

URA Board Agenda



Date/Time: Thursday, September 14, 2023, at 2:00 PM

Web Access: [September 14, 2023 URA Board Webinar Link](#)

Dial In: 1 (929) 205-6099

Webinar ID: 861 7499 8871

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Director’s Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: September 14, 2023
Re: Agenda Item 5(a): Residential Lending & Investments

5(a) Hazelwood – Flowers Avenue

- i. Authorization to enter into a For-Sale Development Program grant agreement, in an amount not to exceed \$245,000, with Hazelwood Initiative for the new construction of three for-sale homes in Hazelwood.

Authorization Details

Borrower/Developer:	Hazelwood Initiative, Inc.
Contractor:	Shape Development
Location:	335, 337, and 339 Flowers Street, Pittsburgh, PA 15207
Neighborhood:	Hazelwood
Council District:	5
Description:	<p>Hazelwood Initiative requests construction grant financing in an amount not to exceed \$245,000 to fund the soft costs related to the new construction of three for-sale single-family homes in Hazelwood. Each of the units will be two bedrooms and one-and-a-half bathrooms, with a sales price of \$205,000. Hazelwood Initiative intends to reserve two of the units for homebuyers at or below 60% AMI.</p> <p>The sources committed to this project include the Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP) grant, Pennsylvania Housing Affordability, and Rehabilitation Enhancement Fund (PHARE) grant.</p>
Authority Financing for Review:	\$245,000 For Sale Development Program (FSDP) grant
Collateral:	Declaration of Restrictive Covenants requiring that the homes be sold affordably to owner-occupied households at or below 80% of AMI for a period of 15 years.
Required Approvals:	September 14, 2023 - URA Board of Directors
Program Sources:	<p>\$100,000 – HOME 2020 \$145,000 – HOME 2021</p>
MWBE:	MWBE and MWI narratives are approved. The final MWBE plan must be approved prior to closing
Commitment Expiration Date:	March 14, 2024



Sources of Funds	
First Commonwealth Bank Construction Loan	\$591,482
FHLB AHP Grant	\$450,000
URA For Sale Development Program Grant	\$245,000
PHFA PHARE	\$120,000
Transaction Fees	\$22,846
Total Project Financing	\$1,429,328

Uses of Funds	
Construction	\$767,806
Site Work	\$216,909
Developer Fee	\$90,000
Builder's Profit	\$58,667
General Requirements	\$54,634
Architectural Fee (Design & Admin)	\$51,000
Hard Cost Contingency	\$43,670
Acquisition	\$23,977
Transaction Fees	\$22,846
Construction and Permanent Loan Financing Charges	\$21,702
Builder's Overhead	\$19,667
Demolition	\$19,400
FHLB Consultant	\$12,500
Utility Tap, Hook Up, and Municipal Fees	\$10,170
URA Origination Fee	\$4,880
Legal	\$3,000
Civil Engineering & Survey	\$3,000
Cost Certification	\$2,500
URA Legal Fees	\$1,500
URA Inspection Fees	\$1,500
Total Project Uses	\$1,429,328

Hazelwood Initiative, Incorporated is a non-profit located at 4901 Second Avenue #2, Pittsburgh, PA 15207. Hazelwood Initiative is led by Sonya Tilghman, Executive Director.



Director's Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: September 14, 2023
Re: Agenda Item 5(b): Residential Lending & Investments

5(b) Bluff - The Standard on Fifth

- i. Authorization to enter into a Rental Gap Program loan agreement, in an amount not to exceed \$1,600,000 with The Standard BC, LLC, for the new construction of The Standard on Fifth apartment building in Uptown.
- ii. Authorization for a waiver of Rental Gap Program guidelines to exceed the maximum Rental Gap Program loan amount of \$1,250,000.

Authorization Details

Borrower/Developer:	The Standard BC, LLC
Contractor:	Mistick Construction Company
Non-Profit Partner:	Uptown Partners
Location:	2120 5 th Avenue, 15219
Neighborhood:	Bluff
Council District:	6
Description:	<p>The Standard on Fifth will be a fifty-one (51) unit mixed-income housing development. The building will consist of four stories plus a basement. The design of this project features thirty-one (31) one-bedroom units, nine (9) two-bedroom units, and eleven (11) three-bedroom units. Forty (40) of the units will be affordable units, including 7 units below 30% AMI, 19 units below 50% AMI, 14 units below 60% AMI, and 11 market-rate units. Seventeen (17) of the affordable units will be supported by Project-Based Vouchers (PBVs). Nine (9) units will be designed to conform to the Uniform Federal Accessibility Standards (UFAS) for mobility-impaired and sensory-impaired persons. An additional two (2) units will also be designated for sensory-impaired only.</p> <p>The Standard on Fifth will be financed through a combination of 9% Low Income Housing Tax Credits (LIHTC), Pennsylvania Housing Tax Credit (PHTC), PHFA permanent financing, and local and state loans. Both the LIHTC and PHTC have been awarded to the project. The developer estimates that the 2023 allocation of the 9% LIHTC award in an annual amount of \$1,350,000 and the PHTC award in the annual amount of \$1,500,000 will generate \$13,110,564 and \$1,125,000 in equity, respectively. PHFA permanent financing has also been committed. Additionally, the project is eligible for the new 45L energy credit, in an amount of \$5,000 per unit, for total funding of \$255,000.</p> <p>The developer has submitted gap financing applications to both the Housing Authority of the City of Pittsburgh through its Project Based Voucher Gap Program as well as the</p>



