

Minutes of the Hybrid Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh.

May 9, 2024 – 2:00 P.M., E.S.T.

Members Present: Chintalapalli, Lavelle, Williamson, Connelly, Powell

Members Absent: None

Staff Present: Nemani-Stanger, Link, Geiger, Fews, Wilhelm, Peyton, Wasler, Murray, DiBernardo, Kendall-Morris, Schacht and Bohince

Chair Chintalapalli called the Regular Meeting to order and declared a quorum present.

1. General

a. Roll Call

b. Approval of the April 11, 2024, URA Regular Board Meeting Minutes

2. Public Comment – See attached.

3. Announcements

a. Chair Chintalapalli announced that an Executive Session was held on May 3, 2024, for a board briefing for the May 2024 URA Regular Board Meeting Agenda for informational purposes only, and May 9, 2024.

b. 62nd Street Site – Hold from Market

c. Q1 2024 Quarterly Impact Report

d. Request for Proposals for Auditing Services

e. Request for Proposals for Broad Street Plaza Construction

f. The Housing Opportunity Fund 2025 Annual Allocation Plan community survey has been launched.

g. The OwnPGH Homeownership Program celebrated 100 new homeowners in the City of Pittsburgh

h. HOME ARP Affordable Rental Housing application now open

4. Rental Gap Program – Uptown Flats

a. Authorization to amend Resolution No. 395 (2023) for the Rental Gap Program loan agreement with BH Venture One LP, or a related entity, to increase the loan amount by \$1,250,000 for a total loan amount of \$2,500,000 for the construction of Uptown Flats,

located at 1400-1406 Fifth Avenue in the Uptown/Bluff neighborhood, Ward 1 of the City of Pittsburgh.

- b. Authorization for a waiver of Rental Gap Program guidelines to exceed the maximum Rental Gap Program loan amount of \$1,250,000.

Ms. Nemani-Stanger requested Board approval of the above items. David DiBernardo, Lending Analyst Residential and Consumer Lending Department presented.

Borrower/Developer	BH Venture One LP
Project Location:	1400-1406 Fifth Avenue
Neighborhood:	Uptown/Bluff
Council District:	6
Description:	<p>Uptown Flats is a thirty-four (34) unit new construction project being developed through a partnership between Bethlehem Haven of Pittsburgh, a service provider for women at risk of homelessness and ACTION-Housing Incorporated, an affordable housing developer that specializes in supportive housing. The name of this partnership is BH Venture One LP.</p> <p>Uptown Flats will be constructed at 1400-1406 Fifth Avenue in the Uptown neighborhood of Pittsburgh. This location is currently made up of four (4) vacant four-story buildings, which will be demolished and replaced with a single four-story, 33,562 square-foot building that will exclusively be occupied by thirty-four (34) affordable apartments as well as office space for Bethlehem Haven supportive staff on the first floor. The building directly next to this new construction project is Bethlehem Haven, a women's shelter that recently completed renovations in April and was partially funded by a Housing Opportunity Fund Rental Gap Program loan.</p> <p>These thirty-four (34) units will be comprised of four (4) units for households earning at or below 30% of AMI and thirty (30) for households earning at or below 50% of AMI. Eleven (11) of the units will be single occupancy, sixteen (16) units will be one-bedroom, and seven (7) units will be two-bedroom. The units will be for individuals meeting the requirements of homelessness and disabilities. Four (4) of the units will be designated for Uniform Federal Accessibility Standards (UFAS) mobility, and two (2) units for the hearing and visually impaired. The building will include common spaces such as an interior courtyard and community room.</p> <p>This permanent housing will create a vital addition to the Bethlehem Haven existing continuum that will allow vulnerable residents to find stability and success in life. By integrating housing with healthcare and extensive supportive services, this project will enrich the residents' lives. Bethlehem Haven will have a service coordinator on site ten hours a week throughout the year to evaluate and create specialized care plans for the residents that have disabilities or are transitioning out of homelessness.</p> <p>This nearly \$22.0 million project will be financed by a Pennsylvania Housing Finance Agency 9% Low Income Housing Tax Credit (LIHTC) award, Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) and PennHOMES awards from the Pennsylvania Housing Finance Agency (PHFA), a Community Development Block Grant (CDBG-CV) award through the US Department of Housing and Urban Development (HUD), an Affordable Housing Program (AHP) award from the Federal</p>

	Home Loan Bank (PHLB), an Allegheny County HOME ARP loan, and this Rental Gap Program award from the Urban Redevelopment Authority of Pittsburgh.
Authority Financing for Review:	\$2,497,000-HOME ARP-Rental Gap Program \$3,000-HOME 2022-Rental Gap Program
Collateral:	Declaration of Restrictive Covenants requiring that four (4) units are rented to households earning at or below 30% of AMI and thirty (30) units are rented to households earning at or below 50% of AMI for 40 years.
Required Approvals:	Authorization of the URA Board of Directors
Program Sources:	\$2,497,000 from the HOME Investment Partnerships Program American Rescue Plan (HOME ARP) \$3,000-HOME 2022-Rental Gap Program
MWBE:	MWBE Plan approved
Commitment Expiration Date:	July 31, 2024
Sources of Funds	
9% LIHTC	\$13,243,531
URA Housing Opportunity Fund (HOF) Rental Gap Program (RGP)	\$2,500,000
Owner Capital Contribution	\$1,308,278
PHFA Development Cost Relief Program	\$1,247,382
Allegheny County HOME ARP	\$1,000,000
FHLB AHP	\$736,744
PHFA PHARE	\$662,394
PHFA PennHOMES	\$537,606
Pennsylvania State Housing Tax Credit	\$350,000
Deferred Developer Fee	\$225,000
Sponsor Loan	\$76,000
Total Project Financing	\$21,886,935
Uses of Funds	
Total Construction Costs	\$15,414,891
Reserves and Developer Fee	\$2,281,862
Acquisition Costs	\$1,704,034
Syndication Fees & Expenses	\$952,860
Architectural Fees	\$819,928
Total Carrying/Operating Costs	\$470,137
Miscellaneous Development Expenses	\$243,223
Total Project Costs	\$21,886,935

