

URA Board Agenda



Date/Time Thursday June 11, 2020 at 2:00 PM

Web Access: <https://zoom.us/j/92767975286>

Dial In: +1 929 205 6099 ID # 927 6797 5286

URA Regular Board Meeting AGENDA "A"

1. Roll Call
2. Public Comment
3. General
 - a. Approval of Meeting Minutes of the Regular Board Meeting of May 14, 2020.
4. Announcements
 - a. Authorization for sponsorship of Cocoapreneur's Black Business Relief Fund. (*page 3*)
 - b. EcoDistrict Accredited Professional – Lilly Freedman.
 - c. 4800 Block of 2nd Avenue - Extended due diligence period with the Community Builders.
5. Residential Lending and Investments (*Pages 4 through 11*)
 - a. Agreements with the eleven non-profit organizations in the amounts shown below to perform program administrator services.



6. Commercial Lending & Investments (Pages 12 through 14)
 - a. Small Business Recovery Loan Fund
 - i. Authorization of the Small Business Recovery Loan Fund guidelines

7. Development Services (Pages 15 through 17)
 - a. Middle Hill – Centre Avenue
 - i. Authorization to enter into exclusive negotiations with R. Kyndall Development Group for a period of six (6) months for the sale of the following publicly owned parcels (property includes Rose Street).

8. AGENDA B. (Pages 18 through 19)



Director's Report

To: URA Board of Directors

From: Jennifer Wilhelm, Director of Commercial Lending

Cc: Greg Flisram, Executive Director

Date: June 11, 2020

Re: Agenda Item 4A: Authorization for sponsorship of Cocoapreneur's Black Business Relief Fund

Background

Authorization is requested to sponsor the Cocoapreneur's Black Business Relief Fund in the amount of \$10,000. Following the murder of George Floyd on May 25th, peaceful protests in downtown Pittsburgh were interrupted by vigilantes who incited violence and damaged local businesses. Three Black owned businesses were vandalized in the incident.

In response, Cocoapreneur established a fund to support those businesses in their recovery. All capital raised will go to the repair and inventory replacement of Black owned businesses damaged during the protests. Citizens Bank will contribute a 50% match, in the amount of \$5,000.

The URA is committed to supporting Black entrepreneurs and during this time of adversity it is more important than ever to demonstrate our values as an organization and as a city.

Total cost: \$10,000

Citizens Bank Match: \$5,000

Total Contribution: \$15,000

Payable from Paygo 2019



Director's Report

To: URA Board of Directors
From: Jessica Smith Perry, Director of Housing Lending and Investments
Cc: Greg Flisram, Executive Director
Date: June 11, 2020
Re: Agenda Item 5: Residential Lending and Investments

Residential Lending Agenda Item Overview

5A. 2020 Housing Stabilization Program Administrators

- a. Agreements with the following 11 nonprofit organizations in the amounts shown below to perform program administrator services:
 - i. Macedonia Family and Community Enrichment Center (Macedonia FACE) in the amount of \$100,000
 - ii. Urban League of Greater Pittsburgh in the amount of \$550,000
 - iii. Young Women's Christian Association (YWCA) of Pittsburgh in the amount of \$500,000
 - iv. Pittsburgh Mercy in the amount of \$100,000
 - v. ACTION Housing in the amount of \$550,000
 - vi. Chartiers Center in the amount of \$270,000
 - vii. Veterans Leadership Program (VLP) in the amount of \$95,000
 - viii. NeighborWorks Western Pennsylvania in the amount of \$150,000
 - ix. Goodwill of Southwestern Pennsylvania in the amount of \$200,000
 - x. Pittsburgh Community Services, Inc. in the amount of \$200,000
 - xi. Jewish Children and Family Services (JCFS) in the amount of \$300,000.

Authorization Requested

Authorization is requested to enter into the above-mentioned agreements with 11 nonprofits to serve as program administrators for the Housing Stabilization Program (HSP). The main objective of the HSP is to provide one time or short term (no more than three months) funding to individuals and families who are struggling with housing expenses including rent, mortgage, and utilities. It is designed to help stabilize participants' current housing, or facilitate access to appropriate housing, and prevent homelessness. The program also allows for legal eviction prevention services including legal consultation and representation for eviction defense and/or



related supportive services. Tenants who utilize the program must have annual household incomes less than 50% of the Area Median Income (AMI). Homeowners who utilize the program must have annual household incomes less than 80% AMI.