	Pennsylvania Housing Finance Agency through its Development Cost Recovery Program. Financing decisions from both of these sources are expected in fall 2023, with closing occurring soon after.
Authority Financing for Review:	Rental Gap Program (RGP) Loan Terms: <ul style="list-style-type: none"> • Interest Rate: 0.0% • Term: 40 Years • Affordability Period: 40 Years
Collateral:	Recorded Open-End Mortgage Declaration and Agreement of Restrictive Covenants will be recorded for seven (7) units at or below 30% AMI, nineteen (19) units at or below 50% AMI, and fourteen (14) units and or below 60% AMI for a period of 40 years.
Required Approvals:	September 6, 2023 – Real Estate Loan Review Committee September 7, 2023 – Housing Opportunity Fund Advisory Board September 14, 2023 - URA Board of Directors
Program Sources:	\$600,000 – HOME 2020 \$1,000,000 – HOF 2022 Rental Gap Program
MWBE:	MWBE and Minority Workforce Inclusion (MWI) narratives have been submitted. A final MWBE plan will be approved prior to construction closing.
Commitment Expiration Date:	March 14, 2024

Sources of Funds		
9% LIHTC Equity		\$13,110,564
PHFA Development Cost Relief Program**		\$4,700,000
PHFA 1st Loan		\$3,510,526
HACP Project Based Voucher Gap Financing**		\$1,700,000
Rental Gap Program		\$1,600,000
PHTC Equity		\$1,125,000
Deferred Development Fee		\$711,575
Equity from 45L Energy Credits		\$255,000
Total Project Financing		\$26,712,665
<i>**Applications submitted and under review.</i>		

Uses of Funds		
Hard Costs		\$18,709,690
Acquisition		\$1,974,750
Construction & Permanent Loan Financing Charges		\$1,931,024
Developer Fees		\$1,750,000
Fees		\$1,408,751
Reserves		\$454,211
Miscellaneous Development Expenses		\$447,989
Syndication Fees & Expenses		\$36,250
Total Project Uses		\$26,712,665



The Standard BC, LLC is a Pennsylvania limited liability company with a mailing address of Two Center Plaza, Suite 700, Boston, MA 02108. Beacon Communities Corp, the managing member of The Standard BC, LLC, is led by Dara Kovel, CEO.



Director’s Report

To: URA Board of Directors
From: Thomas Link, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: September 14, 2023
Re: Agenda Item 6(a): Development Services

6(a) Crawford-Roberts, Allentown, Perry South, Garfield, Hazelwood, and Larimer – Transfers from URA to URA’s Pittsburgh Land Bank Affiliate

- i. Transfer proposals, forms of contract, and authorization to execute deeds to Pittsburgh Land Bank for the sale of the following properties for \$500 plus costs per parcel and
- ii. Certificates of Completion for Pittsburgh Land Bank for the following properties:

Ward	Block & Lot	Council District	Address	Lot/ Structure	Neighborhood	End User/End Use
3	9-M-171	6	Ledlie St	Lot	Crawford-Roberts	Amani Christian CDC - Duplex Site
3	9-M-273	6	Bedford Ave	Lot	Crawford-Roberts	Brenda Tate - Side Yard
3	9-M-274	6	Bedford Ave	Lot	Crawford-Roberts	Brenda Tate - Side Yard
3	9-S-200	6	1843 Webster Ave	Lot	Crawford-Roberts	Adjoining Owner(s) - Side Yard
18	14-E-163	3	Beltzhoover Ave	Lot	Allentown	Soil Sisters - Urban Agriculture
18	14-E-164	3	Beltzhoover Ave	Lot	Allentown	Soil Sisters - Urban Agriculture
18	14-E-165	3	Beltzhoover Ave	Lot	Allentown	Soil Sisters - Urban Agriculture
18	14-E-167	3	Beltzhoover Ave	Lot	Allentown	Soil Sisters - Urban Agriculture
26	45-H-264	6	2544 Crispen St	Lot	Perry South	Allegheny Land Trust - Ballfield Farm
26	46-A-310	6	Trimble St	Lot	Perry South	Allegheny Land Trust - Ballfield Farm
26	46-A-323	6	Trimble St	Lot	Perry South	Allegheny Land Trust - Ballfield Farm
10	50-G-49	9	Rosetta St	Lot	Garfield	Allegheny Land Trust - Healcrest Green
10	50-G-129	9	Hillcrest St	Lot	Garfield	Allegheny Land Trust - Healcrest Green
15	56-B-326	5	Hazelwood Ave	Lot	Hazelwood	COBCLT – Multifamily Residential
15	56-P-72-A	5	5113 Lytle St	Lot	Hazelwood	Hazelwood Initiative – Playground
12	124-N-252	9	Meadow St	Lot	Larimer	Betty Lane - African Healing Garden
12	124-P-11-A	9	Winslow St	Garage (portion)	Larimer	Red Whittaker - Garage Renovation