BH Venture One LP is a limited liability partnership between Bethlehem Haven of Pittsburgh and ACTION-Housing Incorporated with a mailing address of 905 Watson Street, Pittsburgh, Pennsylvania 15219. Principal Name: Annette Fetchko, Executive Director.

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

RESOLUTION NO. 81 (2024)

RESOLVED: That Resolution No. 395 (2023) is hereby amended, to increase the loan amount by \$1,250,000 for a total loan amount of \$2,500,000 for the construction of Uptown Flats, located at 1400-1406 Fifth Avenue in the Uptown/Bluff neighborhood, Ward 1 of the City of Pittsburgh.

RESOLUTION NO. 82 (2024)

That a waiver of the Rental Gap Program guidelines to exceed the maximum Rental Gap Program loan to exceed the maximum Rental Gap Program loan amount of \$1,250,000, is hereby approved.

5. For-Sale Development Program – Hillcrest Street Houses
- a. Authorization to enter into a For-Sale Development Program Grant Agreement with Open Hand Ministries, or a related entity, for a grant amount not to exceed \$300,000 for the construction of Hillcrest Street Houses, located at 5352, 5354, and 5356 Hillcrest Street in the Garfield neighborhood, Ward 10 of the City of Pittsburgh.

Ms. Nemani-Stanger requested Board approval of the above item. David DiBernardo presented.

Borrower/Developer	Open Hand Ministries (OHM)/Bloomfield Garfield Corporation (BGC)	
Project Location:	5352, 5354, 5356 Hillcrest Street	
Neighborhood:	Garfield	
Council District:	9	
Description:	<p>The Hillcrest Street Houses project is the construction of three new houses on vacant lots in the Garfield neighborhood of Pittsburgh. The Bloomfield Garfield Corporation and Open Hand Ministries are developing this project as partners. Construction is planned to begin in June 2024 and be completed in January 2025.</p> <p>Each of the three homes will be sold affordably to families earning at or below 80% of Area Median Income (AMI) and will remain affordable for a period of 99-years (permanently).</p>	
Authority Financing for Review:	\$300,000 Housing Opportunity Fund 2022 – For-Sale Development Program	
Collateral:	Declaration of Restrictive Covenants requiring that the houses are sold to residents earning at or below 80% of AMI for 99 years (permanently).	
Required Approvals:	Authorization of the HOF Advisory Board, URA Board of Directors	
Program Sources:	2022 FSDP Housing Opportunity Funds	
MWBE:	MWBE Plan approved	
Commitment Expiration Date:	August 30, 2024	
Sources of Funds		
	First Commonwealth Bank – Loan	\$600,000
	Federal Home Loan Bank - Affordable Housing Program	\$450,000
	For-Sale Development Program (FSDP) Grant	\$300,000
	Developer Equity	\$150,000
	Open Hand Ministries Fundraising	\$50,000
	Transaction Fees	\$32,250
	Total Project Financing	\$1,582,250
Uses of Funds		

Hard Construction Costs	\$1,282,935
Architectural and Engineering	\$107,200
Financing Charges	\$67,765
Developer Fee	\$60,000
Transaction Fees	\$32,250
Miscellaneous Development Expenses	\$22,400
Acquisition	\$9,700
Total Project Costs	\$1,582,250

Open Hand Ministries is a Pennsylvania 501(c) Nonprofit with a mailing address of 616 N Highland Ave, Pittsburgh, PA 15206. Principal Name: Wayne Younger, Executive Director

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

RESOLUTION NO. 83 (2024)

RESOLVED: That a grant to Open Hand Ministries, or a related entity, for the construction of Hillcrest Street Houses, located at 5352, 5354, and 5356 Hillcrest Street in the Garfield neighborhood, Ward 10 of the City of Pittsburgh, for an amount not to exceed \$300,000, payable from the Housing Opportunity Fund 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 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.

6. Rental Gap Program – Western Manor

- a. Authorization to rescind Resolution No. 1 (2022) which approved a loan in the amount of up to \$500,000 to the Hill Community Development Corporation to address issues with the roof system and other water infiltration repairs needed at the site.
- b. Authorization to enter into a Rental Gap Program loan agreement with AHH-Western Manor, LLC, or a related entity for a loan amount not to exceed \$860,000 for the rehabilitation of Western Manor, located at 2851 Bedford Avenue, 15219 in the Bedford Dwellings Neighborhood, Ward 6, of the City of Pittsburgh.

