

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

August 8, 2024 – 2:00 P.M., E.S.T.

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

Members Absent: None

Staff Present: Nemani-Stanger, Link, Geiger, Wilhelm, Peyton, Wasler, Fewes, Gwin, Clayton, 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 June 13, 2024, URA Regular Board Meeting Minutes and July 25, 2024, URA Special Board Meeting Minutes.
2. Public Comment – See attached.
3. Announcements
  - a. Chair Chintalapalli announced that Executive Sessions were held on August 2, 2024, for briefing purposes only, and August 8, 2024 for a project update and legal matters.
  - b. Invitation to Bid for the Swisshelm Park Solar Remediation Project.
  - c. Release of RFP for Demolition and Site Remediation on North Homewood Avenue.
  - d. HOF 2023 Annual Report.
  - e. OwnPGH Homeownership Program Applications Temporarily Closed.
  - f. Q2 2024 Quarterly Impact Report.
4. Upper Hill – Citizen Science Lab
  - a. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 27-A, Lots 177, 178, 179, 180, 180-A, 181, 182, 183, 184, 186, 187, 188, and 189 in the 5th Ward to The Citizen Science Lab, or a related entity, for \$127,400.00 plus costs.

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

Maya Fewes, Project Manager presented that authorization is requested to approve final drawings and final evidence of financing and to execute a deed for the sale of Block 27-A, Lots 177, 178, 179, 180, 180-A, 181, 182, 183, 184, 186, 187, 188, and 189 to The Citizen Science Lab, or a related entity, for \$127,400.00 plus costs.

The Citizen Science Lab approached the URA in 2022 for the direct sale of four parcels in the Upper Hill District and was approved to enter exclusive negotiations by the URA Board in March 2022.

At its October 2023 meeting, the URA Board approved a redevelopment proposal and form of contract for the conveyance of property to The Citizen Science Lab which included additional parcels in the property assemblage for outdoor instruction. Since then, The Citizen Science Lab has finalized their capital stack including a \$200,000 Avenues of Hope Commercial Real Estate Program (ACRE) Loan from the URA.

The project will include five state-of-the-art instructional laboratories and programing to provide hands-on exposure to life science, biomedical, robotics, and biotechnology education for students, teachers, biomedical startups, and adults of Pittsburgh.

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| <b>Borrower/Developer</b>                | The Citizen Science Lab   |             |
| <b>Location:</b>                         | 636 Herron Avenue   |             |
| <b>Neighborhood:</b>                     | Upper Hill  |             |
| <b>Council District:</b>                 | 6   |             |
| <b>Description:</b>                      | Renovation and addition to existing building to facilitate interactive STEM programming for residents of Pittsburgh |             |
| <b>Authority Financing for Review:</b>   | Urban Redevelopment Authority of Pittsburgh   |             |
| <b>Required Approvals:</b>               | Final architecture designs approved 7/30/24 and proof of final financing approved 7/23/24                           |             |
| <b>MWBE:</b>                             | Under Review and Pending approval   |             |
| <b>Sources of Funds</b>                  |   |             |
| RK Mellon Foundation Project Dream Grant |   | \$2,500,000 |
| Hillman Foundation Grant                 |   | \$1,000,000 |
| Bridgeway Capital Loan                   |   | \$750,000   |
| McAuley Ministries                       |   | \$500,000   |
| PPG Foundation Grant                     |   | \$300,000   |
| RK Mellon Feasibility Grant              |   | \$250,000   |
| URA ACRE Loan                            |   | \$200,000   |
| Jampart Charitable Trust Grant           |   | \$100,000   |
| Buhl Foundation Grant                    |   | \$100,000   |
| Gaming Economic Development Tourism Fund |   | \$63,000    |
| Dollar Bank Foundation Grant             |   | \$50,000    |
| Bridgeway Capital Grant                  |   | \$40,000    |

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| Private Donations              | \$39,571           |
| <b>Total Project Financing</b> | <b>\$5,392,571</b> |
| <b>Uses of Funds</b>           |                    |
| Hard Costs                     | \$4,557,471        |
| Soft Costs                     | \$664,700          |
| Acquisition                    | \$170,400          |
| <b>Total Project Uses</b>      | <b>\$5,392,571</b> |

The Citizen Science Lab is a minority-owned Pennsylvania nonprofit located at 213 Smithfield St. Pittsburgh PA, 15222. The Citizen Science Lab is led by Dr. Andre Samuel, CEO.

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

**RESOLUTION NO. 135 (2024)**

RESOLVED: That the final drawings and evidence of financing submitted by The Citizen Science Lab, or a related entity, for the sale of Block 27-A, Lots 177, 178, 179, 180, 180-A, 181, 182, 183, 184, 186, 187, 188, and 189, in the 5<sup>th</sup> Ward, for \$127,400 plus costs 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 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.

5. East Liberty - Broad Street Plaza

- a. Authorization to enter into a professional services agreement with A. Merante Contracting Inc., in an amount not to exceed \$1,176,450 for the renovation of Broad Street Plaza in East Liberty.

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

Mr. Gordon Hall, Project Manager presented that authorization is requested to enter into a professional services agreement with A. Merante Contracting Inc. in an amount not to exceed \$1,176,450 (which includes 15% contingency) for the renovation of the Broad Street Plaza at 5977 Broad Street (83-P-249) in the East Liberty neighborhood of Pittsburgh.