Authorization Details

We are seeking authorization to convey the 17 properties listed above to the Pittsburgh Land Bank (PLB) and to issue certificates of completion for these properties to PLB so that PLB can convey them to nine different end users for 10 projects.

These are transactions involving small-scale residential developments, side yards, urban agriculture, a playground, a garden, and a garage renovation—projects where the limited scale and cost can make the URA’s disposition process comparatively burdensome, and precisely the types of neighborhood-scale developments the PLB was designed to support. We would like to have the PLB manage the dispositions to facilitate the transfer of these publicly owned properties to private owners.



After the transfer of these properties is approved by the URA's Board of Directors, the properties will be presented to PLB's Board of Directors for approval to acquire and convey to the end users. Once approved, the PLB will post signs on the properties, starting a 30-day period during which members of the community and interested parties may object to the sales. If there are more than 15 objectors to a sale, the PLB will convene a community meeting to better understand the benefits and impact of the project in the neighborhood, after which the transaction will be returned to the PLB Board for another vote.

Pittsburgh Land Bank is committed to offering a streamlined process by which individuals and organizations can purchase publicly owned property while respecting the community's vision and needs.

1. Crawford-Roberts – Block 9-M, Lot 171 (Ledlie St) – Amani Christian Community Development Corporation – Future Duplex
Amani Christian Community Development Corporation, Inc. controls the other parcels on this block and will use this parcel for the development of an affordable duplex.
2. Crawford-Roberts – Block 9-M, Lots 273 and 274 (Bedford Ave) – Brenda Tate – Side Yard
Brenda Tate, who lives at 1911 Bedford Avenue, has been pursuing a side-yard purchase of these parcels for several years. She would like her niece, a Maryland resident, to purchase the property on her behalf, which the URA's restrictions on eligible side yard purchasers do not permit. The PLB's vacant land disposition process offers them a path forward for ownership.
3. Crawford-Roberts – Block 9-S, Lot 200 (1843 Webster Ave) – Adjoining Owner(s) - Side Yard(s)
The structure at 1843 Webster Avenue is being demolished, and PLB plans to offer the vacant site as a side yard to the owners of 1845 Webster Avenue, 204 Hillside Drive, and 212 Hillside Drive, which are the three residences that adjoin it.
4. Allentown – Block 14-E, Lots 163, 164, 165, and 167 (Beltzhoover Ave) – Soil Sisters – Urban Farm
Soil Sisters operates a plant nursery at 123 Beltzhoover Avenue. Their mission is to address the needs of local communities that lack resources, knowledge, and access to fresh produce and seedlings. Soil Sisters would like to acquire these vacant lots to develop a community urban farm food production site. The site will involve educational, event space, and job readiness elements.
5. Perry South – Block 45-H, Lot 264, and Block 46-A, Lots 310 and 323 (2544 Crispen St and Trimble St) – Allegheny Land Trust – Ballfield Farm
Allegheny Land Trust (ALT) is a Western Pennsylvania nonprofit organization that conserves and cares for local land. ALT would like to acquire these three parcels, formerly a baseball field, to be converted into a collective growing space and used for continued urban agricultural use. This is a neighborhood project with members who collectively grow organic food on Pittsburgh's Northside.
6. Garfield – Block 50-G, Lots 49 and 129 (Rosetta St and Hillcrest St) – Allegheny Land Trust – Healcrest Green
This ALT urban conservation project involves the acquisition of 18 adjacent parcels of land covering a 1.5-acre block in Garfield for permanent protection as Healcrest Green, a multipurpose community green space. ALT has worked with individuals in the community, the Bloomfield-Garfield Corporation, the nearby Environmental Charter School, and the URA to create a collaborative vision for the site, formalize future use and stewardship agreements, and formulate an action plan for the acquisition of the land. ALT will own the land and the primary community partners will assume on-going stewardship responsibilities.

ALT owns 10 of Healcrest Green's 18 vacant parcels. The remaining eight parcels are currently owned by the URA (the two parcels proposed now for transfer to PLB) and the City of Pittsburgh (six parcels that PLB will likely help ALT to acquire later).



