

# Board Agenda

**Date/Time:** Thursday, September 12, 2024, at 2:00 PM

**Hybrid Location:** August Wilson Room, 412 Boulevard of the Allies, Suite 901, Pittsburgh, PA 15219

**Web Access:** <https://us06web.zoom.us/j/81425173981>

**Dial In:** 1 (929) 205-6099

**Webinar ID:** 8142 517 3981

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- b. Approval of the August 8, 2024, URA Regular Board Meeting Minutes

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- b. RFP: Requesting Design-Build Proposals for the structural stabilization of 710 North Homewood Avenue as part of the ongoing pre-development efforts along North Homewood Avenue (ARPA)
- c. Invitation to Bid: Construction Management and Construction Inspection Services for the Swisshelm Park Solar Remediation Project
- d. 2025 Low Income Housing Tax Credit Pre-Application opens September 16 - October 18, 2024
- e. URA in Your Neighborhood – Commercial Lending Outreach – Summer 2024 Snapshot
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- ii. Authorization to enter into a subgrant agreement with Pittsburgh Housing Development Corporation in an amount not to exceed \$750,000 for emergency stabilization of the 2700 block of Bedford Avenue, sourced from funds awarded to the URA under the Implementation Services Agreement between the URA and the Housing Authority of the City of Pittsburgh (HACP), as authorized by URA Resolution No. 108 of 2024.

b. Homewood – 6957 Hamilton Avenue

- i. Authorization to enter into exclusive negotiations with TINK+Design LLC for 6957 Hamilton Avenue (Block 125-M, Lots 297 and 324), in the 12<sup>th</sup> Ward Homewood.

**5. Residential Lending & Investments (Page 8 Through Page 12)**

a. Central Business District – Rental Gap Program –First and Market

- i. Authorization to amend Resolution No. 65 (2024) for the Rental Gap Program loan agreement with BC First and Market LLC, or a related entity, to increase the loan amount by \$750,000, for a total loan amount of up to \$1,750,000, for the renovation of the First and Market Building at 100 First Avenue, 15222, in the Central Business District, Ward 1 of the City of Pittsburgh.
- ii. Final Authorization to issue Multifamily Financing Bonds in the amount of \$25,000,000 for the First and Market Project.

**6. Administration (Page 13 Through Page 15)**

a. FY2024 Community Project Funding (CPF) Awards

- i. Authorization to accept a Community Project Funding (CPF) grant award from the U.S. Department of Housing and Urban Development (HUD), for an amount not to exceed \$500,000, for the Ground Floor Commercial Activation in Affordable Housing Project.
- ii. Authorization to accept a Community Project Funding (CPF) grant award from the U.S. Department of Housing and Urban Development (HUD), for an amount not to exceed \$500,000, for the Larimer Food Incubator & Community Kitchen.

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# Director's Report

**To:** URA Board of Directors  
**From:** Thomas Link, Chief Development Officer  
**Cc:** Susheela Nemani-Stanger, Executive Director  
**Date:** September 12, 2024  
**Re:** Agenda Item 4(a): Development Services

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## 4(a) Hill District – Bedford Choice Neighborhoods Program

- i. Authorization to approve program guidelines for the Bedford Choice Acquisition and Rehabilitation for Homeownership Program (BCARHP).
- ii. Authorization to enter into a subgrant agreement with Pittsburgh Housing Development Corporation (PHDC) in an amount not to exceed \$750,000 for emergency stabilization of the 2700 block of Bedford Avenue, sourced from funds awarded to the URA under the Bedford Choice Implementation Services Agreement between the URA and the Housing Authority of the City of Pittsburgh (HACP), as authorized by URA Resolution No. 108 of 2024.

### Authorization Details

At its December 2022 Regular Board Meeting, the URA authorized a Choice Neighborhoods Implementation Partnership Agreement with the City of Pittsburgh (City), HACP, TREK Development Group, and Allies & Ross Management Development Corporation before the submission of the U. S. Department of Housing and Urban Development (HUD) Bedford Choice Neighborhoods Implementation Grant (CNIG) application. The URA became a Neighborhood Implementation Entity through the agreement. In July of 2023, the City of Pittsburgh was awarded a \$50 million CNIG by HUD. The URA will deploy \$7.5 million in CNIG funds.

