 |
| Legal Assistance Program | - | - | - | \$250,000 | \$550,000 | \$450,000 | \$1,250,000 |
| Small Landlord Fund | - | - | - | - | - | \$425,000 | \$425,000 |
| <i>Administration</i> | <i>up to \$1M</i> | <i>up to \$1M</i> | <i>up to \$1M</i> | <i>up to \$1M</i> | <i>\$200,000</i> | <i>up to \$1M</i> | <i>\$5,200,000</i> |
| Total: | \$10,000,000 | \$10,000,000 | \$10,000,000 | \$10,000,000 | \$1,958,000 | \$10,000,000 | \$51,958,000 |

2022 HOF Allocation Plan

| HOF PROGRAMS | 30% AMI OR BELOW | 50% AMI OR BELOW | 80% AMI OR BELOW | TOTAL |
|---|--------------------|--------------------|--------------------|---------------------|
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| For-Sale Development Program (FSDP) <i>Building more for-sale affordable housing</i> | | | \$950,000 | \$950,000 |
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| Small Landlord Fund <i>Increasing availability of affordable rental units / housing eligible for Housing Choice Voucher holders</i> | | \$275,000 | \$150,000 | \$425,000 |
| Administration <i>(up to \$1 million)</i> | | | | \$1,000,000 |
| TOTAL | \$4,500,000 | \$2,250,000 | \$2,250,000 | \$10,000,000 |

Development Services

- **South Oakland – New Parking Garage in Pittsburgh Technology Center**
- **Beechview – 1602-1606 Broadway Avenue**
- **SouthSide Works – SomeraRoad Apartment Project**



South Oakland – Pittsburgh Technology Center Parking Garage



Action(s)

- Four prime contracts for the construction of a new six-story parking garage, including:
 - **\$14,335,980** General Construction contract with **CPS Construction Group**
 - **\$304,333** Plumbing Construction Agreement with **W.G. Tomko, Inc.**
 - **\$65,555** Mechanical Construction Agreement with **W.G. Tomko, Inc.**
 - **\$1,847,000** Electrical Construction Agreement with **Clista Electric**
- Pittsburgh Development Fund loan to the URA for an amount not to exceed **\$2,500,000**.

Pittsburgh Technology Center (PTC) Parking Garage

Additional Info

Project Funding Sources:

- PTC Sale Proceeds totaling **\$8,464,624.55**
- PDF Loan totaling **\$2,500,000**
- PTC TIF Surplus totaling **\$1,077,377.02**
- Pending RACP Funding Request totaling **\$5,000,000**
- Construction Loan is in final stages of underwriting and will total **\$8,100,000**

✓ *M/WBE Compliant*



Beechview – 1602-06 Broadway Ave.