7. Hazelwood – Block 56-B, Lot 326 (Hazelwood Avenue) – City of Bridges Community Land Trust – Multifamily Residence
This property is to be included in a City of Bridges Community Land Trust (COBCLT) New Markets Tax Credit-financed transaction that will bring a total of 14 affordable units to Hazelwood and other City neighborhoods. The parcel that URA proposes to transfer to PLB will be improved with an affordable residence consisting of a four-unit condo building with two fully accessible one-bedroom units on the first floor and two three-bedroom units on the second and third floors.
8. Hazelwood – Block 56-P, Lot 72-A (Lytle St) – Hazelwood Initiative – Playground Expansion
Hazelwood Initiative owns the adjoining parcel and wishes to acquire this parcel to expand an existing playground. The Hazelwood Initiative has been pursuing the purchase of this property for several years, and URA and PLB are working together so that the process can be expedited.
9. Larimer – Block 124-N, Lot 252 (Meadow St) – Betty Lane – African Healing Garden Expansion
Betty Lane has sought to acquire this property, along with adjoining Block 24-N, Lot 253, for several years, first from the City and then from the URA. The quiet title action for Block 24-N, Lot 252, has been completed, and transfer by URA to PLB will simplify the conveyance to Miss Betty. The URA and PLB are working together to have the second parcel, Block 124-N, Lot 253, come directly from the City to PLB so the quiet title process, which has lagged, can be expedited.
10. Larimer – Block 124-P, Lot 11-A (Winslow St) – Red Whittaker – Garage Renovation
This is a parcel that fronts Maxwell Way. There is a deteriorated garage located on this parcel that also spans the adjoining parcel, Block 124-P, Lot 11-B. Red Whittaker controls the other parcel and plans to renovate the garage.



Director's Report

To: URA Board of Directors
From: Thomas Link, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: September 14, 2023
Re: Agenda Item 6(b): Development Services

6(b) Avenues of Hope American Rescue Plan Act Grant Program Awards

- i. Authorization to enter into 15 Avenues of Hope American Rescue Plan Act Grant Program agreements and related contracts with 15 organizations in a cumulative not-to-exceed amount of \$1,281,962.

Authorization Details

In June 2023, the application window for the second funding round for the Avenues of Hope (AoH) American Rescue Plan Act (ARPA) Grant Program opened. The goal of the AoH ARPA Grant Program is to advance projects in the seven AoH commercial corridors that accomplish any of the following while complying with Federal ARPA requirements:

- Assist in the revitalization of commercial corridors that were impacted by the COVID-19 pandemic.
- Make improvements to vacant and/or abandoned commercial spaces and/or public infrastructure in disproportionately impacted communities.
- Provide commercial corridor support for recovery from COVID-19 pandemic hardships; and
- Invest in AoH neighborhoods to improve health outcomes in disproportionately impacted communities, specifically through the creation and/or improvement of parks and open spaces near or within the commercial corridor(s).

The URA received 39 applications across the seven corridors by the July 31, 2023, deadline. Upon closure of the funding round, URA Neighborhood Business District Services first reviewed all 39 submissions to verify general eligibility. During the second week of August 2023, Neighborhood Business District Services staff met with Community Advisory Committees representing each AOH corridor. The Advisory Committees, which include up to 10 stakeholders from each corridor, reviewed summaries of the projects and provided input and information about each of the applications.

On August 29, 2023, staff convened the ARPA Review Committee, which included representatives from the Mayor's Office, City Law Department, City Planning, the Office of Management and Budget, and URA staff representing the Development Services and Commercial Lending departments. Based on input from the Community Advisory Committees as well as ongoing URA staff assessment, eligible submissions were reviewed in detail for compliance with the program guidelines and ARPA regulations, as well as viability and readiness. Following this month-long review process, the 17 projects listed below received recommendations for funding.



CORRIDOR	PROJECT NAME	ORGANIZATION	PROJECT DESCRIPTION	ROUND II MAX. AWARD
Perrysville Avenue	Urban Impact Daycare Facility Renovation	Urban Impact Foundation	Buildout of daycare facility	\$100,000
	Wilson's Bar-B-Q Phase II	Wilson's Bar-B-Q	Installation of commercial kitchen hood system	\$89,000
Perrysville Avenue Corridor Total:				\$189,000

E. Warrington Avenue / Brownsville Road	6sixx Details Building Improvements	6sixx Details LLC	Storefront façade upgrades, ADA improvements and HVAC work	\$50,000
	Building Updates and Allentown Community Space	Abiding Missions	Sidewalk repairs and façade upgrades	\$87,500
	Onion Maiden Optimization	Onion Maiden LLC	Dining room renovations and bathroom/kitchen updates	\$190,000
	Hilltop UMC Streetscape & Revitalization	Hilltop United Methodist Church & Hilltop Alliance	Streetscape enhancements including parklike landscaping in commercial corridor	\$90,828
E. Warrington Avenue / Brownsville Road Corridor Total:				\$418,328