Authorization is requested to approve The Bedford Choice Acquisition and Rehabilitation for Homeownership Program (BCARHP) program guidelines. The authorizations here are part of the URA's role of Neighborhood Implementation Entity in deployment of CNIG funds. BCARHP is designed to create new homeownership opportunities for Hill District residents. BCARHP utilizes vacant housing stock located within the Bedford Choice Neighborhoods boundary. The vacant structures will be acquired, rehabilitated to code, and then marketed to first-time homebuyers at or below 80% of the Area Median Income (AMI). First-time homebuyers currently living in Bedford Dwellings and in the Greater Hill District will be given priority when the new units are available for purchase.

Authorization is further requested to enter into a subgrant agreement with PHDC to utilize HUD CNIG funding to provide emergency stabilization services for the townhomes located at the 2700 block of Bedford Avenue. CNIG funding will include the use of BCARHP and the Facade Repair and Renovation programs.

The Bedford Avenue Townhomes are a mixture of publicly and privately owned attached single-family rowhome housing. PHDC will rehabilitate the units owned by PHDC and the Hill Community Development Corporation, to be marketed and sold to new homeowners after construction is completed. All privately owned townhomes are planned to be enrolled in the BCARHP, provided the owner meets the requirements laid out in the program guidelines. All townhomes, regardless of ownership, are planned to be stabilized under BCARHP guidelines.

The rehabilitation of the 2700 block of Bedford Avenue, with use of BCARHP and the Bedford Choice Façade Repair and Renovation Program, will mark the first phase of implementation of two Critical Community Improvements (CCIs) commitments through the CNIG:

- Acquisition and Rehabilitation for Homeownership



- Façade Repair and Renovation

|                            |  |
|----------------------------|--|
| <b>Borrower/Developer:</b> | PHDC   |
| <b>Project Location:</b>   | 2700 Block of Bedford Avenue                                   |
| <b>Neighborhood:</b>       | Bedford Dwellings  |
| <b>Council District:</b>   | 6  |
| <b>Description:</b>        | Rehabilitation of PHDC & Hill CDC owned single family rowhomes |
| <b>MWBE:</b>               | MWBE narrative has been submitted and approved.                |

The URA’s MWBE Office has received and approved an MWBE narrative for this project.

The funding source is HUD Choice Neighborhoods Implementation Grant Funding.

Pittsburgh Housing Development Corporation is a nonprofit with a mailing address of 412 Boulevard of the Allies, Pittsburgh, PA 15219 with Richard Snipe, Director.

The Hill Community Development Corporation (CDC) is a Pennsylvania nonprofit corporation with a mailing address of 2015 Centre Avenue, #2, Pittsburgh, PA 15219, with Marimba Milliones, President and Chief Executive Officer.



**Resolution for Agenda Item 4(a)**

**RESOLUTION NO. \_\_\_\_ (2024)**

RESOLVED: That the Bedford Choice Acquisition and Rehabilitation for Homeownership Program (BCARHP) guidelines are hereby approved.

**RESOLUTION NO. \_\_\_\_ (2024)**

RESOLVED: That a subgrant agreement with Pittsburgh Housing Development Corporation (PHDC), for emergency stabilization of the 2700 block of Bedford Avenue, in an amount of \$750,000, payable from the U. S Department of Housing and Urban Development (HUD) Choice Neighborhoods Implementation Funding , as authorized by URA Resolution No. 108 of 2024, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



# Director's Report

**To:** URA Board of Directors  
**From:** Thomas Link, Chief Development Officer  
**Cc:** Susheela Nemani-Stanger, Executive Director  
**Date:** September 12, 2024  
**Re:** Agenda Item 4(b): Development Services

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## 4(b) Homewood – 6957 Hamilton Avenue

- i. Authorization to enter exclusive negotiations with TINK+Design LLC, or a related entity, for the sale of Block 125-M, Lots 297 and 324, in the 12<sup>th</sup> Ward for a period of six months.