On April 23, 2020, the URA released a Request for Proposals (RFP) for Program Administrators for the HSP. Program Administrators will work with households to determine their eligibility for the program, coordinate construction inspections with the URA, make payments to the landlords and/or lien holders, and perform at least three follow-up visits to the households to ensure continuing housing stability. Program Administrators will coordinate the work with the URA's HOF Department and the Engineering and Construction Department.

The URA will enter into contracts with the Program Administrators and reimburse them for costs incurred on a per household basis. Once Program Administrators are awarded a contract, households/applicants will be referred to the program through the United Way's 211 hotline.

Currently, the HSP is funded by the CDBG-CV, HOF funds, Pittsburgh Foundation funding, and Wells Fargo funding.

The URA received 16 responses to the RFP totaling \$5,223,750. Currently, the URA will be allocating \$3,015,000 of HSP related funds. Of the 16 responses received, 11 are being brought to the URA Board for approval at this time. Program Administrators can charge 25% for overhead costs. If performing legal work, the Program Administrator can bill an hourly rate.

Approximately \$200,000 of available funding is being reserved to make future awards for "Neighborhood Ambassadors." The URA is working in conjunction with Allegheny County Economic Development (ACED) and the Department of Human Services (DHS) to create a Neighborhood Ambassador program for small, community-based nonprofits. The goal of the program is to engage organizations that serve underrepresented/disadvantaged populations to help market the program and help their constituents complete the application processes for assistance. The URA, ACED, and DHS have heard concerns from housing advocates that the program is difficult to navigate. The Neighborhood Ambassadors will help to make the program more user friendly. Over the next month, the URA, ACED, and DHS will review the non-funded proposals that the URA received from the small, community-based nonprofits to determine their eligibility for the program.

The current Program Administrator awards are as follows:



HOUSING STABILIZATION PROGRAM FY2020 - SERVICE PROVIDER PROPOSALS

Service Provider	Requested Amount	Citywide?	HOF 2020 Award	CDBG-CV Rental Award	CDBG-CV Mortgage Award	Pittsburgh Foundation	TOTAL AWARD
Macedonia FACE	\$275,000	Yes		\$100,000			\$100,000
Urban League	\$400,000	Yes	\$100,000	\$100,000	\$350,000		\$550,000
YWCA	\$400,000	Yes	\$100,000	\$200,000		\$200,000	\$500,000
Pittsburgh Mercy	\$400,000	Yes		\$100,000			\$100,000
ACTION Housing	\$400,000	Yes			\$350,000	\$200,000	\$550,000
Chartiers Center	\$400,000	Yes	\$165,000	\$105,000			\$270,000
VLP	\$93,750	Yes		\$95,000			\$95,000
NeighborWorks	\$400,000	Yes			\$150,000		\$150,000
Goodwill	\$400,000	Yes	\$200,000				\$200,000
PCSI	\$400,000	Yes		\$200,000			\$200,000
JCFS	\$400,000	Yes	\$300,000				\$300,000

Macedonia Family and Community Enrichment Center (Macedonia FACE) - \$100,000:

Macedonia FACE began as the social outreach arm of Macedonia Church of Pittsburgh in 1994. More than 20 years later, the organization is still strengthening and empowering families in the Hill District community. Macedonia FACE is one of two contracted county-wide providers of the Department of Human Services’ Family and Community Teaming (FACT) program in Allegheny County. Families who are not subject to a formal proceeding by the DHS Office of Children, Youth, and Families (CYF) but who need community resources are referred to the FACT program for assistance in utilizing natural resources, such as family members, and finding service agencies that can help them achieve greater stability. Clients in the FACT program may also be eligible for the HSP. The offices are located at 1835 Centre Avenue, Suite #285, Pittsburgh, PA 15219.

Urban League of Greater Pittsburgh - \$550,000: The Urban League of Greater Pittsburgh is a comprehensive social service/civil rights organization in Southwestern Pennsylvania. The Urban League has extensive experience working with diverse populations and currently operates numerous programs including a rental assistance program and CYF services programs. Through the HSP, the Urban League will service households above 30% AMI but below 50% AMI. The offices are located at 332 Fifth Avenue, Pittsburgh, PA 15222.