Centre Avenue	Salem's Market Centre Avenue	Salem's Market Centre LLC	Rehab of vacant commercial space	\$200,000
	Salon XO Spa & Wellness Center	Salon XO Beauty & Wellness Spa	Vacant structure rehabilitation	\$38,487
	Butch's Styles and Cuts Renovation Project	Butch's Styles and Cuts	Small business HVAC installation	\$60,000
Centre Avenue Corridor Total:				\$298,487



Second Avenue	Hazelwood Cafe Upgrades	Hazelwood Cafe	Expansion of business through addition of outdoor dining	\$10,394
	Thriving Founders	Ascender	6-month Entrepreneur Cohort for <i>Larimer, Hazelwood and Homewood</i> entrepreneurs	\$66,667
	Equity One Stop Shop Resource Center	P.O.O.R.L.A.W.	ADA improvements to community space	\$57,000
Second Avenue Corridor Total:				\$134,061
Larimer Avenue	Thriving Founders	Ascender	6-month Entrepreneur Cohort for <i>Larimer, Hazelwood and Homewood</i> entrepreneurs	\$66,667
Larimer Avenue Corridor Total:				\$66,667
Homewood Avenue	Community Playground	Bible Center Church - The Oasis Project	Creation of public playground on vacant lots	\$30,000
	Thriving Founders	Ascender	6-month Entrepreneur Cohort for <i>Larimer, Hazelwood and Homewood</i> entrepreneurs	\$66,667
Homewood Avenue Corridor Total:				\$96,667
Chartiers Avenue	1 Sound Urban Farm	Out of the End Inc.	Small business expansion	\$48,152
	Lydia's Coffee House	Lydia's Coffee House LLC	Small business expansion and COVID-19 recovery support	\$30,600
Chartiers Avenue Corridor Total:				\$78,752
TOTAL ROUND II AWARDS:				\$1,281,962

Funding sources: ARPA

Principal:

Talia O'Brien

Neighborhood Business District Analyst



Director's Report

To: URA Board of Directors
From: Thomas Link, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: September 14, 2023
Re: Agenda Item 6(b): Development Services

6(c) Neighborhood Initiatives Fund 2023 Awards

- i. Authorization to approve the Neighborhood Initiatives Fund awards listed below, and enter into contracts with the organizations listed, for a total amount not to exceed \$1,050,000.

Authorization Details

Since 2019, the Neighborhood Initiatives Fund has advanced 37 projects in 26 neighborhoods, for a total investment of \$2 million. In 2024, 32 applications were received from 25 neighborhoods, for a total request of \$2.4 million.

Over the past month, URA staff, along with representatives from the Department of City Planning, Office of Management and Budget, and the Mayor's Office have reviewed the applications and developed the following list of recommended awards. Authorization is requested to approve the awards outlined below, and enter into contracts with the nonprofit organizations for the amounts listed:

PROJECT NAME	ORGANIZATION	NEIGHBORHOOD	AWARD	SOURCE
Benches and Planters for Squirrel Hill Business Districts	Squirrel Hill Urban Coalition	Squirrel Hill South and North	\$23,950.00	PAYGO
Bloomfield Streetscape Improvement Project Phase II	Bloomfield Development Corporation	Bloomfield	\$28,769.52	PAYGO
Dornbrush Street GSI Project-Art Installation	UpstreamPGH	East Hills	\$30,000.00	CDBG
Intersection of Main Street & Butler Street	Lawrenceville Corporation	Lawrenceville	\$30,000.00	CDBG
Washington Heights Ecumenical Food Bank Facade Renovation	Mount Washington Community Development Corporation	Mount Washington	\$30,000.00	CDBG
Open Door Back Room and Flooring Renovation	The Open Door	Crafton Heights	\$30,000.00	PAYGO
Somali Bantu Community Garden	Mwanacuche Farm Inc.	Perry Hilltop	\$30,000.00	PAYGO
Malta Foundation Public Art Commission by Diane Samuels	Malta Foundation for the Arts	Central Northside	\$30,000.00	PAYGO
Troy Hill Commercial District Revitalization	Troy Hill Citizens Incorporated	Troy Hill	\$37,280.48	PAYGO
Historic Tito House Predevelopment	Uptown Partners	Uptown/Bluff	\$70,000.00	PAYGO