Broad Street Plaza, originally Highland Plaza, is a portion of what was once an extensive pedestrian mall system in East Liberty. With most of the pedestrian mall removed, Broad Street Plaza lacks the broader context that its original design depended on. The current layout of the plaza, with multi-tiered planting boxes and a large, blocked-off asphalt parking area, feels fragmented. Sight lines and travel pathways to adjacent retailers are blocked, and the site is underutilized. This project will redesign Broad Street Plaza into a reactivated public space that is a vibrant focal point for community use.

The demolition and renovation of this 0.3-acre URA-owned plaza will begin with the demolition of the existing plantings, landscape walls and concrete surfacing. The renovation will consist of a new fully accessible plaza that features ADA ramps, detectable warnings feature on the flush curbs as well as seating and landscape features such as native, drought resistant plants, at-grade tree plantings, new tree pits, and new street trees along North Highland Avenue. Improved security features include new lighting fixtures and open sightlines to increase visibility throughout the plaza, which will create more exposure to the commercial corridor. Hotel Indigo and the businesses fronting the plaza will benefit from the increase in foot traffic and public safety. The renovations will also feature non-permanent furnishings to encourage flexible uses in the plaza. Electric outlets will be available

for neighborhood events and small concerts. The design is intended to create a usable community space that can foster multiple types of formal and informal programming.

Upon completion of the plaza’s renovation, the URA will transfer ownership of the parcel to the City of Pittsburgh (the City), per an executed Cooperation Agreement, dated June 4, 2024, between the URA and the City. The Department of Public Works (DPW) will assume responsibility for the permanent maintenance of the plaza after DPW conducts a full inspection of the work completed. Sources to complete this work include Local Share Account (LSA), Pennsylvania Redevelopment Assistance Capital Program (RACP), and East Liberty Transit Revitalization Investment District Redevelopment Authority (ELTRIDRA) funds.

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| <b>Borrower/Developer</b>   | Urban Redevelopment Authority of Pittsburgh and Department of Public Works |                    |
| <b>Contractor:</b>  | A. Merante Contracting Inc.  |                    |
| <b>Location:</b>  | 5977 Broad Street  |                    |
| <b>Neighborhood:</b>  | East Liberty   |                    |
| <b>Council District:</b>  | 9  |                    |
| <b>Description:</b>   | Renovation of Broad Street Plaza   |                    |
| <b>Authority Financing for Review:</b>  | Urban Redevelopment Authority of Pittsburgh                                |                    |
| <b>Program Sources:</b>   | RACP, LSA, ELTRIDRA (Broad Street Plaza fund)                              |                    |
| <b>MWBE:</b>  | Under review and pending approval  |                    |
| <b>Sources of Funds</b>   |  |                    |
| Redevelopment Assistance Capital Program Grant  |  | \$600,000          |
| Local Share Account Grant   |  | \$500,000          |
| East Liberty Transit Revitalization Investment District Redevelopment Authority Grant |  | \$76,450           |
| <b>Total Project Financing</b>  |  | <b>\$1,176,450</b> |
| <b>Uses of Funds</b>  |  |                    |
| Hard Costs (demolition, construction, concrete, landscaping) plus 15% contingency     |  | \$1,176,450        |
| <b>Total Project Uses</b>   |  | <b>\$1,176,450</b> |

A. Merante Contracting, Inc. is a Limited Liability Corporation located at 4740 Streets Run Road, Pittsburgh, PA 15236. A. Merante Contracting, Inc. is led by Anthony Merante, President.

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

**RESOLUTION NO. 136 (2024)**

RESOLVED: That an agreement with A. Merante Contracting Inc., for the renovation of Broad Street Plaza, in an amount of \$1,176,450, payable from a Local Shares Account (LSA), Redevelopment Assistance Capital Program (RACP) and the East Liberty Transit Revitalization Investment District Redevelopment Authority (ELTRIDA) account 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 an 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 Guidelines Amendment**

- a. Authorization to amend the Rental Gap Program (RGP) guidelines to change the maximum loan amount per unit to \$75,000 at 30% AMI, \$50,000 at 50% AMI, and \$35,000 at 30%

AMI; and the maximum loan amount per project, from \$1,250,000 to \$2,000,000 per project.

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

Ms. Quianna Wasler, Chief Housing Officer presented that The Rental Gap Program (RGP) provides up to \$1,250,000 in patient debt to for-profit and nonprofit developers to help fund the creation of new, and/or preserve existing, affordable housing in the City of Pittsburgh. The RGP is designed to increase the supply of decent affordable housing, eliminate health, safety and property maintenance deficiencies, and ensure compliance with applicable codes and standards. Eligible projects must contain at least four rental units and at least 10% of all units must be affordable to households at 60%, 50%, and 30% of Area Median Income (AMI) or below.

Updates to the Rental Gap Program (RGP) guidelines are necessary to meet the current need for gap financing caused by post COVID-19 industry-wide construction and financing challenges. These updates will also ensure that potential applicants understand what participation in the program requires.

The RGP is sourced by the Housing Opportunity Fund, the Community Development Block Grant (CDBG) Program, the Home Investment Partnership Program (HOME), Affordable Housing Bond proceeds, and other potential funds received by the URA designated for the development and improvement of residential rental housing.