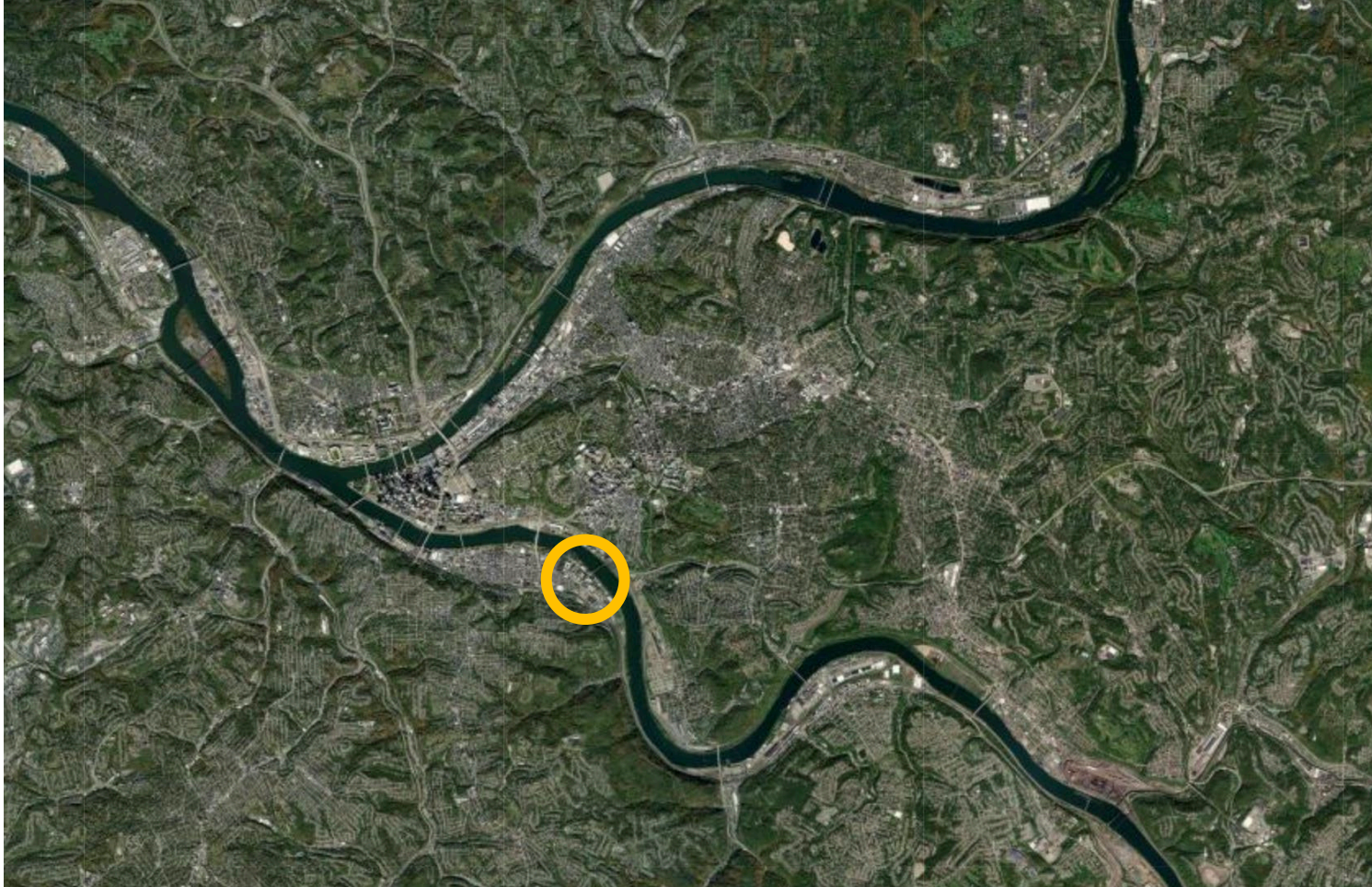
CASA SAN JOSÉ

Casa San Jose's mission is to be a community resource center that advocates for and empowers Latinos by promoting integration and self-sufficiency.

Action(s)

- **Option Agreement for the sale of Block 35-F, Lot 267, in the 19th Ward, to Casa San José, or a related entity, for \$1 plus costs.**

Southside Works – SomeraRoad Apartment Project



Action(s)

- **Proposal and form of contract for the sale of Block 26-E, Lot 9 (part), commonly referred to as Parcel B3b, in the 16th Ward to Pittsburgh SSW Waterfront, LLC, for \$425,000 per acre plus costs**

The proposal includes an adjustment to the Development Agreement terms for parcels B3b and D3a.

Southside Works – SomeraRoad Apartment Project

Additional Info

- Total Development Cost = **\$75.3 million**
- Parcel B3b: New construction of a **246-unit** waterfront apartment building. Project will deliver several public benefits –
 - **20% affordable** at the Flats
 - **5,000 SF** discounted commercial space
 - **\$4.7 million investment** in public infrastructure and improvements
 - **Higher MWBE thresholds**
- Parcel D3a: Development rights extension
 - ✓ **M/WBE Compliant**

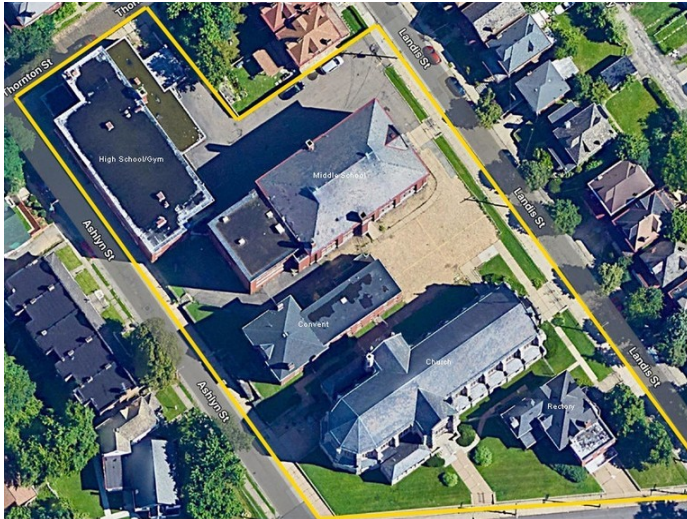


Business Solutions

- **Neighborhood Initiatives Fund Awards**



Neighborhood Initiatives Fund (NIF) Awards



Action(s)

Authorization to enter into NIF grant agreements and related contracts with the organizations listed below, up to the respective NIF grant award amounts:

- **Jazmine Nyree Center, \$100,000**
Community Access Project (Sheraden)
- **Mt. Washington CDC, \$30,000**
MWBE Business Incubator (Mt. Washington)
- **Oakland BID, \$40,000**
Pods of Opportunity (Oakland)
- **S. Hilltop Men's Group, \$100,000**
Beltzhoover Institute of Arts and Science
- **Neighborhood Allies, \$100,000**
Big Tom's Barbershop (Hill District)
- **Larimer Consensus Group, \$100,000**
523-27 Larimer Avenue Façade (Larimer)
- **Perry Hilltop Citizens Council, \$30,000**
2115 Perrysville Renovation (Perry Hilltop/South)