Ms. Nemani-Stanger requested Board approval of the above items. Ben Peyton, Manager of Residential Lending Residential & Consumer Lending Department, presented.

Borrower/Developer:	AHH-Western Manor, LLC -Borrowing Entity Three Rivers Communities, Inc - Developer
Project Location:	2851 Bedford Avenue, 15219
Neighborhood:	Bedford Dwellings
Council District:	6
Description:	This loan will finance necessary and long-deferred repairs and improvements to Western Manor, a 32-unit senior housing development which has provided housing for very low-income elderly residents in Pittsburgh's Hill District since 1992. The property is on the grounds of the former tuberculosis hospital and adjacent to Christopher Smith Terrace and Milliones Manor. In summer 2023, an agreement was reached to transfer ownership and management to affiliates of the Allegheny County Housing Authority to avoid the property going into foreclosure.

	<p>Ownership of Western Manor is transferring to AHH-Western Manor, LLC, a Pennsylvania 501(c) 3 Nonprofit corporation, through a process regulated by HUD known as a Transfer of Physical Asset, in which the new owner will acquire the property for \$100 subject to the terms of all existing HUD Section 202 financing and operating agreements. This includes the transfer of a Project Rental Assistance Contract (PRAC) through which HUD will subsidize the difference between actual tenant paid rent collections (based on rent equal to 30% of income for eligible income) and actual operating expenses subject to annual budget submission. The existing HUD Capital Advance mortgage will remain in first lien position followed by the URA’s subordinate loans.</p> <p>The project development team is led by Three Rivers Communities, Inc, a Pennsylvania nonprofit corporation (Three Rivers), an instrumentality of the Allegheny County Housing Authority (ACHA). Three Rivers was formed for the purpose of, among other purposes, owning real estate that is not assisted by federal low-income public housing funding sources. ACHA is the sole member of Three Rivers.</p> <p>Renovations at Western Manor will prioritize health/safety considerations such as completion of sprinklers, HVAC repair and replacement, and security system upgrades along with interior renovations that include appliance replacement, floors and finishes, and new fixture installation so that units can be re-leased. Exterior renovations are primarily to address building elements that have suffered from deferred maintenance.</p> <p>The cost estimate was produced by staff from ACHA’s modernization department drawing upon cost data derived from recent similar renovations performed across its portfolio and which were subject to the same competitive bidding and procurement processes that will apply to this project. In addition, a 5% contingency has been added to the project budget.</p> <p>The first authorization associated with this item is to rescind a previous authorization of \$500,000 Rental Gap Program loan approved by the URA Board in 2022 for Western Manor. At the time, this loan was to address emergency repairs at the property. Western Manor never closed that loan. Rescinding that previous authorization will free those funds to be used for the current authorization.</p>
Authority Financing for Review:	\$860,000 Rental Gap Program Loan (\$500,000 2020 RGP Housing Opportunity Fund dollars and \$360,000 2024 RGP Housing Opportunity Fund dollars)
Collateral:	Recorded Open-End Mortgage and Security Agreement and Declaration of Restrictive Covenants that the units will be rented to households at or below 50% of AMI for 40 years. HOF Advisory Board recommended 99 years. This is inconsistent with program guidelines.
Required Approvals:	Authorization of the URA Real Estate Loan Review Committee, HOF Advisory Board, URA Board of Directors
Program Sources:	2020 RGP Housing Opportunity Funds and 2024 RGP Housing Opportunity Funds
MWBE:	MWBE Narrative approved
Commitment Expiration Date	December 31, 2024
Sources of Funds	
URA Rental Gap Program Loan	\$860,000

Equity	\$211,388
Existing Replacement Reserves	\$19,046
Total Project Financing	\$1,090,434
Uses of Funds	
Hard Costs	\$1,053,234
Fees	\$37,200
Total Project Costs	\$1,090,434

AHH-Western Manor, LLC, a Pennsylvania 501(c)3 Nonprofit, with a mailing address of 2851 Bedford Avenue, Pittsburgh, PA 15219. Frank Aggazio, President of Affordable Housing Holdings, Inc., the sole member of AHH-Western Manor, LLC.

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

RESOLUTION NO. 84 (2024)

RESOLVED: That Resolution No. 1 (2022) which approved a loan in the amount of up to \$500,000 to the Hill Community Development Corporation to address issues with the roof system and other water infiltration repairs needed at the site. is hereby rescinded.

RESOLUTION NO. 85 (2024)

RESOLVED: That a loan with AHH-Western Manor, LLC, or a related entity, for the rehabilitation of Western Manor, located at 2851 Bedford Avenue, 15219 in the Bedford Dwellings Neighborhood, Ward 6, of the City of Pittsburgh, in an amount not to exceed \$860,000, 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.