Loans may be amortized, deferred, or cashflow loans based upon a determination of net income. Loan funding must be used for units at or below 60%, 50% and 30% of AMI. For 30% of AMI units, the per unit loan amount is increased to \$75,000 per unit from \$60,000. For 50% of AMI units, the per unit loan amount is increased to \$50,000 per unit from \$30,000. For 60% of AMI units, the per unit loan amount is increased to \$35,000 per unit from \$25,000. The borrower must agree to comply with the specified income and rent limits for at least 40 years. Priority will be given to projects that meet any of the following requirements: bring new affordable units to market quickly and/or preserve existing affordable units; are "shovel ready;" provide social services to the residents including health and wellness services, eviction prevention, and/or job training; or have permanent affordability (99 years).

Specific guideline updates include:

- Increase the maximum loan amount per project from \$1,250,000 to \$2,000,000. Since the start of the COVID-19 pandemic, the real estate development industry has experienced trends that have made securing financing for real estate rehabilitation projects and construction projects increasingly difficult. These issues are even more challenging to overcome within the affordable housing development sector. The demand for higher public subsidies for affordable housing developments in the City of Pittsburgh is strong as costs continue to rise.
- Increase the maximum loan amount per unit to the following:
  - 30% of AMI: \$75,000 per unit
  - 50% of AMI: \$50,000 per unit
  - 60% of AMI: \$35,000 per unit

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

**RESOLUTION NO. 137 (2024)**

RESOLVED: That the Rental Gap Program guidelines are hereby amended to change the maximum loan amount per unit to \$75,000 at 30% AMI, \$50,000 at 50% AMI, and \$35,000 at 30% AMI; and the maximum loan amount per project, from \$1,250,000 to \$2,000,000 per project.

7. Rental Gap Program – Allentown - Grandview South

- a. Authorization to enter into a Rental Gap Program loan agreement with Grandview South Homes, L.P., or a related entity, for a loan amount not to exceed \$1,250,000 for the new construction of 31 scattered site units located in the Allentown neighborhood, Ward 18 of the City of Pittsburgh.
- b. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 3-N, Lot 171; Block 3-P, Lots 186, 187, 197, 216, 262, 277, and 281; Block 3-R, Lots 305 and 306; Block 14-A, Lot 292; Block 14-B, Lots 6, 7, 10, 15, 78, 223A, and 254, in the 18th Ward to Grandview South Homes, L.P., or a related entity, for \$1.00 plus costs.

Ms. Nemani-Stanger requested Board approval of the above items. Brooke Gwin, Housing Lending Analyst presented.

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| <b>Borrower/Developer:</b> | Grandview South Homes, L.P.   |
| <b>Project Location:</b>   | Scattered Site on Eureka, Renwick, Excelsior, Millbridge, and Allen Streets   |
| <b>Neighborhood:</b>       | Allentown   |
| <b>Council District:</b>   | 3   |
| <b>Description:</b>        | <p>Grandview South Homes is the new construction of 31 single-family homes in the Allentown neighborhood of the City of Pittsburgh. The borrower will be Grandview South Homes, L.P., which is a single purpose entity created by the nonprofit partner, Hilltop Alliance, and the developer, Poole Anderson/Gatesburg Road Development (GRD).</p> <p>This project also includes the third board action for the disposition of 18 parcels from the URA to Grandview South Homes. Those properties include 16 vacant lots and two abandoned structures that will be demolished. The newly constructed homes will be located on Eureka, Renwick, Excelsior, Millbridge, and Allen Streets. All properties are within a three-block radius of each other. The project area is close to the neighborhood’s business district and multiple transit stops.</p> <p>This development is a critical part of the Hilltop Alliance’s Housing Strategy, which focuses on a micro neighborhood within the larger Allentown community. Hilltop Alliance has championed creating redevelopment efforts that preserve and create assets throughout the Hilltop communities of Allentown, Arlington, Beltzhoover, Bon Air, Carrick, Knoxville, Mt. Oliver, Mount Washington, South Side Slopes, and St. Clair. Hilltop Alliance staff will provide supportive services to residents of Grandview South, helping residents to develop individualized empowerment plans to address needs related to childcare and financial empowerment, and will connect them to many other human services resources.</p> <p>Gatesburg Road Development, formerly S &amp; A Homes, has extensive experience working with complex capital stacks and has completed over 1,000 LIHTC units. The</p> |