Young Women’s Christian Association (YMCA) of Pittsburgh - \$500,000: YWCA Greater Pittsburgh is a 150+ year-old organization dedicated to eliminating racism, empowering women, and promoting peace, justice, freedom, and dignity for all. They currently run four supportive housing programs. Through the HSP, the YWCA will service households below 50% AMI but will focus on households below 30% AMI. The offices are located at 305 Wood Street., Pittsburgh, PA 15222.



Mercy Life Center Corporation (Pittsburgh Mercy) - \$100,000: Pittsburgh Mercy is a person-centered, population-based, trauma-informed community health and wellness provider. They currently operate six permanent supportive, four rapid, and two homeless prevention projects. Through the Housing Stabilization Program, Pittsburgh Mercy will service households underneath 50% AMI but will focus on households underneath 30% AMI. The offices are located at 1200 Reedsdale Street, Pittsburgh, PA 15233.

ACTION-Housing - \$550,000: ACTION-Housing Inc. is a nonprofit organization that seeks to create, preserve, manage, and protect affordable housing in Allegheny, Washington, and Greene Counties. ACTION-Housing was organized in 1957 by Mayor David L. Lawrence and Richard King Mellon to address the region's most pressing housing need: the demand for safe, high-quality, affordable housing. Over the past 30 years ACTION-Housing has either directly or in partnership, developed over 4,500 units of critical single and multi-family housing, and the agency currently manages approximately 2,000 units serving seniors, people with physical or developmental disabilities, veterans, and other specific vulnerable populations. The offices are located at 611 William Penn Place, Suite 800, Pittsburgh, PA 15219-6927.

Chartiers Center - \$270,000: Chartiers Center is guided by its mission to provide compassionate support to families and individuals who face behavioral health, co-occurring disorders (behavioral health and substance abuse) or intellectual and developmental challenges as they transform their lives. Their service offerings strive to make it possible for every person to receive the kind of treatment he or she needs; when and where he or she needs it. Chartiers Center has a wide array of services with experienced leaders guiding treatment, medical management and support services. The offices are located at 437 Railroad Street, Bridgeville, PA 15017.

Veterans Leadership Program - \$95,000: Veterans Leadership Program of Western Pennsylvania, Inc. (VLP) is a 501(c)3 organization with a mission of empowering Veterans to navigate the transitions of life. VLP has been in existence since 1982 and currently operates nine housing programs ranging from emergency shelter, bridge housing, homeless prevention, rapid rehousing, to permanent supportive housing; two employment programs to assist Veterans who are un/underemployed with job placement opportunities; and five supportive service programs that provide emergency financial assistance, benefits assistance, a Women Veterans program, Veterans Court justice program, and a wellness program that assists Veterans in combating substance abuse and Post-Traumatic Stress. The offices are located at 2934 Smallman Street Pittsburgh, PA 15201.

NeighborWorks Western Pennsylvania - \$150,000: 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 work inspired a national model of resident-led community development and led to the congressional charter of the Neighborhood Reinvestment Corporation (now called NeighborWorks America). The offices are located at 710 Fifth Ave., Suite 1000, Pittsburgh, PA 15219.



Goodwill of Southwestern Pennsylvania - \$200,000: Goodwill of Southwestern Pennsylvania is one of Allegheny County's most diverse, largest and longest standing 501(c)3 Human Service organizations. Goodwill serves diverse populations with a variety of disadvantages including those who have or are experiencing temporary setbacks to those who have multiple barriers to self-sufficiency. Goodwill operates numerous programs and services that each focus upon the individual needs and strengths of each client ranging from intensive services and supports to one-time or short-term assistance. The offices are located at 118 52nd Street, Pittsburgh, PA 15201.

Pittsburgh Community Services, Inc. - \$200,000: Pittsburgh Community Services, Inc. (PCSI) incorporated in 1983, was designated by the Federal Government as the Community Action Agency (CAA) for the City of Pittsburgh. PCSI serves as the Anti-Poverty agency for the city and in that capacity provides services to individuals, families, and communities whose income are at 200% of the 2020 Federal Poverty Income Guidelines or below. 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. PCSI serves approximately 7,500 individuals annually through its various programs and services. They are referred from social service networks, most nonprofit agencies, and the greater communities within the City of Pittsburgh. The offices are located at 249 N. Craig Street, Pittsburgh, PA 15213.