7. OwnPGH Construction Grants – \$2,082,179 Total

- a. Authorization to enter into an OwnPGH construction grant agreement with Rising Tide Partners, or a related entity, in an amount of up to \$1,500,000 for the rehabilitation of seven scattered-site units. The houses are located at 2317 Park Hill Drive (Ward 9), 2413 Park Hill Drive (Ward 9), 471 Kilbourne Avenue (Ward 5), 5313 Rosetta Street (Ward 9), 5456 Columbo Street (Ward 9), 316 Chester (Ward 6), 213 Henderson (Ward 1).
- b. Authorization to enter into an OwnPGH construction grant agreement with Hilltop Alliance, or a related entity, in an amount of up to \$105,937 for the rehabilitation of 845 Henger Street.
- c. Authorization to enter into an OwnPGH construction grant agreement with East Liberty Development Inc., or a related entity, in an amount of up to \$47,557 for the rehabilitation of 446 Enright Court.
- d. Authorization to enter into an OwnPGH construction grant agreement with East Liberty Development Inc., or a related entity, in an amount of up to \$161,127 for the rehabilitation of 177 Mayflower Street and 228 Mayflower Street.

- e. Authorization to enter into an OwnPGH construction grant agreement with Amani Christian Community Development Corporation, or a related entity, in an amount of up to \$267,558 for the new construction of two units located at 841 and 843 Ledlie Street.

Ms. Nemani-Stanger requested Board approval of the above items. Ben Peyton presented.

Borrowers/Developers:	Rising Tide Partners Hilltop Alliance East Liberty Development, Inc. Amani Christian Community Development Corporation
Project Locations:	i. Rising Tide Scattered Sites including: <ul style="list-style-type: none"> • 2317 Park Hill Drive • 2413 Park Hill Drive • 471 Kilbourne Avenue • 5313 Rosetta Avenue • 5456 Columbo Street • 316 Chester Avenue • 213 Henderson Street ii. 845 Henger Street iii. 446 Enright Court iv. Mayflower Street Renewal: <ul style="list-style-type: none"> • 177 Mayflower Street • 228 Mayflower Street v. Ledlie Street Townhomes: <ul style="list-style-type: none"> • 841 Ledlie Street • 843 Ledlie Street
Neighborhood:	i. Rising Tide Scattered-Site: East Hills, Garfield, Hazelwood, Perry Hilltop ii. 845 Henger Street: St. Clair iii. 446 Enright Court: East Liberty iv. Mayflower Street Renewal: Larimer v. Ledlie Street Townhomes: Crawford-Roberts
Council Districts:	1, 3, 5, 6, 9
Description:	<p>As an extension of the OwnPGH Homeownership Program and as a tool to assist in the production of affordable housing, the URA has introduced OwnPGH Construction Financing. Under this program, developers may access OwnPGH grant funding to finance the new construction or rehabilitation of affordable for-sale housing opportunities. Upon construction completion, developers will be required to sell the homes affordably to households whose income is at or below 80% of AMI. Developers will assist potential homebuyers in accessing available URA homeownership programs to help make the property affordable for the homebuyer.</p> <p>In February, the URA announced that the application window for OwnPGH Construction Financing was open. Since then, the URA received 16 applications. This month, the Residential Lending & Investments department is moving forward with five of the applications. This action will award a total of \$2,082,179 in OwnPGH funding, which will be used towards the rehabilitation and new construction of 13 single-family homes. All properties will be affordable for households with incomes</p>

	<p>at or below 80% of AMI. A deed restriction will be set on all properties maintaining an affordability requirement for a period of 30 years.</p> <p>The following are brief descriptions of each property:</p> <p>Rising Tide OwnPGH Scattered-Site OwnPGH Award: \$1,500,000 Total Development Cost: \$2,540,000 Number of Homes: 7 Home Types: Three 2-bedroom/1-bath, One 2-bedroom/1.5-bath, Two 3-bedroom/1.5-bath, One 4-bedroom/1-bath Neighborhoods: East Hills (2), Hazelwood (2), Garfield (2), Perry Hilltop (1) Developer: Rising Tide Partners</p> <p>845 Henger Street OwnPGH Award: \$105,937 Total Development Cost: \$280,937 Number of Homes: 1 Home Type: 3-bedroom/1-bath Neighborhood: St. Clair Developer: Hilltop Alliance</p> <p>446 Enright Court OwnPGH Award: \$47,557 Total Development Cost: \$221,365 Number of Homes: 1 Home Type: 2-bedroom/1-bath Neighborhood: East Liberty Developer: East Liberty Development, Inc.</p> <p>Mayflower Street Renewal OwnPGH Award: \$161,127 Total Development Cost: \$790,127 Number of Homes: 2 Home Types: Two 2-bedroom/1.5-bath Neighborhood: Larimer Developer: East Liberty Development Inc.</p> <p>Ledlie Street Townhomes OwnPGH Award: \$267,558 Total Development Cost: \$1,167,558 Number of Homes: 2 Home Types: Two 3-bedroom/1.5-bathroom Neighborhood: Crawford-Roberts Developer: Amani Christian Development Corporation</p> <p>For all projects receiving OwnPGH Construction funding, construction must begin by December 1, 2024, and the assisted units must be completed by June 20, 2026.</p>
<p>Authority Financing for Review:</p>	<p>\$2,082,179 American Rescue Plan (ARP)</p> <ul style="list-style-type: none"> - Rising Tide OwnPGH Scattered-Site: \$1,500,000 - 845 Henger Street: \$105,937 - 446 Enright Court: \$47,557