Pittsburgh Musical Theater Accessible Entrance Re-Design and External Improvement	Pittsburgh Musical Theatre	West End	\$100,000.00	CDBG
Freeman Family Farm Mini Grocery	Pittsburgh Struggling Student Association	Manchester	\$100,000.00	PAYGO
Reformed Presbyterian Home Nursing Community Renovations	Reformed Presbyterian Home	Perry Hilltop	\$100,000.00	CDBG
Façade Improvements: Installing New Roofing and New Cement Siding	Jubilee Soup Kitchen	Hill District	\$60,000.00	CDBG
Sustaining Black Arts in the Hill	Hill Dance Community Theatre	Hill District	\$100,000.00	CDBG
7101 Apple Street Restoration Project	The Pittsburgh Opera House	Lincoln-Lemington	\$60,000.00	CDBG
Town Square Design & Budget	Community Alliance of Spring Garden and East Deutschtown (CASGED)	East Deutschtown	\$30,000.00	CDBG
Empowering Communities: Sustainable Business Growth through Affordable Housing Revitalization	Perry Hilltop Citizens Council - 2115 Perrysville Avenue	Perry Hilltop	\$100,000.00	PAYGO
2144 Wylie Avenue Eatery	Hill Community Development Corporation	Hill District	\$60,000.00	CDBG
			\$1,050,000	

Funding sources: CDBG and PAYGO

Principal:

Jamie Piotrowski
Neighborhood Business District Analyst



**Regular Board Meeting
September 14, 2023
DISCLOSURE AGENDA**

1. Agreements/Amendments

- a. Authorization to amend Resolution 92 (2022) to provide a \$230,000 grant increase to Salem’s Market Centre Ave, LLC, or a related entity, resulting in a total funding amount not to exceed \$1,600,000. The funding source for the increase in grant funding will be PAYGO22-Equitable Empowerment.
- b. Authorization to amend Resolution 167 (2023) to provide a \$300,000 loan increase to Hullett Development Triangle LP resulting in a total loan amount not to exceed \$600,000 through the Pittsburgh Downtown Conversion Program. The funding source for all \$600,000 will be Commonwealth of Pennsylvania American Rescue Plan Act money.
- c. Authorization to Amend the Bedford Choice Phase I option agreement to become two option agreements, one for Bedford Choice Phase IA (9% Tax Credit Project) and Bedford Choice Phase IB (4% Tax Credit Project)
- d. Authorization to amend Resolution 183 (2023), to authorize an increase in the amount of Community Development Block Grant (CDBG) Fiscal Year (FY) 2023 funds allocated for the Rental Gap Program (RGP) loan with Bedford Dwellings Phase IA, LLC from \$1,000,000.00 to \$2,128,477.00. The CDBG FY 2023 funds that are allocated to the RGP loan with Bedford Dwellings Phase IB, LLC would be reduced by the same amount, leaving the combined amount of CDBG FY 2023 funds allocated to Bedford Dwellings Phase IA and IB unchanged. Should the URA receive these CDBG funds from the City, the total amount of the RGP loan will not exceed \$3,128,477.00.
- e. Authorization to amend Resolution 184 (2023), to authorize a decrease in the amount of Community Development Block Grant (CDBG) Fiscal Year (FY) 2023 funds allocated for the Rental Gap Program (RGP) loan with Bedford Dwellings Phase IB, LLC from \$4,000,000.00 to \$2,871,523.00. The CDBG FY 2023 funds that are allocated to the RGP loan with Bedford Dwellings Phase IA, LLC would be increased by the same amount, leaving the combined amount of CDBG FY 2023 funds allocated to Bedford Dwellings Phase IA and IB unchanged. Should the URA receive these CDBG funds from the City, the total amount of the RGP loan will not exceed \$3,871,523.00.
- f. Authorization for use of \$2,000,000 of UDAG funds for performing deals in the Commercial Loan portfolio, particularly the Pittsburgh Business Fund and the Minority Business Growth Fund.
- g. Authorization to amend Resolution Nos. 132, 133 and 134 (2021) for Lexington Technology Park to increase the grant amount from \$1,000,000 to \$1,500,000.
- i. Authorization to Rescind Resolutions 179, 180, 181 (2022) for Lexington Technology Park.
- j. Authorization to approve the appointment of Jacqueline Bowman-Porter and Marcus Robinson as Assistant Secretaries for the URA.

2. Dispositions

- a. Transfer proposal, form of contract, and authorization to execute a deed to Pittsburgh Housing Development Corporation for the sale of Block 26-P, Lot 185, in the 5th Ward (830 Adelaide Street) for \$500 plus costs.



Appendix September 14, 2023, Resolutions,

5. RESIDENTIAL LENDING & INVESTMENTS

Item 5(a)

RESOLUTION NO. ____ (2023)

RESOLVED: That a grant with Hazelwood Initiative for the new construction of three for-sale homes in the Hazelwood neighborhood, in an amount not to exceed \$245,000, payable from Housing Opportunity Fund (HOF) For-Sale Development Program, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

Item 5(b)

RESOLUTION NO. ____ (2023)

RESOLVED: That a loan with The Standard BC, LLC for the new construction of The Standard on Fifth apartment building in Uptown, in an amount not to exceed \$1,600,000, payable from the Housing Opportunity Fund Rental Gap Program, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is.