Jewish Children and Family Services (JCFs) - \$300,00: Jewish Family & Children's Service, doing business as Jewish Family and Community Services (JFCS), is the proposing Program Administrator. JFCS will partner with the member agencies of Immigrant Services and Connections (ISAC), a five-agency partnership that connects individuals with barriers of language and culture to existing resources. JFCS is the lead agency of ISAC, and the other partners are Casa San Jose, Allegheny Intermediate Unit/Latino Family Center, Literacy Pittsburgh, and South Hills Interfaith Movement. These agencies will work with JFCS to increase awareness of the program and receive referrals. The offices are located at 5743 Bartlett Street, Pittsburgh, PA 15217.

HOF Advisory Board Review: The HOF Advisory Board reviewed and approved the HOF funded awards at the June 4, 2020 HOF Advisory Board 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.



Resolutions for Agenda Item 5A

RESOLUTION NO. _____ (2020)

RESOLVED: That an agreement with Macedonia Family and Community Enrichment Center (Macedonia FACE) to preform program administrator services, for an amount not to exceed \$100,000, payable from the Housing Opportunity Fund Housing Stabilization Program is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, 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. _____ (2020)

RESOLVED: That an agreement with the Urban League of Greater Pittsburgh to preform program administrator services, for an amount not to exceed \$550,000, payable from the Housing Opportunity Fund Housing Stabilization Program is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, 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. _____ (2020)

RESOLVED: That an agreement with the Young Women's Christian Association (YMCA) to preform program administrator services, for an amount not to exceed \$500,000, payable from the Housing Opportunity Fund Housing Stabilization Program is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, 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. _____ (2020)

RESOLVED: That an agreement with ACTION-Housing to preform program administrator services, for an amount not to exceed \$550,000, payable from the Housing Opportunity Fund Housing Stabilization Program is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, 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. ____ (2020)

RESOLVED: That an agreement with the Chartiers Center to preform program administrator services, for an amount not to exceed \$270,000, payable from the Housing Opportunity Fund Housing Stabilization Program is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, 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. ____ (2020)

RESOLVED: That an agreement with the Veterans Leadership Program (VLP) to preform program administrator services, for an amount not to exceed \$95,000, payable from the Housing Opportunity Fund Housing Stabilization Program is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, 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. ____ (2020)

RESOLVED: That an agreement with the NeighborWorks Western Pennsylvania to preform program administrator services, for an amount not to exceed \$150,000, payable from the Housing Opportunity Fund Housing Stabilization Program is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, 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. ____ (2020)

RESOLVED: That an agreement with Goodwill of Southwestern Pennsylvania to preform program administrator services, for an amount not to exceed \$200,000, payable from the Housing Opportunity Fund Housing Stabilization Program is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, 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. _____ (2020)

RESOLVED: That an agreement with Pittsburgh Community Services, Inc. to preform program administrator services, for an amount not to exceed \$200,000, payable from the Housing Opportunity Fund Housing Stabilization Program is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, 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. _____ (2020)

RESOLVED: That an agreement with Jewish Children and Family Services (JCFS) to preform program administrator services, for an amount not to exceed \$300,000, payable from the Housing Opportunity Fund Housing Stabilization Program is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, 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.



Director's Report

To: URA Board of Directors

From: Jennifer Wilhelm, Director of Commercial Lending

Cc: Greg Flisram, Executive Director

Date: June 11, 2020

Re: Agenda Item 6: Commercial Lending

Commercial Lending Agenda Item Overview

6A. Small Business Recovery Loan Fund

i. Authorization of the Small Business Recovery Loan Fund guidelines

Authorization Requested

Businesses across Pittsburgh have been hit hard by the COVID-19 shutdowns. While some have managed to continue partial operations, many have not. Minority and women-owned businesses have been particularly affected. Already operating in a climate of inequality and lower access to capital, COVID-19 has amplified these struggles.

As the economy reopens, the URA plans to support small businesses on their path to recovery by providing favorable, patient capital. The Small Business Recovery Loan Fund will target neighborhood-serving small businesses, minority and women-owned businesses, businesses in low-and moderate-income communities, and those small businesses most adversely affected by the COVID-19 crisis. The Program will be a continuation of our efforts to support the most vulnerable of businesses to help them not only survive but to thrive in the post COVID-19 environment.

Program Terms and Conditions:

Recovery Loans

Loan Amount: Up to \$75,000

Interest rate: 0% for first year, 2% for balance of loan term

Loan payment deferral period: One year

Loan Terms: 7 years

Fees: None

Pre-payment penalties: None



Collateral/security: Personal guarantees are not required; business and corporate guarantees as appropriate.