	- Mayflower Street Renewal: \$161,127 - Ledlie Street Townhomes: \$267,558
Collateral:	Declaration of Restrictive Covenants requiring that all properties remain affordable for households with incomes at or below 80% of AMI for 30 years
Required Approvals:	Authorization of the URA Board of Directors
Program Sources:	American Rescue Plan (ARP)
MWBE:	MWBE Narratives approved
Commitment Expiration Date:	November 14, 2024
Sources of Funds – Rising Tide OwnPGH Scattered-Site	
URA OwnPGH Construction Financing Grant	\$1,500,000
Construction Financing	\$936,000
Sale Proceeds to Cover Transaction Fees	\$104,000
Total Project Financing	\$2,540,000
Uses of Funds – Rising Tide OwnPGH Scattered Site	
Hard Costs	\$1,492,093
Acquisition	\$389,880
Fees	\$273,500
Misc. Development Fees	\$169,189
Construction & Perm Loan Financing Charges	\$110,337
Transaction Fees	\$104,000
Total Project Costs	\$2,540,000
Sources of Funds – 845 Henger Street	
PNC Bank Line of Credit	\$157,500
URA OwnPGH Construction Financing Grant	\$105,937
Sales Proceeds to Cover Transaction Fees	\$17,500
Total Project Financing	\$280,937
Uses of Funds – 845 Henger Street	
Hard Construction Costs	\$208,322
Construction & Permanent Loan Financing Charges	\$22,876
Developer Fee	\$20,738
Transaction Fees	\$17,500
Miscellaneous Fees and Expenses	\$9,300
Acquisition	\$2,201
Total Project Costs	\$280,937
Sources of Funds – 446 Enright Court	
Neighborhood Community Development Fund (NCDF) – Construction Loan	\$144,624
URA OwnPGH Construction Financing Grant	\$47,557
Sales Proceeds to Cover Transaction Fees	\$15,876
McCune Foundation Grant	\$13,308
Total Project Financing	221,365
Uses of Funds – 446 Enright Court	
Hard Construction Costs	\$144,624
Acquisition	\$23,991
Construction & Permanent Loan Financing Charges	\$15,912
Transaction Fees	\$15,876
Developer Fee	\$14,462
Miscellaneous Fees and Expenses	\$6,500
Total Project Costs	\$221,365
Sources of Funds – Mayflower Street Renewal	

Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP) Grant	\$300,000
WesBanco Construction Loan	\$270,000
URA OwnPGH Construction Financing Grant	\$161,127
Sales Proceeds to Cover Transaction Fees	\$30,000
Pennsylvania Housing Finance Agency (PHFA) PHARE Grant	\$29,000
Total Project Financing	\$790,127
Uses of Funds – Mayflower Street Renewal	
Hard Construction Costs	\$533,318
Developer Fee	\$53,000
Construction & Permanent Loan Financing Charges	\$49,032
Acquisition	\$38,769
Transaction Fees	\$30,000
Legal Fees	\$25,362
Development Consultant Fees	\$24,000
Miscellaneous Fees and Expenses	\$18,581
Architectural Fees	\$18,065
Total Project Costs	\$790,127
Sources of Funds – Ledlie Street Townhomes	
Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP) Grant	\$300,000
First Commonwealth Bank	\$288,000
URA Own PGH Construction Financing Grant	\$267,588
Gaming Economic Development and Tourism Program (GEDTF)	\$200,000
URA For-Sale Development Program (FSDP)	\$72,000
Bridgeway Capital Grant	\$40,000
Total Project Financing	\$1,167,558
Uses of Funds – Ledlie Street Townhomes	
Hard Construction Costs	\$846,000
Architectural and Financial Fees	\$169,000
Developer Fee	\$82,500
Transaction Fees	\$40,000
Acquisition Costs	\$30,000
Total Project Costs	\$1,167,558

Rising Tide Partners is a Pennsylvania 501(c)3 Nonprofit with a mailing address of 727 Wood Street, Floor 3, Pittsburgh, PA 15221. It is the principal entity. Principal Name: Kendall Pelling, Executive Director

Hilltop Alliance is a Pennsylvania 501(c)3 with a mailing address of 209 Bausman Street, Pittsburgh, PA 15210. It is the principal entity. Principal Name: Bill Shimko, Executive Director

East Liberty Development, Inc. is a Pennsylvania 501(c)3 Nonprofit with a mailing address of 211 N. Whitfield Street, Pittsburgh, PA 15206. It is the principal entity. Principal Name: Maelene Myers, Executive Director

Amani Christian Community Development Corporation is a Pennsylvania 501(c)3 with a mailing address of 544 Miltenberger Street, Pittsburgh, PA 15219. Is it the principal entity. Principal Name: Reverend Lee Walls, Executive Chair

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

RESOLUTION NO. 86 (2024)

RESOLVED: That a grant with Rising Tide Partners, or a related entity, for the construction of 2317 Park Hill Drive (Ward 9), 2413 Park Hill Drive (Ward 9), 471 Kilbourne Avenue (Ward 5), 5313 Rosetta Street (Ward 9), 5456 Columbo Street (Ward 9), 316 Chester (Ward 6), 213 Henderson (Ward 1), City of Pittsburgh in an amount not to exceed \$1,500,000, payable from OwnPGH, 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.

RESOLUTION NO. 87 (2024)

RESOLVED: That a grant with Hilltop Alliance, or a related entity, for the rehabilitation of 845 Henger Street, Ward 16, City of Pittsburgh in an amount not to exceed \$105,937, payable from OwnPGH, 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.