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|   | <p>project was allocated 9% Low Income Housing Tax Credits from PHFA in 2021. RBC, as the equity investor, and Dollar Bank, as the construction lender, have provided commitments. Additionally, the project has been awarded two loans from PHFA, one for \$825,000 and a PHFA-DCRP loan for \$3.5 million. Following the end of the initial 15-year LIHTC compliance period, the homes will be sold to income-eligible residents.</p> <p>The unit mix includes 23 two-bedroom units and eight three-bedroom units. Four units will be affordable to households at or below 20% of AMI, seven units affordable at or below 50% of AMI, and 20 units at or below 60% of AMI. Additionally, four of the units will be ADA accessible. All homes will include energy star rated appliances, electric heat pumps for the water and HVAC systems, and a target score of 50 or less on the Home Energy Rating System – meaning tenants and future homeowners will save money on utility bills.</p> <p>The total development cost is \$17 million.</p> <p>Construction is anticipated to be completed by September 2025.</p> |
| <b>Authority Financing for Review:</b>          | <p>\$1.25 million Rental Gap Program loan sourced with:<br/>                 \$ 625,000 - HOME Investment Partnerships Program<br/>                 \$ 625,000 - Housing Opportunity Fund</p>  |
| <b>Collateral:</b>                              | <p>An affordability deed restriction will be recorded for four (4) units affordable to households at or below 20% of AMI, seven (7) units at or below 50% of AMI, and twenty (20) units at or below 60% of AMI for a period of 40 years.</p>   |
| <b>Program Sources:</b>                         | <p>2021, 2022 HOME – Rental Gap Program<br/>                 2023, 2024 Housing Opportunity Funds</p>  |
| <b>MWBE:</b>                                    | <p>MWBE Plan approved</p>  |
| <b>Commitment Expiration Date:</b>              | <p>January 31, 2025</p>  |
| <b>Sources of Funds</b>                         |  |
| Equity (LIHTC)                                  | \$11,079,379   |
| PHFA Development Cost Relief Program (DCRP)     | \$3,500,000  |
| URA RGP Loan                                    | \$1,250,000  |
| PHFA  | \$825,000  |
| Deferred Developer Fee                          | \$516,000  |
| <b>Total Project Financing</b>                  | <b>\$17,170,379</b>  |
| <b>Uses of Funds</b>                            |  |
| Hard Costs                                      | \$13,214,724   |
| Reserves and Developer Fee                      | \$1,386,767  |
| Construction & Permanent Loan Financing Charges | \$1,070,654  |
| Fees  | \$798,552  |
| Miscellaneous Development Expenses              | \$339,546  |
| Acquisition                                     | \$255,336  |
| Syndication Fees & Expenses                     | \$104,800  |
| <b>Total Project Costs</b>                      | <b>\$17,170,379</b>  |

Grandview South Homes, L.P. is a Pennsylvania Limited Partnership, with a mailing address of 2121 Old Gatesburg Rd, Suite 200, State College, PA 16803. Principal Name: Andrew Haines, Executive Vice President.

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

**RESOLUTION NO. 138 (2024)**

RESOLVED: That a loan with Grandview South Homes, L.P., or a related entity, for the new construction of 31 scattered site units located in the Allentown neighborhood, Ward 18 of the City of Pittsburgh, in an amount not to exceed \$1,250,000, 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.

**RESOLUTION NO. 139 (2024)**

RESOLVED: That the final drawings and evidence of financing submitted by Grandview South Homes, L.P., or a related entity, for the sale of Block 3-N, Lot 171; Block 3-P, Lots 186, 187, 197, 216, 262, 277, and 281; Block 3-R, Lots 305 and 306; Block 14-A, Lot 292; Block 14-B, Lots 6, 7, 10, 15, 78, 223A, and 254, in the 18th Ward, for \$1.00 plus costs 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 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.

- 8. Rental Gap Program - Central Northside – Allegheny YMCA
  - a. Authorization to enter into a Rental Gap Program loan agreement with YMCA of Greater Pittsburgh, or a related entity, for a loan amount not to exceed \$2,000,000 for the renovation of 89 Single-Room Occupancy units at 600 W. North Avenue, 15212 in the Central Northside neighborhood, Ward 22 of the City of Pittsburgh.
  - b. Authorization to add waivers of the Rental Gap Program and Housing Preservation Program mortgage recordation requirements to today’s Board’s Agenda.
  - c. Authorization to waive the Rental Gap Program guidelines’ mortgage recordation requirement, for the YMCA of Greater Pittsburgh’s RGP loan.
  - d. Authorization to waive the Housing Preservation Program guidelines’ mortgage recordation requirement, for the YMCA of Greater Pittsburgh HPP loan.

Ms. Nemani-Stanger requested Board approval of the above items. Ben Peyton, Manger, Residential Lending presented.

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| <b>Borrower/Developer:</b> | YMCA of Greater Pittsburgh   |
| <b>Project Location:</b>   | 600 W. North Avenue, Pittsburgh, PA 15212  |
| <b>Neighborhood:</b>       | Central Northside  |
| <b>Council District:</b>   | 1  |
| <b>Description:</b>        | The YMCA of Greater Pittsburgh has partnered with ACTION Housing, a nonprofit developer, to develop a comprehensive plan to fully renovate the Allegheny YMCA, which is situated in Pittsburgh's Central Northside neighborhood. This will include major |