RESOLVED FUTHER: That a waiver of the Rental Gap Program guidelines to exceed the maximum Rental Gap Program loan amount is hereby approved.

6. DEVELOPMENT SERVICES

Item 6(a)

RESOLUTION NO. _____ (2023)

RESOLVED: That the transfer of Block 9-M, Lot 171(Ledlie St.), in the 3rd Ward of the City of Pittsburgh to the Pittsburgh Land Bank and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Land Bank, is hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, are hereby authorized on behalf of the Authority to execute a deed and related documents in order to effectuate said transfer, and the Secretary or Assistant Secretary is hereby authorized to attest the same and to affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2023)

RESOLVED: That the transfer of Block 9-M, Lots 273 and 274 (Bedford Avenue), in the 3rd Ward of the City of Pittsburgh to the Pittsburgh Land Bank and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Land Bank, is hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, are hereby authorized on behalf of the Authority to execute a deed and related documents in order to effectuate said transfer, and the Secretary or Assistant Secretary is hereby authorized to attest the same and to affix the seal of the Authority thereto.



RESOLUTION NO. _____ (2023)

RESOLVED: That the transfer of Block 14-E, Lots 163, 164, 165, 167 (Beltzhoover Avenue), in the 18th Ward of the City of Pittsburgh to the Pittsburgh Land Bank and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Land Bank, is hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, are hereby authorized on behalf of the Authority to execute a deed and related documents in order to effectuate said transfer, and the Secretary or Assistant Secretary is hereby authorized to attest the same and to affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2023)

RESOLVED: That the transfer of Block 45-H, Lots 264, and Block 46-A, Lots 310 and 323 (2544 Crispin Street and Trimble Street), in the 26th Ward of the City of Pittsburgh to the Pittsburgh Land Bank and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Land Bank, is hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, are hereby authorized on behalf of the Authority to execute a deed and related documents in order to effectuate said transfer, and the Secretary or Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2023)

RESOLVED: That the transfer of Block 50-G Lots 49 and 129 (Rosetta Street and Hillcrest Street) in the 10th Ward of the City of Pittsburgh to the Pittsburgh Land Bank and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Land Bank, is hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, are hereby authorized on behalf of the Authority to execute a deed and related documents in order to effectuate said transfer, and the Secretary or Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2023)

RESOLVED: That the transfer of Block 56-B, Lot 326 (Hazelwood Avenue) in the 15th Ward of the City of Pittsburgh to the Pittsburgh Land Bank and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Land Bank, is hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, are hereby authorized on behalf of the Authority to execute a deed and related documents in order to effectuate said transfer, and the Secretary or Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2023)

RESOLVED: That the transfer of Block 56-P, Lot 72-A (Lytle Street) in the 15th Ward of the City of Pittsburgh to the Pittsburgh Land Bank and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Land Bank, is hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, are hereby authorized on behalf of the Authority to execute a deed and related documents in order to effectuate said transfer, and the Secretary or Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.



RESOLUTION NO. _____ (2023)

RESOLVED: That the transfer of Block 124-N, Lot 252 (Meadow Street), in the 12th Ward of the City of Pittsburgh to the Pittsburgh Land Bank and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Land Bank, is hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, are hereby authorized on behalf of the Authority to execute a deed and related documents in order to effectuate said transfer, and the Secretary or Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2023)

RESOLVED: That the transfer of Block 124-P, Lot 11-A (Winslow Street), in the 12th Ward of the City of Pittsburgh to the Pittsburgh Land Bank and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Land Bank, is hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, are hereby authorized on behalf of the Authority to execute a deed and related documents in order to effectuate said transfer, and the Secretary or Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2023)

RESOLVED: That issuance of a Certificate of Completion to the Pittsburgh Land Bank, for Block 9-M. Lot 171 in the 3rd Ward of the City of Pittsburgh and return of the Good Faith Deposit (Ledlie Street- Amani Christian Community Development Corporation – Future Duplex) are hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, is hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2023)

RESOLVED: That issuance of a Certificate of Completion to the Pittsburgh Land Bank, for Block 9-M. Lots 273 and 274 in the 3rd Ward of the City of Pittsburgh and return of the Good Faith Deposit (Bedford Avenue- Brenda Tate – Side Yard) are hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, is hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2023)

RESOLVED: That issuance of a Certificate of Completion to the Pittsburgh Land Bank, for Block 9-S, Lot 200 in the 3rd Ward of the City of Pittsburgh and return of the Good Faith Deposit (1843 Webster Avenue – Adjoining Owner (s) – Side Yard(s)) are hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, is hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2023)

RESOLVED: That issuance of a Certificate of Completion to the Pittsburgh Land Bank, for Block 14-E, Lots 163, 164, 165 and 167 in the 18th Ward of the City of Pittsburgh and return of the Good Faith Deposit (Beltzhoover Avenue- Soil Sisters – Urban Farm) are hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, is hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.