RESOLUTION NO. 88 (2024)

RESOLVED: That a grant with East Liberty Development Inc., or a related entity, for the rehabilitation of 446 Enright Court, Ward 12, City of Pittsburgh in an amount not to exceed \$47,557, payable from OwnPGH, 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.

RESOLUTION NO. 89 (2024)

RESOLVED: That a grant with East Liberty Development Inc., or a related entity, for the rehabilitation of 177 Mayflower Street and 228 Mayflower Street, Ward 12, City of Pittsburgh in an amount not to exceed \$161,127, payable from OwnPGH, 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.

RESOLUTION NO. 90 (2024)

RESOLVED: That a grant with Amani Christian Community Development Corporation, or a related entity, for the new construction of 841 and 843 Ledlie Street, Ward 3, City of Pittsburgh in an amount not to exceed \$267,558, payable from OwnPGH, 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.

8. Homeowner Assistance Program Guideline Amendments
 - a. Authorization to approve amendment(s) to the Homeowner Assistance Program (HAP) guidelines to clarify what documentation the URA will require and retain for each client,

how each client may utilize the program funding to renovate their home, how often a resident can re-apply for assistance through the program, and other items.

Ms. Nemani-Stanger requested Board approval of the above item.

Derek Kendall-Morris, Manager of Consumer Lending, Residential & Consumer Lending presented that The Homeowner Assistance Program (HAP) provides financial assistance to eligible homeowners for rehabilitating and improving their homes. The HAP provides each homeowner with up to \$35,000 of assistance in the form of a \$5,000 grant and an up to \$30,000 deferred, 0% interest, forgivable loan. Funding provided through the program must be used to bring homes into compliance with City of Pittsburgh codes, undertake energy efficiency improvements, and to make eligible general property improvements to enhance the household's overall quality of life.

Eligible applicants must have a total household income at or below 80% of the Area Median Income and they must own and reside at the property that is to be improved. Applicants must also prove that they have a current homeowners insurance policy for the property and that they do not owe any real estate taxes to the City, School District or County.

A series of updates to the HAP guidelines are necessary to ensure that potential applicants understand what participation in the program requires and what documentation the URA will retain related to their application and subsequent project. Specific guideline updates include:

- Applicants who have previously gone through HAP will not be eligible to re-apply until after five years have passed from the final inspection of their project. Applicants utilizing the program for the second time will be required to utilize both the grant and loan portions of the program.
- Applicants must not have any outstanding City, School or County real estate taxes, or they must be on a payment plan for any taxes in arrears.
- If a homeowner decides that they only want to utilize the \$5,000 grant, that homeowner will be required to find their own contractor for their project, and they will be notified that the URA will not be able to warranty the work that is to be performed.
- HAP Project Documentation Requirements:
 - Proof of income (One month of paystubs, current tax return, and any other income documentation for the entire household)
 - Proof of ownership of home (screenshot from Allegheny County Real Estate portal)
 - Proof of taxes paid (City, School, and County real estate taxes)
 - Proof of homeowners insurance coverage
 - Property Report or estimate of value
 - Copies of all fully executed closing documents
 - Documentation of initial URA inspection, stage inspections, and final inspection
 - Scope of Work and URA approval
 - Signed scope of work: URA, homeowner, and contractor
 - Photos of job progress
 - Invoice(s)
 - HAP application
 - Contractor Registration Packet if homeowner selects their own contractor
 - URA 'Next Steps' Letter

- URA Contractor Selection Letter
- Contractor Rejection Letter if applicable
- Homeowner Rejection of Contractor and Quitting Program Documentation if applicable
- Homeowner Orientation Checklist

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

RESOLUTION NO. 91 (2024)

RESOLVED: That the Homeowner Assistance Program (HAP) guidelines are hereby amended to clarify what documentation the URA will require and retain for each client, how each client may utilize the program funding to renovate their home, and how often a resident can re-apply for assistance through the program, and other items.

9. Studio Volcy

- a. Rescission of Resolution #316 (2022), which approved a proposal and form of contract for the sale of Block 10-K, Lots 8, 9, 10, 11, and 12, and Block 10-P, Lots 121-5, 122, 124, 125, 126, 127, and 128, in the 5th Ward, to Studio Volcy LLC, or a related entity, for \$94,500 plus costs.
- b. Proposal, form of contract, final drawings, final evidence of financing and authorization to execute a deed for the sale of Block 10-P, Lots 127 and 128, and Block 10-R, Lots 159 and 162, in the 5th Ward to Studio Volcy LLC, or a related entity, for \$94,000 plus costs.
- c. Authorization to enter into a Community Program Funding grant agreement in an amount not to exceed \$800,000 with Studio Volcy LLC, or related entity, for the construction of the commercial phase of the Rhythm Square development project located at 2239 Centre Avenue.
- d. Authorization to provide \$500,000 of CDBG21 funding to Studio Volcy LLC, or related entity, for the construction of the commercial phase of the Rhythm Square development project at 2239 Centre Avenue.

Ms. Nemani-Stanger requested Board approval of the above items.