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|   | <p>capital improvements to both the commercial and residential portions of the building. Improvements include:</p> <ul style="list-style-type: none"> <li>• A new ADA accessible floorplan with two new elevators and a wheelchair lift</li> <li>• Full replacement of the mechanical, plumbing, and electrical systems, including the installation of a new sprinkler system and new central air conditioning</li> <li>• New laundry facilities, trash rooms, and janitor’s closets on each floor</li> <li>• New flooring, painting, and ceilings for the corridors and rooms</li> <li>• Replacement of shared bathrooms with private bathroom facilities</li> </ul> <p>To cover these costs, the developer has applied for and secured both New Market Tax Credits and Federal Historic Tax Credits. The National Trust Community Investment Corporation (NTCIC) and Pittsburgh Urban Initiatives (PUI) have set-aside an allocation of New Market Tax Credits, which will be exchanged for equity provided by US Bank. US Bank will also provide equity in exchange for the allocation of Federal Historic Tax Credits. The developer expects to use most of the equity from tax credits to fund the commercial part of the project. To cover the residential portion, they have included additional funding sources in their budget.</p> <p>The structure of New Market Tax Credit deals create barriers that limit types of financing the developer may apply for. This has created a financial gap of roughly \$4,340,210. To cover this gap, the developer has applied for a \$2 million RGP loan from the URA. These funds would exclusively fund the residential portion of this project as a means of preserving the already existing affordable single room occupancy (SRO) units. Should the URA Board approve this RGP loan, the Reinvestment Fund has expressed their willingness to fill the remaining financial gap with a bridge loan.</p> <p>There will be no relocation or tenant displacement associated with this project. The project is scheduled to close on September 30, 2024, and will start construction immediately. The renovations will be complete by March 2026.</p> |
| <b>Authority Financing for Review:</b>      | \$2,000,000 RGP loan sourced with Community Development Block Grant (CDBG) funding  |
| <b>Collateral:</b>                          | Declaration of Restrictive Covenants requiring that all 89 units remain affordable for individuals with incomes at or below 60% of AMI for 40 years   |
| <b>Program Sources:</b>                     | CDBG FY 2020<br>CDBG FY 2021<br>CDBG FY 2022  |
| <b>MWBE:</b>                                | Narrative Approved  |
| <b>Commitment Expiration Date:</b>          | December 31, 2024   |
| <b>Sources of Funds</b>                     |   |
| US Bank New Market Tax Credit Equity        | \$3,389,100   |
| US Bank Historic Tax Credit Equity          | \$2,785,554   |
| RACP Grant                                  | \$2,500,000   |
| Seller’s Note                               | \$2,500,000   |
| Reinvestment Fund Bridge Loan               | \$2,340,210   |
| PHFA HOP-MF Grant                           | \$2,200,000   |
| URA RGP Loan [Pending]                      | \$2,000,000   |
| FHLB Affordable Housing Program (AHP) Grant | \$1,500,000   |
| URA HPP Cash Flow Loan (ARP)                | \$1,500,000   |
| Allegheny County CDBG-CV Grant              | \$1,000,000   |
| HUD Community Project Funding (CPF) Grant   | \$1,000,000   |

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| Hillman Foundation Grant                        | \$500,000           |
| Allegheny Foundation Grant                      | \$350,000           |
| PHFA PHARE Grant                                | \$300,000           |
| Neighborhood Assistance Program Grant           | \$300,000           |
| BUHL Foundation Grant                           | \$150,000           |
| Bridgeway Capital Grant                         | \$50,000            |
| <b>Total Project Financing</b>                  | <b>\$24,364,864</b> |
| <b>Uses of Funds</b>                            |                     |
| Hard Costs                                      | \$16,186,099        |
| Acquisition                                     | \$2,513,000         |
| New Market Tax Credit Related Fees and Expenses | \$1,859,800         |
| Developer Fee                                   | \$1,100,000         |
| Bridge Loan Fees and Expenses                   | \$1,064,508         |
| Fees  | \$861,530           |
| Miscellaneous Fees and Expenses                 | \$381,510           |
| Taxes and Insurance                             | \$186,667           |
| Reserves  | \$125,000           |
| Historic Tax Credit Fees                        | \$86,750            |
| <b>Total Project Costs</b>                      | <b>\$24,364,864</b> |

The YMCA of Greater Pittsburgh is a Pennsylvania nonprofit, with a mailing address of 10 Foster Plaza, 680 Andersen Drive, Suite 400, Pittsburgh, PA 15220. Principal Name: Amy Kienle, President and Chief Executive Officer of the YMCA of Greater Pittsburgh.

Chair Chintalapalli amended to add additional waivers of the Rental Gap Program.

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

**RESOLUTION NO. 140 (2024)**

RESOLVED: That a loan with YMCA of Greater Pittsburgh, or a related entity, for the renovation of 89 Single-Room Occupancy units at 600 W. North Avenue, 15212, in the Central Northside neighborhood, Ward 22 of the City of Pittsburgh, in an amount not to exceed \$2,000,000, 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.

**RESOLUTION NO. 141 (2024)**

RESOLVED: That the addition of waivers of the Rental Gap Program guidelines and the Housing Preservation Program mortgage recordation requirements to today’s Board’s Agenda, is hereby approved.

**RESOLUTION NO. 142 (2024)**

RESOLVED: That a waiver of the Rental Gap Program guidelines mortgage recordation requirement, for the YMCA of Greater Pittsburgh’s RGP loan, is hereby approved.

**RESOLUTION NO. 143 (2024)**

RESOLVED: That a waiver of the Housing Preservation Program guidelines mortgage recordation requirement, for the YMCA of Greater Pittsburgh HPP loan, is hereby approved.

9. Rental Gap Program – Homewood North - Anderson Estates

- a. Authorization to enter in a Rental Gap Program loan agreement with WNT Daniels Development Group L.L.C., or a related entity, for a loan amount not to exceed \$330,000 for the new construction of six units at 7415-7427 Hermitage Street, 15208 in the Homewood North neighborhood, Ward 13 of the City of Pittsburgh.