Use of funds: Hiring and payroll, inventory, sales/marketing, e-commerce, rent, utilities, and other approved fixed costs related to business recovery

Emergency Loans

Loan Amount: Up to \$15,000

Interest rate: 0%

Loan payment deferral period: 6 months

Loan Terms: 3 years

Fees: None

Pre-payment penalties: None

Collateral/security: Personal guarantees are not required; business and corporate guarantees as appropriate.

Use of funds: Hiring and payroll, inventory, sales/marketing, e-commerce, rent, utilities, and other approved fixed costs related to business emergency operation needs

Funding Source: Community Development Block Grant funding, private corporate contributions, and other local, state, and federal monies, as appropriate



Resolution for Agenda Item 6A

RESOLUTION NO. _____ (2020)

RESOLVED: That approval of the Small Business Recovery Loan Fund guidelines is hereby approved.



Director’s Report

To: URA Board of Directors
From: Susheela Nemani-Stanger, Director of Neighborhood Development
Cc: Greg Flisram, Executive Director
Date: June 11, 2020
Re: Agenda Item 7: Development Services

Development Services Agenda Item Overview

7A. Middle Hill – Centre Avenue Exclusive Negotiations

- i. Authorization to enter into exclusive negotiations with R. Kyndall Development Group for a period of six (6) months for the sale of the following publicly owned parcels:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
5 th	10-P-186	0 Rose Street	URA
5 th	10-P-187	0 Rose Street	URA
5 th	10-P-188	0 Rose Street	URA
5 th	10-P-189	0 Rose Street	URA
5 th	10-P-190	0 Rose Street	URA

In July 2019, the URA released a Request for Qualifications (RFQ) seeking multiple developers to purchase and redevelop any portion of 170 publicly owned parcels along the Centre Avenue Corridor in the Middle Hill neighborhood. The goal of the RFQ was to select developers to work to implement uses and further concepts articulated by the community as described in the 2015 Centre Avenue Corridor Redevelopment and Design Plan and the 2011 Greater Hill District Master Plan. Central to the plans are the following priorities:

- Creating opportunities for minority and local developers;
- Revitalizing Centre Avenue as the neighborhood’s primary retail, institutional, and cultural node as well as a strong residential neighborhood;
- Building upon the African American cultural legacy;
- Creating family-friendly housing without displacement;
- Fostering economic empowerment; and
- Producing comprehensive sustainability and quality design.



In order to lower barriers and encourage responses from local developers, small businesses, and existing community institutions, several resources were made available to interested respondents including the pilot of the Equitable Empowerment Fund. Education and technical assistance were provided through the Building CapaCITY development series and Neighborhood Allies Shared Real Estate program.

Responses were due on October 17, 2019; the URA received 11 responses. A technical review committee reviewed and evaluated the responses received, solicited community input, and made a series of recommendations that were considered at the February 2020 Board Meeting. This proposal did not advance in February, because the community voiced questions at the November 2019 Developer Shortlist Meeting regarding affordability in the proposed concept. The technical review committee recommended that these properties be held from the market for the URA to complete an appraisal and study the feasibility of affordability. After review of the diligence and discussions with the developer, the technical review committee is recommending this project to advance to a six-month period of Exclusive Negotiations.

Details of the Development:

R. Kyndall Development Group is proposing to purchase five (5) vacant lots on the 2100 block of Rose Street and build five (5) new construction for-sale homes, to be named 21 Rose. Four (4) of the units will be market rate, and one (1) will be affordable to households at or below 80% AMI. The proposed units will be 1,700-2,000 square feet and will feature 2-3 bedrooms, 2 bathrooms and an integral garage at the ground floor level. All units will include an optional rooftop deck with views of the downtown skyline.

Together the parcels contain approximately 10,710 square feet.

AN MWBE Narrative for this project is on file.

R. Kyndall Development Group is a Pennsylvania limited liability corporation with a mailing address of 300 Brush Creek Road, Suite 768, Warrendale PA, 15095. Steffan Johnson is Co-Founder and CEO.