Laya Matthew, Sr. Project Manager, Development Services presented that authorization is requested for the proposal, form of contract, final drawings, final evidence of financing, and execution of a deed for the sale of four (4) parcels to Studio Volcy LLC, or a related entity, for \$94,000 plus costs for phase one of the Rhythm Square development project. Authorization is also requested to rescind Resolution #316 (2022) which approved Studio Volcy's previous redevelopment proposal. Studio Volcy's current redevelopment proposal has the same scope as the previous proposal but phases the development project into two phases. Phase I will focus on the commercial component of the project and Phase II will focus on the residential component. Phase I removes parcels Block 10-K, Lots 8, 9, 10, 11, and 12, and Block 10-P, Lots 121-5, 122, 124, 125, and 126, and adds Block 10-R, Lot 159 and 162. Block 10-R, Lot 159 and 162 are two parcels that are vacant land and were added to address accessibility to the site.

Phase one of the Rhythm Square project will rehabilitate the former Centre Lumber and Building Supply warehouse located at 2239 Centre Avenue into a mixed-use building with two (2) first floor commercial retail spaces, and a second floor with twelve (12) subsidized artist studios. The total development cost for phase one of the development project is \$3,745,000.

Authorization is requested to enter into two (2) grant agreements with Studio Volcy, LLC, or a related entity in an amount not to exceed \$1,300,000 to be included in the capital stack for Phase I of the Rhythm Square development. The \$1,300,000 consists of \$500,000 of Community Development Block Grant funding (CDBG) and \$800,000 of federal Community Project Funding (CPF).

Background:

In July 2019, the URA released an 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.

At its February 2020 Regular Board Meeting, the URA authorized a period of Exclusive Negotiations for Studio Volcy, LLC's project Rhythm Square. In partnership with Council District 6, the URA held a community meeting on September 9, 2020 to present the Centre Avenue Round 1 RFQ proposals for community input. Community stakeholders scored each project presented based on:

- The project concept;
- Community benefit; and
- Alignment with the Greater Hill District Master Plan and the Centre Avenue Corridor Design Plan.

Studio Volcy presented its proposal to the community and received an approval score of 90%.

The URA's MWBE department has received and approved an MWBE narrative for this project.

Studio Volcy, LLC, is a limited liability company with a mailing address of 100 S. Commons, Ste. 102, Pittsburgh PA 15212 with Alicia Volcy as its principal.

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

RESOLUTION NO. 92 (2024)

RESOLVED: That Resolution No. 316 (2022), which approved a proposal and form of contract for the sale of Block 10-K, Lots 8, 9, 10, 11, and 12, and Block 10-P, Lots 121-5, 122, 124, 125, 126, 127, and 128, in the 5th Ward, to Studio Volcy LLC, or a related entity, for \$94,500 plus costs is hereby rescinded.

RESOLUTION NO. 93 (2024)

RESOLVED: That the Redevelopment Proposal submitted by Studio Volcy LLC, or a related entity, for the sale of Block 10-P, Lots 127 and 128, and Block 10-R, Lots 159 and 162, in the 5th Ward, and execution of a disposition contract by sale to Studio Volcy LLC, or a related entity, for \$94,000 plus costs are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or the Chief Financial Officer on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is;

RESOLVED FURTHER: That the final drawings and evidence of financing submitted by Studio Volcy LLC, or a related entity for the sale of Block 10-P, Lots 127 and 128, and Block 10-R, Lots 159 and 162, in the 5th Ward, are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 94 (2024)

RESOLVED: That a grant to Studio Volcy LLC, or related entity, for the construction of the commercial phase of the Rhythm Square development project located at 2239 Centre Avenue of the City of Pittsburgh, for an amount not to exceed \$800,000, 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 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.

RESOLUTION NO. 95 (2024)

RESOLVED: That CDBG21 funding in the amount of \$500,000 to Studio Volcy LLC, or related entity for the construction of the commercial phase of the Rhythm Square development project at 2239 Centre Avenue is hereby approved.

10. Citizens Bank

- a. Authorization to enter into an equity equivalent investment product (EQ2) agreement with Citizens Bank for \$2 million for the URA's Pittsburgh Business Fund (PBF). The term is up to 60 months with automatic renewals. Interest will accrue at 3% per annum and will be due semi-annually. The URA has up to 12 months to seek full disbursement. Funds will be available for use for the Commercial Lending department's products with the primary intent to use for Pittsburgh Business Fund deals.

Ms. Nemani-Stanger requested Board approval of the above item.

Catherine Murray, Director, Commercial & Business Lending presented that authorization is requested to enter into an equity equivalent investment product (EQ2) with Citizens Bank for up to \$2 million for commercial lending activity. The URA will make 3% interest only payments twice per year. The initial term is 60 months (three years) with the opportunity for automatic renewals. Upon election not to renew, repayment will be structured over five years at 20% of the principal each year. Financial reporting is required and will be the responsibility of the Commercial Lending unit.

Funds will primarily be used for deals through the URA's Pittsburgh Business Fund, which funds larger deals up to \$500,000 at up to approximately 7.75% interest, which is still below market rate. EQ2 funds may also be used for other URA lending products including the Minority Business Growth Fund, which provides minority-owned businesses up to \$100,000 to grow and expand at roughly 5.5% interest.

Background:

Commercial Lending relies on EQ2s and Program Related Investments (PRIs) from banking partners and foundations to provide affordable and flexible capital to small businesses. Continued investments will allow the Commercial Lending unit to keep pace with the increased deal flow that it receives as a result of its low interest rate and shift from gap financier to primary financier.