Ms. Nemani-Stanger requested Board approval of the above item. Jerry Clayton, Lending Analyst, Residential Lending presented.

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| <b>Borrower/Developer:</b> | WNT Daniels Development Group   |
| <b>Project Location:</b>   | 7415-7427 Hermitage Street  |
| <b>Neighborhood:</b>       | Homewood North  |
| <b>Council District:</b>   | 9   |
| <b>Description:</b>        | <p>Anderson Estates, developed by WNT Daniels Development Group L.L.C. under the leadership of Tina Daniels of Concrete Rose Construction, will introduce six new affordable rental units in Homewood North, part of Pittsburgh's Homewood community. This initiative addresses significant local challenges, including a median household income of approximately \$26,000 and a 26% housing vacancy rate. The project, marking one phase of a broader plan to create 16 affordable units, involves demolishing seven vacant townhomes to build three duplexes with a mix of two-bedroom and four-bedroom units, which will be available to individuals with Housing Choice Vouchers.</p> <p>Tina Daniels, with her extensive experience in real estate and construction through Concrete Rose Construction and WNT Daniels Real Estate, has a strong track record in property renovation and new construction. Her firm's successful projects include revitalizations and new developments in Pittsburgh, such as those on Wood Street and Hermitage Street. Daniels' experience in transforming vacant properties into affordable housing highlights her capability in enhancing housing quality.</p> <p>Neighborhood Allies, a key partner, has previously collaborated with Daniels on the Benedict Dwellings project, further strengthening their partnership. For Anderson Estates, Neighborhood Allies is contributing as a co-developer, equity investor, and grant provider, reflecting their confidence in Daniels' expertise and the project's impact. Community engagement has been substantial, with support from local residents and the Zoning Board of Adjustment. The development also involves partnerships with local organizations to offer additional tenant support, including vocational training, financial literacy, housing stability services, and educational support.</p> |

|   |   |
|---|---|
|   | The total development cost for Anderson Estates is \$2,529,622. Financing includes a \$750,000 permanent loan from First National Bank, secured through the 2023 FHLBank AHP award, as well as \$125,000 from PHFA’s PHARE program, \$520,000 from Neighborhood Allies’ Equity/Guaranty Fund, \$10,122 in equity investment from the developer, a \$44,500 deferred development fee, and \$330,000 anticipated from URA’s HOF Rental Gap Program. The anticipated construction commencement date is October 2024 with the anticipated construction completion date of September 2025. |
| <b>Authority Financing for Review:</b>                | \$330,000 - 2023 Affordable Housing Bond Funds  |
| <b>Collateral:</b>                                    | Affordability deed restriction will be recorded for 4 units at or below 50% of AMI, and 2 units at or below 60% of AMI for a period of 40 years.  |
| <b>Program Sources:</b>                               | Rental Gap Program – 2023 Affordable Housing Bond Funds   |
| <b>MWBE:</b>  | MWBE & MWI Narrative letters are approved. A final MWBE Plan must be in place by closing.   |
| <b>Commitment Expiration Date:</b>                    | January 31, 2025  |
| <b>Sources of Funds</b>                               |   |
| Permanent Financing FNB                               | \$750,000   |
| Federal Home Loan Bank 2023                           | \$750,000   |
| Neighborhood Allies (Equitable Growth Guarantee Fund) | \$520,000   |
| URA Rental Gap Program (RGP)                          | \$330,000   |
| PHFA PHARE 2023                                       | \$125,000   |
| Deferred Developer Fee                                | \$44,500  |
| Developer Equity                                      | \$10,122  |
| <b>Total Project Financing</b>                        | <b>\$2,529,622</b>  |
| <b>Uses of Funds</b>                                  |   |
| Hard Costs  | \$2,052,135   |
| Reserves and Developer Fee                            | \$284,500   |
| Fees  | \$77,550  |
| Acquisition   | \$58,122  |
| Construction & Permanent Loan Financing               | \$31,250  |
| Miscellaneous Development Expense                     | \$26,065  |
| <b>Total Project Costs</b>                            | <b>\$2,529,622</b>  |

WNT Daniels Development Group L.L.C. is a Pennsylvania Domestic Limited-Liability Company, with a mailing address of 700 River Ave., Suite 320, Pittsburgh PA 15212. Principal Name: Ms. Tina Daniels, CEO.

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

**RESOLUTION NO. 144 (2024)**

RESOLVED: That a loan with WNT Daniels Development Group L.L.C., or a related entity, for the new construction of six units at 7415-7427 Hermitage Street, 15208 in the Homewood North neighborhood, Ward 13 of the City of Pittsburgh, in an amount not to exceed \$330,000, 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.

10. HAP Pilot Program Administration Agreement – ACTION- Housing, Inc.

- a. Authorization to enter into a pilot program administration agreement in an amount not to exceed \$1,500,000 of the 2024 HOF funding allocation with ACTION-Housing, Inc. to administer a portion of the Homeowner Assistance Program (HAP).

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

Ms. Wasler presented that the Homeowner Assistance Program (HAP) provides financial assistance up to \$35,000 to homeowners for rehabilitating and improving residential owner-occupied properties within the City of Pittsburgh. Funds must be used to address any major City Code violations and life safety repairs prior to any general repairs. The program was designed with the well-being and safety of Pittsburgh homeowners in mind, especially low-income homeowners who experience deferred maintenance due to financial constraints.