Neighborhood Initiatives Fund Awards

Additional Info

2019 – 2020 NIF Impact

**NIF Funds Awarded
= \$1,418,639**

**Projects Impacted
= 28**

**Neighborhoods Impacted
= 26**



Disclosures Agenda



Disclosures

1. Agreements/Amendments

a. Garfield – North Negley Residences

- i. **Authorization to amend Resolution 291 (2020) to increase the Rental Gap Program loan with 327 NN, LLC from \$1,225,000 to \$ 1,725,000.**

b. Agreements with Housing Stabilization Program (HSP) Administrators:

- i. **Authorization to amend a contract by \$214,509.52 – from \$410,000.00 to \$624,509.52 – for the YWCA of Greater Pittsburgh, to be sourced by HOF 2021 in the amount of \$180,000, and \$34,509.52 to be sourced with reallocated HOF 2020 funds.**
- ii. **Authorization to amend a contract by \$150,000 – from \$165,000.00 to \$315,000.00 – for Chartiers, to be sourced by HOF 2021.**
- iii. **Authorization to amend a contract by \$303,000 – from \$700,000.00 to \$1,003,000.00 – for Urban League of Greater Pittsburgh, to be sourced by HOF 2021.**

Disclosures

1. Agreements/Amendments (continued)

- c. **Authorization to amend the Community Development Investment Fund (CDIF) Guidelines to include the URA and affiliates (including PEIDC and PHDC) as eligible applicants, increase maximum grant award to \$500,000, eliminate maximum awards per calendar year, add 2% closing fee, and change program statement of purpose to include “to create neighborhood business district sustaining development and affordable commercial space for local small businesses”**

- d. **Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the sale of the Troy Hill Fire Station (Parcel 48-N-10).**

- e. **Temporary Easement Agreement with Michelle and John Connor, favoring the Urban Redevelopment Authority of Pittsburgh, for Block 26-N, Lot 150 in the 5th Ward, for staircase improvements.**

Disclosures

2. Grants

- a. **Authorization for the URA to apply for grant funding from the Redevelopment Authority of Allegheny County (RAAC) Gaming Economic Development Tourism Fund. In the event of a grant award, this authorization provides for an agreement and related grant expenditures in an amount not to exceed \$500,000.**
- b. **Authorization for the Urban Redevelopment Authority of Pittsburgh to apply for grant funding from the Pennsylvania Housing Finance Agency Community Revitalization Fund. In the event of a grant award, this authorization provides for an agreement and related grant expenditures in an amount not to exceed \$1,000,000.**
- c. **Authorization to submit a grant application and enter into related grant contract with the U.S. Department of Commerce for an Economic Development Administration Public Works grant of up to \$3 million for the construction of a pedestrian bridge between Bakery Square and the neighborhood of Larimer.**
 - i. **Subgrant Agreement with entities to be determined**
 - ii. **Fee Agreement with Walnut Capital, Aspire Grants & Development LLC and/or a related entity**

Disclosures

3. Dispositions

- a. **Authorization to convey Block 23-F, Lot 301 (0 Jacksonia Street) in the 25th Ward to Pittsburgh Land Bank for \$1.00 plus costs.**
- b. **Authorization to convey Block 23-F, Lot 336 (0 Arch Street) in the 25th Ward to Pittsburgh Land Bank for \$1.00 plus costs.**
- c. **Authorization to convey Block 27-B, Lot 18 (3312 Camp Street) in the 5th Ward to Pittsburgh Land Bank for \$1.00 plus costs.**
- d. **Authorization to convey Block 27-B, Lot 19 (3314 Camp Street) in the 5th Ward to Pittsburgh Land Bank for \$1.00 plus costs.**

Disclosures

4. Acquisitions

- a. Acquisition of the following privately-owned properties from Hilltop Housing Ventures for \$1.00 plus costs using Strategic Site Acquisition funds:

| Ward | Block/Lot | Address |
|-------------|------------------|------------------------|
| 18 | 14-E-159 | Beltzhoover Avenue |
| 18 | 14-E-160 | Beltzhoover Avenue |
| 18 | 14-E-163 | Beltzhoover Avenue |
| 18 | 14-E-164 | Beltzhoover Avenue |
| 18 | 14-E-165 | Beltzhoover Avenue |
| 18 | 14-E-167 | Beltzhoover Avenue |
| 18 | 14-E-239 | 329 Beltzhoover Avenue |
| 18 | 14-E-241 | 335 Beltzhoover Avenue |
| 18 | 14-E-242 | 339 Beltzhoover Avenue |
| 18 | 14-E-244 | 345 Beltzhoover Avenue |