The URA's current \$2.5 million EQ2 with Citizens Bank (executed in 2021) is nearly fully disbursed to the following minority led businesses listed below. The remaining balance of approximately \$300,000 is expected to be committed to deals within our pipeline in the next three months.

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

RESOLUTION NO. 96 (2024)

RESOLVED: Authorization for the URA to enter into an equity equivalent investment product (EQ2) with Citizens Bank for up to \$2,000,000 for the purposes of business lending is hereby approved.

CONSENT AGENDA

The Members reviewed the items on the Consent Agenda upon motion made by Mr. Lavelle, seconded by Ms. Powell, and unanimously carried; the following resolutions were adopted:

1. Authorization to enter into a trail easement agreement in favor of the City of Pittsburgh over a portion of Block 24-S, Lot 80, in the 2nd Ward (Lock Wall One Marina site).

RESOLUTION NO. 97 (2024)

RESOLVED: That a trail agreement with the City of Pittsburgh over a portion of Block 24-S, Lot 80, in the 2nd Ward (Lock Wall One Marina site) 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 authorized to execute an agreement(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

2. Authorization to reappoint Jennifer Cash-Wade to the Board of the Pittsburgh Housing Development Corporation for a new three-year term.

RESOLUTION NO. 98 (2024)

RESOLVED: That reappointment of Jennifer Cash-Wade to the Board of the Pittsburgh Housing Development Corporation for a three-year term is hereby approved.

3. Authorization to amend Resolution 63 (2024) to change the terms of the loan to forgive \$1,500,000 at a rate of 1/20th per year for 20 years after construction completion with the remaining \$900,000 due at the sale, transfer, or refinancing of the property. An amendment is also needed to clarify that a waiver of guidelines is necessary for the approved, 20-year affordability term commitment.

RESOLUTION NO. 99 (2024)

RESOLVED: That Resolution No. 63 (2024) is hereby amended, to change the terms of the loan to forgive \$1,500,000 at a rate of 1/20th per year for 20 years after construction completion with the remaining \$900,000 due at the sale, transfer, or refinancing of the property. An amendment is also needed to clarify that a waiver of guidelines is necessary for the approved, 20-year affordability term commitment.

4. Authorization to amend guidelines for the Minority & Women Owned Business Enterprise Review Committee ("MWBE Committee") to reflect administrative updates to the MWBE Committee's Good Faith Effort Waiver procedures." 100

RESOLUTION NO. 100 (2024)

RESOLVED: That the Minority & Women Owned Business Enterprise Guidelines are hereby amended to reflect administrative updates to the MWBE Committee Good Faith Effort Waiver procedures.

5. Transfer proposal, form of contract, and authorization to execute a deed to Pittsburgh Housing Development Corporation for the sale of Block 27-B, Lot 166, in the 5th Ward (748 Anaheim Street), for \$500 plus costs (estimated to total \$8,000).

RESOLUTION NO. 101 (2024)

RESOLVED: That the transfer of Block 27-B, Lot 166 (748 Anaheim Street), in the 5th Ward of the City of Pittsburgh to the Pittsburgh Housing Development Corporation for \$500 plus costs (estimated to total \$8,000) and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Housing Development Corporation, 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.

6. Transfer proposal, form of contract, and authorization to execute a deed to The Pittsburgh Land Bank for the sale of Block 29-N, Lot 140, in the 16th Ward (3081 Sarah Street), for \$500 plus costs (estimated to total \$6,000)

RESOLUTION NO. 102 (2024)

RESOLVED: That the transfer of Block 29-N, Lot 140 (3081 Sarah Street), in the 16th Ward to the Pittsburgh Land Bank for \$500 plus costs (estimated to total \$6,000) 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.

7. Certificate of Completion for the Pittsburgh Land Bank for Block 29-N, Lot 140, in the 16th Ward (3081 Sarah Street – South Side Community Council – neighborhood sign).

RESOLUTION NO. 103 (2024)

RESOLVED: That issuance of a Certificate of Completion to The Pittsburgh Land Bank, for Block 29-N, Lot 140, in the 16th Ward and return of the Good Faith Deposit (3081 Sarah Street – South Side Community Council – neighborhood sign) 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.

Disclosure Agenda

1. Providing notice to public that Natalie Lopez, who applied to the Homeowner Assistance Program 2023, to receive a grant and deferred second mortgage loan from the program; (Ms. Lopez is an employee of the Urban Redevelopment Authority of Pittsburgh).
2. Providing notice to public that Jazmine DeRico, who applied to the Homeowner Assistance Program in 2023, to receive a grant and deferred second mortgage loan from the program, (Ms. DeRico is an employee of the Urban Redevelopment Authority of Pittsburgh).
3. Providing notice to public that Norman Reece to receive a grant from the OwnPGH Homeownership Program and a deferred second mortgage loan from the Down Payment and Closing Costs Assistance Program: (Mr. Reece is related to an employee of the City of Pittsburgh).

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

DocuSigned by:

Theresa Schacht

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Board Secretary

URA Regular Board Meeting Public Comment

9-May-24

Name:
Anthony Dolan

Comment Type:
Via Zoom

Commenting on:
Indigo Square Plaza - East Liberty - Broad Street