This agreement with ACTION-Housing, Inc. (AHI) will be funded through a portion of the Housing Opportunity Fund (HOF) 2024 HAP allocation of \$3,050,000. The URA and the Housing Opportunity Fund will maintain oversight of the program, and AHI will be responsible for the daily operations of the program, including launching an application round; receiving, prioritizing, and approving final applications; matching approved applicants to contractors; managing the construction process through completion; troubleshooting issues as they arise; and providing monthly financial and operational updates and reports to the URA.

The URA has run this program since its creation in 2019 and is currently addressing a backlog of prior year's projects. Entering a pilot agreement with AHI for the 2024 HAP allocation will allow the URA to focus on working through its backlog of outstanding projects while avoiding disruption to the program in 2024. It is important to note that the program will remain the same from an operational standpoint, the applications will continue to be approved based on the most need, and that the URA expects the transition to have minimal issues as AHI has administered home repair programs similar to HAP for many years.

ACTION-Housing, Inc. is a Pennsylvania nonprofit, with a mailing address of 611 William Penn Place, Suite 800, Pittsburgh, PA 15219. Principal Name: Larry Swanson, Executive Director of ACTION-Housing, Inc.

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

**RESOLUTION NO. 145 (2024)**

RESOLVED: That an agreement with ACTION-Housing, Inc., to pilot the administration of the Homeowner Assistance Program (HAP), in an amount not to exceed \$1,500,000, payable from the Housing Opportunity Fund Homeowner Assistance Program (HAP), 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.

### **CONSENT AGENDA**

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

1. Amend Resolution Nos. 255, 256, 257, 258 (2020) to add the Chief Housing Officer as an authorized signatory of all URA documents and to remove Senior Counsel as an authorized signatory.

#### **RESOLUTION NO. 146 (2024)**

RESOLVED: That Resolution Nos. 255, 256, 257, 258 (2020) are hereby amended, to add the Chief Housing Officer as an authorized signatory of all URA documents and to remove Senior Counsel as an authorized signatory.

2. Authorization to amend Resolution No. 290 (2022), as previously amended by Resolutions Nos. 213 (2023), 340 (2023), and 40 (2024) which authorized the URA to hold a reverter deed for the reconveyance of Block 10-P, Lot 25, in the 5th Ward from Kingdom Rising Holdings LLC, or a related entity, to extend the deadline for financial closing from July 31, 2024, to January 30, 2025.

#### **RESOLUTION NO. 147 (2024)**

RESOLVED: That Resolution No. No. 290 (2022), as previously amended by Resolutions Nos. 213 (2023), 340 (2023), and 40 (2024) is hereby amended, to extend the deadline for financial closing from July 31, 2024, to January 30, 2025.

3. Authorization to waive the Homeowner Assistance Program Plus (HAP+) guidelines and amend an agreement with Kim Clark-Baskin the daughter of eligible applicant, Kenneth Johnson, who applied to the HAP+ Program in 2021, to receive a grant and deferred second mortgage loan from the program; (Ms. Clark-Baskin is an employee of the City of Pittsburgh and has received formal advice from the City of Pittsburgh Ethics Board that no conflict of interest or no contract violation exists).

#### **RESOLUTION NO. 148 (2024)**

RESOLVED: That a waiver of the Homeowner Assistance Program Plus (HAP+) guidelines and amend an agreement with Kim Clark-Baskin the daughter of eligible applicant, Kenneth Johnson, who applied to the HAP+ Program in 2021, to receive a grant and deferred second mortgage loan from the program; (Ms. Clark-Baskin is an employee of the City of Pittsburgh and has received formal advice from the City of Pittsburgh Ethics Board that no conflict of interest or no contract violation exists) is hereby approved.

4. Certificate of Completion for Garden Theater Block LLC for Block 23-L, Lot 76, and Block 23-L, part of Lot 83 (said Block 23-L, part of Lot 83, being previously identified as Block 23, Lots 78, 79, 87, 89, 90, 91, and 92) in the 22<sup>nd</sup> Ward, and authorization to return the Good Faith Deposit (1201 Federal Street and 4-30 W North Avenue, new multifamily residential construction).

**RESOLUTION NO. 149 (2024)**

RESOLVED: That issuance of a Certificate of Completion to Garden Theater Block LLC, Block 23-L, Lot 76, and Block 23-L, part of Lot 83 (said Block 23-L, part of Lot 83, being previously identified as Block 23-L, Lots 78, 79, 87, 89, 90, 91, and 92) in the 22<sup>nd</sup> Ward and return of the Good Faith Deposit (1201 Federal Street and 4-30 W North Avenue, new multifamily residential construction) 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, are 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.

5. Certificate of Completion for the Pittsburgh Land Bank for Block 9-M, Lot 97, in the 3rd Ward (Cliff Street – Half The Battle LLC (Tyian Battle) – two affordable duplexes).

**RESOLUTION NO. 150 (2024)**

RESOLVED: That issuance of a Certificate of Completion to the Pittsburgh Land Bank for Block 9-M, Lot 97, in the 3rd Ward and return of the Good Faith Deposit (Cliff Street – Half The Battle LLC (Tyian Battle) – two affordable duplexes) 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, are 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.