### Authorization Details

Authorization is requested to enter exclusive negotiations with TINK+Design LLC for the sale of two publicly owned parcels along Hamilton Avenue in the Homewood neighborhood.

Founded by Le'Taj Tinker, TINK+Design LLC is a boutique architectural firm located within the City of Pittsburgh specializing in conceptual development, spatial planning and project management.

The property consists of a vacant building and an adjoining vacant lot. The building is a two-story structure containing 2,550 square feet, with a commercial space on the ground floor and a two-bedroom apartment with one bathroom above. Through the URA's Crime Reduction through Blight Remediation Initiative, the vacant structure will receive the following improvements:

- Roof repair and replacement
- Window and door replacement
- Sidewalk repair and replacement

For Phase I of the project, TINK+Design LLC intends to acquire and renovate the structure and move its offices to the ground floor space. The developer will convert the second floor of the structure into a two-bedroom/one-bath apartment and one studio apartment. Both units will be rented to low-income families. Preliminary project costs are estimated at approximately \$530,000.

The vacant lot will serve as a gravel parking lot for the tenants above, and the patrons of TINK+Design LLC.

The six-month exclusive negotiation period may be extended at the discretion of the URA Executive Director.

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|----------------------------|--|
| <b>Borrower/Developer:</b> | TINK+Design LLC  |
| <b>Project Location:</b>   | 6957 Hamilton Avenue   |
| <b>Neighborhood:</b>       | Homewood   |
| <b>Council District:</b>   | 9  |
| <b>Description:</b>        | Vacant two-story structure and adjoining parcel                                      |
| <b>MWBE:</b>               | This is a Minority-Owned business. An MWBE Pre-plan has been submitted and approved. |

TINK+Design LLC is a minority-owned Pennsylvania limited liability company with a mailing address of 7514 Ormond Street, Pittsburgh PA 15218. The principal is Le' Taj Tinker.



**Resolution for Agenda Item 4(b)**

**RESOLUTION NO. \_\_\_\_ (2024)**

RESOLVED: That exclusive negotiations with TINK+Design LLC, or a related entity, for the sale of Block 125-M, Lots 297 and 324, in the 12<sup>th</sup> Ward, for a period of six months, with a potential extension at the discretion of the Executive Director, are hereby approved.



# Director's Report

**To:** URA Board of Directors  
**From:** Quianna Wasler, Chief Housing Officer  
**Cc:** Susheela Nemani-Stanger, Executive Director  
**Date:** September 12, 2024  
**Re:** Agenda Item 5(a): Residential Lending & Investments

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## 5(a) Central Business District – Rental Gap Program – First and Market

- i. Authorization to amend Resolution No. 65 (2024) for the Rental Gap Program loan agreement with BC First and Market LLC, or a related entity, to increase the loan amount by \$750,000, for a total loan amount of up to \$1,750,000, for the renovation of the First and Market building at 100 First Avenue, in the Central Business District, Ward 1 of the City of Pittsburgh.
- ii. Final Authorization to issue Multifamily Financing Bonds in the amount of \$25,000,000 for the First and Market Project.

### Authorization Details

In April 2024, the URA approved a \$3,075,000 Pittsburgh Downtown Conversion Program loan and a \$1,000,000 Rental Gap Program (RGP) loan. This request is for a \$750,000 increase to the RGP loan, for a new proposed loan amount not to exceed \$1,750,000. This RGP loan increase request is due to an unanticipated decrease in maximum contract rents for Uniform Federal Accessibility Standards (UFAS) units subsidized by Project-Based Vouchers.

The URA is requesting Final Authorization to issue Multifamily Financing Bonds in the amount of \$25,000,000 for the First and Market Project. Authorization For the Official Action to Register the Intent to Issue Multifamily Financing Bonds for the First and Market project was approved by the URA Board in April 2024, Resolution No. 66 (2024).