RESOLUTION NO. _____ (2023)

RESOLVED: That issuance of a Certificate of Completion to the Pittsburgh Land Bank, for Block 45-H, Lot 264, and Block 46-A, Lot 310 and 323 in the 26th Ward of the City of Pittsburgh and return of the Good Faith Deposit (2544 Crispin Street and Trimble Street- Allegheny Land Trust – Ballfield Farm) are hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, is hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2023)

RESOLVED: That issuance of a Certificate of Completion to the Pittsburgh Land Bank, for Block 50-G, Lots 49 and 129 in the 10th Ward of the City of Pittsburgh and return of the Good Faith Deposit (Rosetta Street and Hillcrest Street – Allegheny Land Trust – Healcrest Green) are hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, is hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2023)

RESOLVED: That issuance of a Certificate of Completion to the Pittsburgh Land Bank, for Block 56-B, Lot 326 in the 15th Ward of the City of Pittsburgh and return of the Good Faith Deposit (Hazelwood Avenue – City of Bridges Community Land Trust- Multifamily Residence) are hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, is hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2023)

RESOLVED: That issuance of a Certificate of Completion to the Pittsburgh Land Bank, for Block 56-P, Lot 72-A, in the 15th Ward of the City of Pittsburgh and return of the Good Faith Deposit (Lytle Street - Hazelwood Initiative – Playground Expansion) are hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, is hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2023)

RESOLVED: That issuance of a Certificate of Completion to the Pittsburgh Land Bank, for Block 124-N, Lot 252, in the 12th Ward of the City of Pittsburgh and return of the Good Faith Deposit (Meadow Street – Betty Lane – African Healing Garden Expansion) are hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, is hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2023)

RESOLVED: That issuance of a Certificate of Completion to the Pittsburgh Land Bank, for Block 124-P, Lot 11A, in the 12th Ward of the City of Pittsburgh and return of the Good Faith Deposit (Winslow Street- Red Whittaker-Garage Renovation) are hereby approved. The Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, is hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.



Item 6(b)

RESOLUTION NO. ____ (2023)

RESOLVED: That grant(s) with the following organizations to advance projects in the seven AoH commercial corridors, for the following amounts, payable from the American Rescue Plan Act (ARPA) funds, are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

1.	Urban Impact Daycare Facility Renovations	\$100,000.00
2.	Wilson’s Bar-B-Q	\$89,000.00
3.	6sixx Details LLC	\$50,000.00
4.	Abiding Missions	\$200,000.00
5.	Onion Maiden LLC	\$190,000.00
6.	Hilltop United Methodist Church	\$90,828.00
7.	Salem’s Market Centre Ave., LLC	\$200,000.00
8.	Salon XO Spa & Wellness Center	\$38,487.00
9.	Butch’s Styles and Cuts	\$60,000.00
10.	Hazelwood Café	\$40,822.00
11.	Ascender	\$200,000.00
12.	POORLAW	\$57,000.00
13.	Community Playground	\$30,000.00
14.	Out of the End Inc.	\$48,152.00
15.	Lydia’s Coffee House LLC	\$30,600.00

Item 6(c)

RESOLUTION NO. ____ (2023)

RESOLVED: That Neighborhood Initiative fund grant(s) with the following organizations, for the following amounts, payable from PAYGO and CDBG funds, are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

1.	Squirrel Hill Urban Coalition	\$23,950.00
2.	Bloomfield Development Corporation	\$28,769.52
3.	UpstreamPGH	\$30,000.00
4.	Lawrenceville Corporation	\$30,000.00
5.	Mount Washington Community Development Corporation	\$30,000.00
6.	Open Door Back Room and Flooring Renovation	\$30,000.00
7.	Mwanacuche Farm Inc.	\$30,000.00
8.	Malta Foundation for the Arts	\$30,000.00
9.	Troy Hill Citizens Incorporated	\$37,280.48
10.	Uptown Partners	\$70,000.00
11.	Pittsburgh Musical Theatre	\$100,000.00
12.	Pittsburgh Struggling	\$100,000.00
13.	Reformed Presbyterian Home	\$100,000.00
14.	Jubilee Soup Kitchen	\$60,000.00
15.	Hill Dance Community Theatre	\$100,000.00



16.	The Pittsburgh Opera House	\$60,000.00
17.	Community Alliance of Spring Garden and East Deutschtown	\$30,000.00
18.	Perry Hilltop Citizens Council-2115	\$100,000.00
19.	Hill Community Development Corporation	\$60,000.00