6. Certificate of Completion for the Pittsburgh Land Bank for Block 50-G, Lots 60, 62, and 63, and Block 50-K, Lots 172 and 173, in the 10<sup>th</sup> Ward (Rosetta Street and Broad Street – City of Bridges Community Land Trust – four affordable semi-detached single-family residences on Rosetta Street and two affordable semi-detached single-family residences on Broad Street).

**RESOLUTION NO. 151 (2024)**

RESOLVED: That issuance of a Certificate of Completion to the Pittsburgh Land Bank for Block 50-G, Lots 60, 62, and 63, and Block 50-K, Lots 172 and 173, in the 10<sup>th</sup> Ward and return of the Good Faith Deposit (Rosetta Street and Broad Street – City of Bridges Community Land Trust – four affordable semi-detached single-family residences on Rosetta Street and two affordable semi-detached single-family residences on Broad Street) 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, are 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.

7. Transfer proposal, form of contract, and authorization to execute a deed to the Pittsburgh Land Bank for the sale of Block 9-M, Lot 97, in the 3<sup>rd</sup> Ward for \$500 plus costs (estimated to total \$6,000).

**RESOLUTION NO. 152 (2024)**

RESOLVED: That the transfer of Block 9-M, Lot 97, in the 3<sup>rd</sup> Ward of the City of Pittsburgh 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 and 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.

8. Transfer proposal, form of contract, and authorization to execute a deed to the Pittsburgh Land Bank for the sale of Block 50-G, Lots 60, 62, and 63, and Block 50-K, Lots 172 and 173, in the 10<sup>th</sup> Ward for \$500 per parcel plus costs (estimated to total \$30,000).

**RESOLUTION NO. 153 (2024)**

RESOLVED: That the transfer of Block 50-G, Lots 60, 62, and 63, and Block 50-K, Lots 172 and 173, in the 10<sup>th</sup> Ward of the City of Pittsburgh to the Pittsburgh Land Bank for \$500 plus costs (estimated to total \$30,000) and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Land Bank, is hereby approved and 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.

9. Conveyance of Block 88-G, Lot 375; Block 88-H, Lot 250; Block 88-M, Lots 158, 160, 162, and 164; Block 88-R, Lot 121; and Block 88-S, Lot 15 (private ways and open space) in the 14<sup>th</sup> Ward to Summerset Neighborhood Association for \$10 plus costs pursuant to a January 23, 2017, Assignment Agreement.

**RESOLUTION NO. 154 (2024)**

RESOLVED: That the conveyance of Block 88-G, Lot 375; Block 88-H, Lot 250; Block 88-M, Lots 158, 160, 162, and 164; Block 88-R, Lot 121; and Block 88-S, Lot 15 (private ways and open space) in the 14<sup>th</sup> Ward, to Summerset Neighborhood Association for \$10 plus costs pursuant to a January 23, 2017, Assignment Agreement, is 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 authorized to take any and all actions and execute such documents as are necessary to effectuate the terms of the conveyance, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

10. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed to Ryan and Veronica England for the sale of Block 50-G, Lots 4, 7, and 8, in the 10<sup>th</sup> Ward for \$63,000 plus costs (Rosetta Street – side yard for 5130 Rosetta Street).



**RESOLUTION NO. 155 (2024)**

RESOLVED: That the Redevelopment Proposal submitted by Ryan and Veronica England, for the sale of Block 50-G, Lots 4, 7, and 8, in the 10<sup>th</sup> Ward, and execution of a disposition contract by sale to Ryan and Veronica England, for \$63,000 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 Ryan and Veronica England for the sale of Block 50-G, Lots 4, 7, and 8, in the 10<sup>th</sup> 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.

**DISCLOSURE AGENDA**

1. Providing notice to the public that Benjamin Veltman to receive a grant from the OwnPGH Homeownership Program and a deferred second mortgage loan from the Down Payment and Closing Cost Assistance Program; (Mr. Veltman is related to an employee of the City of Pittsburgh).
2. Providing notice to the public that Wilma Fuller, who applied to the Homeowner Assistance Program in 2023, to receive a grant and a deferred second mortgage loan from the program; (Ms. Fuller is related to an employee of the Pittsburgh Housing Development Corporation).

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 - August 8, 2024 - Public

| Name             | Comment Type |
|------------------|--------------|
| Lashawn McBride  | in-person    |
| Mohak Chauhan    | in-person    |
| Madeline Mcgrady | in-person    |
| Bob Damewood     | Via Zoom     |
| Swain Uber       | Via Zoom     |
| Aimee Mangham    | in-person    |
| David Breingan   | in-person    |
| Bill Shimko      | in-person    |
| Lawrence Palmer  | in-person    |

Tami Brown

written

## Comment Registrants

### Commenting On:

HOF

Consumer Programs

HOF

HOF and affordable housing

HOF Annual Report

URA funding

HOF

5e

Homeowner Programs

Home Improvement Funds

**Written Comments:**

Hello. I have gotten approved for a much needed bathroom project. I have an 85 year old sister that now resides with me and is handicap. She is unable to take baths or showers because of the way my tub/shower is. I had received notification from the hilltop alliance that we qualified and was placed on the list which was in 2023. I had repeatedly inquired about the status until around earlier this year was advised of no funding and will be placed on the list for 2025. I believe the remaining funds should be used to help us get the needed repairs.