The First and Market project is the acquisition/rehabilitation of 100 First Avenue in the Central Business District in Pittsburgh. The building is an 11-story, multi-tenant office building that will be fully vacant at the time of closing. First and Market will result in bringing 93 one-bedroom new senior affordable housing units online. The property will be 100 percent Section 8 Project Based Voucher supported.

The building will be high performance and all electric, designed to the highest green standards and eligible for the maximum energy tax credit amounts. The developer anticipates achieving the maximum score under PHFA criteria for green buildings, meaning the building will be certified as LEED Silver, Enterprise Green or National Green Building Silver and certified as Zero Energy Ready or Passive Housing.

In addition to the 93 units, the development will include a 1,000 square foot community room, on-site management suite, laundry facility, and exercise room, and provide supportive services to residents through Beacon Residential Management's Resident Services program. Through the Resident Services program, tenants will be connected to external resources that assist with food insecurity, health, financial wellness, and other critical areas of care.

The developer applied for 4% Low Income Housing Tax Credits through PHFA during the latest application period. The project anticipates raising \$17.7 million in equity through the tax credits. In addition, the developer projects another \$441,706 in tax credit equity through the 45L Tax Credits the project is eligible to receive.





The total development cost is \$40.8 million. The developer anticipates construction to begin in November 2024 and last for 18 months.

|   |  |                     |
|---|--|---------------------|
| <b>Borrower/Developer:</b>                      | BC First and Market LLC, or a related entity   |                     |
| <b>Project Location:</b>                        | 100 First Avenue   |                     |
| <b>Neighborhood:</b>                            | Central Business District  |                     |
| <b>Council District:</b>                        | 6  |                     |
| <b>Authority Financing for Review:</b>          | \$750,000 Rental Gap Program loan increase sourced with Community Development Block Grant (CDBG) funding   |                     |
| <b>Collateral:</b>                              | Declaration of Restrictive Covenants requiring 10 units remain affordable for individuals with incomes at or below 20% of AMI and 83 units at or below 60% of AMI for a period of 40 years |                     |
| <b>Program Sources:</b>                         | CDBG FY2020<br>CDBG FY2021   |                     |
| <b>MWBE:</b>                                    | Narrative Approved   |                     |
| <b>Commitment Expiration Date:</b>              | December 31, 2024  |                     |
| <b>Sources of Funds</b>                         |  |                     |
| Equity Investor – PNC                           |  | \$17,675,870        |
| First Mortgage – NewPoint                       |  | \$13,531,000        |
| HACP Gap Financing                              |  | \$3,800,000         |
| URA Pittsburgh Downtown Conversion Program Loan |  | \$3,075,000         |
| URA Rental Gap Program Loan                     |  | \$1,750,000         |
| Deferred Developer Fee                          |  | \$515,240           |
| 45L Tax Credits                                 |  | \$441,706           |
| <b>Total Project Financing</b>                  |  | <b>\$40,788,816</b> |
| <b>Uses of Funds</b>                            |  |                     |
| Hard Costs                                      |  | \$27,302,978        |
| Acquisition                                     |  | \$3,814,969         |
| Construction/Permanent Financing Costs          |  | \$3,481,887         |
| Reserves/Developer Fee                          |  | \$3,652,790         |
| Fees  |  | \$2,051,350         |
| Miscellaneous Development Expenses              |  | \$360,756           |
| Syndication Fees & Expenses                     |  | \$124,086           |
| <b>Total Project Costs</b>                      |  | <b>\$40,788,816</b> |

BC First and Market is a Pennsylvania Limited Liability Company, with a mailing address of 30 North 41st Street, Suite 450, Philadelphia, PA, 19104. Principal Name: Dara Kovel, Chief Executive Officer.



**Resolution for Agenda Item 5(a)**

**RESOLUTION NO. \_\_\_\_ (2024)**

RESOLVED: That Resolution No. 65 (2024) is hereby amended, for the Rental Gap Program loan agreement with BC First and Market LLC, or a related entity, to increase the loan amount by \$750,000, for a total loan amount of up to \$1,750,000, for the renovation of the First and Market Building at 100 First Avenue, 15222, in the Central Business District, Ward 1 of the City of Pittsburgh.