Resolution for Agenda Item 7A

RESOLUTION NO. ____ (2020)

RESOLVED: That exclusive negotiations with R. Kyndall Development Group for the following properties, for a period of six (6) months at the discretion of the Executive Director, is hereby approved:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
5 th	10-P-186	0 Rose Street	URA
5 th	10-P-187	0 Rose Street	URA
5 th	10-P-188	0 Rose Street	URA
5 th	10-P-189	0 Rose Street	URA
5 th	10-P-190	0 Rose Street	URA



URA Regular Board Meeting
AGENDA "B"

1. Certificate of Completion

- a. Ratification of Certificate of Completion for Housing Authority of the City of Pittsburgh for Block 125-M, Lots 285, 326, 328, 330, 331, 332, 336, 337, 338, 352, 353, 354, 356, 356A, 357, 358, 359, 360, and 361; and Block 125-S, Lots 63, 65, 68, 73, 78-1, 89 (now designated as Block 125-M, Lots 285, 337, and 353; and Block 125-S, Lot 73) in the 13th Ward and authorization to return the Good Faith Deposit (residential redevelopment – Kelly Hamilton Homes).

2. Disclosures

- a. Approval of Jarnele Fairclough to receive a COVID-19 Emergency Loan for her business, Mele's Party Planning given approval by the URA's loan review committee.
- b. Approval of Karlee Turkaly to receive a HOF Down Payment & Closing Cost Assistance deferred loan for a property located at 3015-3017 Perrysville Ave, Pittsburgh, PA 15214. Ms. Turkaly is an Urban Redevelopment Authority of Pittsburgh employee.
- c. Ratifying the waiver of the City residency requirement under Paragraph III, A of the URA Employee Handbook, dated March 31, 2020, and Resolution 117 of 1988, and any amendments thereof, for the hiring of Keith Seidling and Frank Peagler for Senior Lending Analyst positions.

3. Funding

- a. \$150k, 0%, 10-year loan from URA to Invest PGH, the URA's emerging Community Development Finance Institution, to be used for organizational seed and lending capital. The lending source will be the URA's Business Lending Fund.

4. Acquisitions

- a. Larimer – Steel City Squash Site Assembly
 - i. Acquisition of the following publicly owned properties for \$1.00 plus costs using Strategic Site Acquisition funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
12 th	124-K-65	608 Regis Way



12 th	124-K-66	0 Shetland St
12 th	124-K-68	600 Larimer Ave
12 th	124-K-69	602 Larimer Ave
12 th	124-K-71	604 Larimer Ave
12 th	124-K-72	0 Larimer Ave
12 th	124-K-73	610 Larimer Ave
12 th	124-K-74	612 Larimer Ave
12 th	124-K-75	0 Larimer Ave
12 th	124-K-76	616 Larimer Ave
12 th	124-K-77	618 Larimer Ave
12 th	124-K-78	6300 Joseph St
12 th	124-K-78-A	6302 Joseph St
12 th	124-K-78-B	6304 Joseph St
12 th	124-K-127	0 Joseph St
12 th	124-K-128	0 Joseph St
12 th	124-K-129	0 Joseph St
12 th	124-K-130	0 Rapidan Way
12 th	124-K-131	0 Rapidan Way
12 th	124-K-132	0 Rapidan Way
12 th	124-K-133	6312 Rapidan Way
12 th	124-K-147	119 Shetland St
12 th	124-K-149	0 Shetland St

b. Homewood – Kelly Street Site Assembly

- i. Acquisition of the following publicly owned properties for \$1.00 plus costs using Strategic Site Acquisition funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
12 th	125-G-42	0 Kelly Street
12 th	125-G-43	0 Kelly Street
12 th	125-G-51	0 Kelly Street
12 th	125-G-64	0 Frankstown Avenue



5. Business Solutions

- a. Authorization to add Wright Childcare Solutions as a Technical Assistance to the URA's slate of small business providers.

6. Extension of Approval Expiration Dates and Rescission of Loan Approval

- a. Uptown – City's Edge / Lot F
 - i. Amendment of Resolutions Nos. 210, 211, and 213 (2019), as previously amended by Resolution 432 (2019), to extend the City's Edge/Lot F approval expiration dates from June 30, 2020 to October 31, 2020. Any other approvals contained in Resolution No. 432 (2019) are rescinded.
 - ii. Rescission of Resolution No. 212 (2019), which approved a loan to MidPoint Group of Companies, Inc. or a Limited Partnership to be formed, to provide combined construction/permanent financing for the residential portion of the City's Edge development, in the amount of up to \$1,000,000.00, payable from the Housing Opportunity Fund Rental Gap Program.