**RESOLUTION NO. \_\_\_\_ OF 2024**

**A Resolution - Authorizing and Approving the Financing for  
First and Market Project and Approving The Issuance of Bonds to  
Finance the Costs Thereof.**

**September 12, 2024**

**WHEREAS**, the Urban Redevelopment Authority of Pittsburgh (the “**Authority**”) is a body corporate and politic constituting a public instrumentality of the Commonwealth of Pennsylvania (the “**Commonwealth**”), created under and pursuant to the Pennsylvania Redevelopment Law, as amended, 35 P.S. §1701, *et seq.* (the “**Act**”); and

**WHEREAS**, the Authority is authorized pursuant to the Act to, among other things, develop, acquire, lease and operate low-rent housing and to issue bonds in connection therewith; and

**WHEREAS**, BC First and Market LLC, a Pennsylvania limited liability company (the “**Borrower**”) has determined to acquire and rehabilitate all or a portion of the property located at 100 First Avenue, Pittsburgh, PA 15222 (“**First and Market**”) located in the City of Pittsburgh (the “**City**”), Pennsylvania, which upon completion will consist of approximately 93 residential rental units comprised of a 100% affordable units to households with incomes at or below 60% of the area median income; and

**WHEREAS**, in order to facilitate the acquisition and rehabilitation by the Borrower of First and Market, the Authority desires to issue one or more series of its federally taxable or tax-exempt revenue bonds in an aggregate principal amount not to exceed \$25,000,000 which bonds shall be designated as the “Urban Redevelopment Authority of Pittsburgh Revenue Bonds (First and Market Project), Series 2024” or similar appropriate designation (the “**Bonds**”) in order to finance a project (the “**Project**”) consisting of: (a) the payment or reimbursement of the costs of the acquisition and rehabilitation of approximately 93 affordable rental units, all located in the City of Pittsburgh, Pennsylvania; (b) the payment of a portion of the costs associated with the issuance of the Bonds; and (c) the payment of any other eligible costs for which proceeds of the Bonds may be expended, including but not limited to reimbursing the Borrower for costs incurred for the Project prior to the issuance of the Bonds; and

**WHEREAS**, the Project will be owned by the Borrower, whose members will include parties named in the Borrower’s operating agreement who will serve as the Project’s low-income housing tax credit investor and federal historic tax credit investor; and

**WHEREAS**, in order to facilitate the Project, the Authority has determined to issue one or more series of its federally taxable and/or tax-exempt revenue bonds (the “**Bonds**”) pursuant to one or more indentures, loan agreements, bond financing or similar agreement (the “**Bond Financing Agreements**”) among the Authority, the Borrower, NewPoint Impact Fund I, as purchaser of the Bonds (the “**Purchaser**”) and any other party thereto, and, pursuant to the Bond Financing Agreements, will loan the net proceeds of the Bonds to the Borrower to pay all or a portion of the costs of the Project; and



**WHEREAS**, the Project will constitute a qualified residential rental project pursuant to the requirements of the Internal Revenue Code of 1986, as amended (the “**Code**”); and

**WHEREAS**, the Authority, as the issuer of the Bonds, must comply with certain provisions of the Code, which require the Authority to conduct a public hearing (pursuant to the requirements of the Tax Equity and Fiscal Responsibility Act (TEFRA) of 1982) regarding the Project and publish adequate notice thereof in accordance with the provisions of section 147 of the Code; and

**WHEREAS**, the Authority has appointed Stevens and Lee, P.C. to act as bond counsel (“**Bond Counsel**”) with respect to the issuance of the Bonds; and

**WHEREAS**, the Authority now desires to authorize and approve the Project, the issuance, execution and delivery of the Bonds in connection therewith, and the execution and delivery of the Bond Financing Agreements and such other instruments and documents as shall be necessary or appropriate to effectuate the purposes of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Authority (the “**Board**”) as follows:

**Section 1.**        Approval of Development and the Issuance of the Bonds

The Authority hereby authorizes and approves the undertaking of the Project and the issuance of the Bonds to finance all or a portion of the costs of the Project. The Bonds shall be designated “Urban Redevelopment Authority of Pittsburgh Multifamily Housing Revenue Bonds (First and Market Project), Series 2024”, or some similar designation, and shall be issued in one or more series and secured pursuant to the Bond Financing Agreements in an aggregate principal amount not to exceed \$25,000,000. The Bonds shall bear interest at federally taxable and/or tax-exempt variable or fixed rates of interest and shall contain such other terms and conditions and provisions as Bond Counsel and counsel to the Authority and any Authorized Officer of the Authority executing such Bonds shall approve, such approval to be conclusively evidenced by such officer’s execution thereof.

**Section 2.**        Sale of the Bonds; Approval of the Bond Financing Agreement.

(a)        The Authority hereby authorizes and approves the sale of the Bonds pursuant to the terms of the Bond Financing Agreements. The Bonds shall be sold at such rates and on such terms and conditions as are set forth in the Bond Financing Agreements relating to the Bonds.

(b)        The Authority hereby authorizes and approves the execution and delivery of the Bond Financing Agreements, containing such terms and provisions as Bond Counsel and counsel to the Authority and any Authorized Officer of the Authority executing the Bond Financing Agreement shall approve, such approval to be conclusively evidenced by such officer’s execution thereof.

**Section 3.**        Direction to Authorized Officers.

(a)        For purposes of this Resolution, the Chair, Vice Chair, Executive Director, Chief Financial Officer, Chief Housing Officer and the Chief Operating Officer of the Authority shall all be deemed to be, and each shall be deemed to be, an “Authorized Officer”.

(b)        The Board hereby authorizes and directs the Authorized Officer to negotiate, execute and deliver the Bonds, the Bond Financing Agreements and, subject to the approval thereof by counsel to the Authority, to negotiate, execute and deliver any other document, agreement, instrument or certificate required to be executed by the Authority in connection with the issuance of the Bonds, and such execution and delivery shall be conclusive evidence of the approval thereof by the Board.

(c)        The Board hereby authorizes and directs the Secretary of the Authority to affix and attest the seal of the Authority to any document as required, and to attest the signature of any Authorized Officer where required.



**Section 4.**      Further Action.

The Authorized Officer is hereby authorized and directed to take such actions and execute such other documents, certificates or filings as may be necessary or appropriate to effectuate the matters contemplated hereby, to implement and complete the Project, to issue and sell the Bonds, or to otherwise effectuate the purposes of this Resolution.

**Section 5.**      Prior Actions.

All actions heretofore taken and all documents and instruments heretofore executed by an Authorized Officer or his designee on behalf of the Authority in connection with the Project and the Bonds are hereby ratified and approved.

**Section 6.**      Limitation of Liability of Authority and Officials of the Authority.

Notwithstanding anything to the contrary contained herein or in any other document executed in connection with the issuance and sale of the Bonds (collectively, the “**Bond Documents**”), the Bonds shall be limited obligations of the Authority payable solely out of revenues derived from the Bond Financing Agreements, any amounts, including proceeds of the sale of the Bonds, and from any other collateral as may now or hereafter be given to secure the payment of Bonds; no other property or assets of the Authority shall be subject to levy, execution or other enforcement proceedings for any payment required to be made with respect to the Bonds or under the Bond Documents or for the performance of any of the Authority’s covenants, obligations or agreements contained in any Bond Documents. No covenant, obligation or agreement contained in this Resolution or any Bond Documents shall be deemed to be a covenant, obligation or agreement of any board member, officer, attorney, agent or employee of the Authority in his or her individual capacity and neither the board members of the Authority nor any officer executing the Bonds or any Bond Documents shall be liable personally on the Bonds or such Bond Documents or be subject to any personal liability by reason of the issuance, execution and/or performance thereof.

Effective Date of Resolution. This Resolution shall take effect immediately.



# Director's Report

**To:** URA Board of Directors  
**From:** David Geiger, Director of Government & Strategic Affairs  
**Cc:** Susheela Nemani-Stanger, Executive Director  
**Date:** September 12, 2024  
**Re:** Agenda Item 6(a): Administration

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## 6(a) FY2024 Community Project Funding (CPF) Awards

- i. Authorization to accept a Community Project Funding (CPF) grant award from the U.S. Department of Housing and Urban Development (HUD), for an amount not to exceed \$500,000, for the Ground Floor Commercial Activation in Affordable Housing Projects.
- ii. Authorization to accept a Community Project Funding (CPF) grant award from the U.S. Department of Housing and Urban Development (HUD), for an amount not to exceed \$500,000, for the Larimer Food Incubator & Community Kitchen.

### Authorization Details

Authorizations are requested to accept two \$500,000 CPF awards, administered by the U.S Department of Housing and Urban Development (HUD). The first \$500,000 is for Ground Floor Commercial Activation in Affordable Housing Projects. The second \$500,000 is for the Larimer Food Incubator & Community Kitchen.

### Background:

#### Ground Floor Commercial Activation in Affordable Housing Projects

The URA acknowledges that mixed-use development, beyond mixed-income housing, is a critical component of the affordable housing and community development landscape that has been historically overlooked in underserved communities. We regularly hear requests from the communities we serve to ensure inclusion of affordable, neighborhood serving businesses as part of our affordable housing developments. However, affordable commercial build-out and leasing has proven to be a challenge for affordable housing project developers and owners because there are no dedicated funding sources for affordable commercial development.

Financing commercial space is especially difficult when developed in emerging or disinvested business districts. Even deeper subsidies are necessary to deliver the space on speculation (without known credit tenants). Further, owners of the space must provide substantial tenant allowances when leasing to local, small businesses that often lack balance sheets to borrow at market rates.

Private sources of capital are typically unwilling to lend, or lend on favorable terms, to finance this component of the project and ensure the activation of commercial space achieves mission-oriented goals. These CPF funds will allow the URA to further pilot support to these types of projects. By creating both affordable housing and affordable ground floor commercial opportunities in one project, the URA can activate commercial corridors with both new residents and new small businesses.

#### Larimer Food Incubator & Community Kitchen

The Larimer community is excited about creating a unique food-related venture specifically designed to improve the quality of life for residents. Maximizing the development, implementation, and coordination of food-related resources is a springboard for job creation, individual wellness, economic vitality, self-reliance, and the attraction of new sources of commerce and business. Investing in the food economy as a catalyst for redevelopment will produce positive results as Larimer continues to redevelop.



Building on the work funded by the \$30 million Larimer/East Liberty Choice Neighborhoods Implementation grant, the URA remains focused on the commercial development of the neighborhood, centered on Larimer Avenue. These CPF funds will allow the Pittsburgh Economic Industrial Development Corporation to complete the adaptive reuse of the formerly vacant Larimer School auditorium and gym by helping their development partner, Food21, transform the 9,800 square foot space into a full-service community kitchen, small business food incubator, and event space. The site will also offer educational opportunities such as catering training and certification programs and food safety courses led by local culinary institutions.

Food21 is finalizing construction drawings and securing the remaining funds needed, including CPF, to complete this nearly \$3 million project.

Community Project Funding (CPF) awards are typically grant funds included in the FY2024 Federal Budget, primarily at the request of a congressperson or senator, outside of an existing statutory or administrative formula-driven or competitive award process. Starting in spring 2023 through the enactment of FY2024 Federal Budget in March 2024, URA staff, in collaboration with Mayor Gainey's administration, worked closely with Congresswoman Summer Lee, with support from our Senators to secure funding.



**Resolution for Agenda Item 6(a)**

**RESOLUTION NO. \_\_\_\_ (2024)**

RESOLVED: That application to the U.S. Department of Housing and Urban Development (HUD) for a Community Project Funding (CPF) grant in an amount not to exceed \$500,000, for the Ground Floor Commercial Activation in Affordable Housing Projects, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Community Project Funding (CPF) grant from the U.S. Department of Housing and Urban Development (HUD), for an amount not to exceed \$500,000, for the Ground Floor Commercial Activation in Affordable Housing Projects, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. \_\_\_\_ (2024)**

RESOLVED: That application to the U.S. Department of Housing and Urban Development (HUD) for a Community Project Funding (CPF) grant in an amount not to exceed \$500,000, for the Larimer Food Incubator & Community Kitchen, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Community Project Funding (CPF) grant from the U.S. Department of Housing and Urban Development (HUD), for an amount not to exceed \$500,000, for the Larimer Food Incubator & Community Kitchen, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant 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.



**Regular Board Meeting**  
**September 12, 2024**  
**Consent Agenda**

1. Agreements/Amendments

- a. Authorization to enter into a three-year administrative agreement with the Pittsburgh Housing Development Corporation for the URA to provide staffing and office space.
- b. Authorization to enter into a three-year administrative agreement with the Pittsburgh Economic and Industrial Development Corporation for the URA to provide staffing and office space.
- c. Authorization to enter into a renewing one-year administrative agreement with the Pittsburgh Land Bank for reimbursement of URA staff hours spent on services and project execution.
- d. Authorization to enter into a 20-year administrative agreement with the East Liberty TRID Revitalization Authority (ELTRIDRA) for the URA to provide staffing and office space.
- e. Authorization to amend New Pennley Recapitalization MOU from December 21, 2021, to reflect changes to the project cash flow and assumption and forgiveness of existing URA debt for the recapitalization efforts of the project.
- f. Authorization to amend Resolution No. 390 (2023) to increase the Housing Preservation Program loan with Marian Plaza, Inc from \$269,802 to \$279,802.
- g. Authorization to enter into an agreement or agreements with the City of Pittsburgh and Pittsburgh Housing Development Corporation (PHDC) for funding architectural services in connection with PHDC's affordable for sale housing development in the Upper Hill District, at a cost not to exceed \$77,662.79.
- h. Authorization to enter into financing not to exceed \$550,000 for Salem's Market on Centre Avenue (or related entity), sourced by Community Development Block Grant (CDBG) funding. Financing for store operations is subject to URA staff review of application, underwriting, internal loan committee review, and other conditions as required.
- i. Authorization to enter into an amended Memorandum of Understanding with the Housing Authority of the City of Pittsburgh to receive funds of up to \$2,000,000 to administer additional homebuyer financing through the OwnPGH Homeownership Program for homes under construction by local nonprofit housing partners, to be sold affordably.
- j. Authorization to reappoint Colin Kelley to the Board of the Pittsburgh Housing Development Corporation for a new three-year term.

2. Certificates of Completion

- a. Certificate of Completion for Charles G. Rupert II and Debra A. Rupert, for a vacated portion of Bobby Way, a paper street, adjoining Block 116-G, Lot 44, in the 26<sup>th</sup> Ward, now consolidated with Block 116-H, Lot 1, in Reserve Township (Bobby Way – Side Yard).
- b. Certificate of Completion for Ian Alden Russell, for Block 23-E, Lot 24, in the 25<sup>th</sup> Ward (Redknap Street – Side Yard).





- c. Certificate of Completion for Robert D. Zebrasky, Sr., and Jennifer R. Zebrasky, for Block 41-R, Lot 340, in the 28<sup>th</sup> Ward (Steuben Street – Side Yard).

3. Conveyances

- a. Transfer proposal, form of contract, and authorization to execute a deed to Pittsburgh Housing Development Corporation for the sale of Block 15-S, Lots 189 and 196, in the 18<sup>th</sup> Ward (835 Eldora Place and 817 Eldora Place) for \$500 per parcel, plus costs (estimated to total \$17,000).

4. Grants

- a. Authorization to apply for up to \$250,000 from the Allegheny County Economic Development (ACED) Act 152 Blight Removal Program and enter into an agreement with ACED to be used for demolition of property included in the Crime Reduction through Blight Remediation Initiative.

