

# Board Agenda

**Date/Time:** Thursday, March 13, 2025, at 2:00 PM

**Hybrid Location:** Lower-Level Conference Room, 412 Boulevard of the Allies, Suite 901,  
Pittsburgh, PA 15219

**Web Access:** <https://us06web.zoom.us/j/85774541003>

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

**Webinar ID:** 8577 454 1003

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**REGULAR BOARD MEETING  
AGENDA  
TABLE OF CONTENTS**

**1. General**

- a. Roll Call
- b. Approval of the February 13, 2025, URA Annual/Regular Board Meeting Minutes

**2. Public Comment**

**3. Announcements**

- a. Registration closes this Friday, March 14, 2025, for the Grow America HD420 Rental Housing Development Finance training scheduled for March 17-21, 2025, registration for the ED201 Real Estate Finance Training, is open until April 23, 2025 and scheduled for April 28-May 2, 2025.
- b. Applications for the Housing Opportunity Fund Demonstration Program open on Friday, March 14, 2025.

**4. Housing (Page 3 Through Page 10)**

**a. Upper Hill District – FSDP Grant – 3426 Webster Avenue**

- i. Authorization to enter into a For-Sale Development Program Grant Agreement with Amani Christian Community Development Corporation, or a related entity, in an amount of up to \$100,000 for the rehabilitation of 3426 Webster Avenue in the Upper Hill District neighborhood, 5<sup>th</sup> Ward.

**b. Allentown and Knoxville – FSDP Grant – Hilltop Alliance Rehabilitation for Resale**

- i. Authorization to enter into a For-Sale Development Program Loan Agreement with Hilltop Alliance, or a related entity, in an amount of up to \$255,735 for the rehabilitation of 11 E. Amanda Avenue, 954 Industry Street, and 922 Manton Way in the Allentown neighborhood, 18<sup>th</sup> Ward, and 424 Suncrest Street in the Knoxville neighborhood, 30<sup>th</sup> Ward.



c. **Housing Opportunity Fund Demonstration Program – Approval of Guidelines**

- i. Authorization to approve Housing Opportunity Fund Demonstration Program guidelines.

5. **Consent Agenda (Page 11)**

6. **Disclosure Agenda (Page 12)**

7. **Adjournment of Regular Meeting**



# Director’s Report

**To:** URA Board of Directors  
**From:** Quianna Wasler, Chief Housing Officer  
**Cc:** Susheela Nemani-Stanger, Executive Director  
**Date:** March 13, 2025  
**Re:** Agenda Item 4(a): Housing

**4(a) Upper Hill District – FSDP Grant – 3426 Webster Avenue**

- i. Authorization to enter into a For-Sale Development Program Grant Agreement with Amani Christian Community Development Corporation, or a related entity, in an amount of up to \$100,000 for the rehabilitation of 3426 Webster Avenue in the Upper Hill District neighborhood, 5<sup>th</sup> Ward.

**Authorization Details**

Authorization is requested to enter into a For-Sale Development Program (FSDP) grant agreement with Amani Christian Community Development Corporation (Amani) for the rehabilitation of a single-family home in the Upper Hill District neighborhood.

Amani took possession of this three-bedroom, two-and-a-half-bathroom house in the winter of 2022-2023. Since then, they have completed emergency stabilization repairs including full roof replacement, gutting, and mold remediation throughout the building. With this board approval, closing is planned for early April 2025. Construction began in December 2024 and will be completed by May 2025. It is anticipated that a family will be able to purchase and move into the home by early summer 2025. The house will be sold for \$160,000 to a family earning at or below 80% of Pittsburgh Area Median Income (AMI).

URA financing will be available to the future homebuyer through either the Housing Recovery Program-Developer (HRP-D) or the OwnPGH Homeownership Program (OwnPGH).

<b>Borrower/Developer:</b>	Amani Christian Community Development Corporation	
<b>Project Location:</b>	3426 Webster Avenue	
<b>Neighborhood:</b>	Upper Hill District	
<b>Council District:</b>	6	
<b>Preliminary Authority Financing for Review:</b>	\$100,000 FSDP Grant – Sourced with Affordable Housing Bond proceeds	
<b>Collateral:</b>	Declaration of Restrictive Covenants requiring the single unit remain affordable at 80% of AMI for 25 years	
<b>Proposed Program Sources:</b>	\$100,000 Affordable Housing Bond	
<b>MWBE:</b>	Narrative Approved	
<b>Commitment Expiration Date:</b>	December 31, 2025	
<b>Total Units:</b>	One three-bedroom, two-and-a-half-bathroom house	
<b>Affordable Units:</b>	One unit affordable at or below 80% of AMI	
<b>Sources of Funds</b>		
Community Growth Fund Loan		\$144,000
PHFA PHARE		\$122,191



URA FSDP Grant	\$100,000
Transactions Fee	\$16,000
<b>Total Project Financing</b>	<b>\$382,191</b>
<b>Uses of Funds</b>	
Construction Costs	\$250,000
Acquisition Costs	\$46,216
Developer Fee	\$49,000
Financing Charges and Transaction Fees	\$36,975
<b>Total Project Costs</b>	<b>\$382,191</b>

Amani Christian Community Development Corporation is a Pennsylvania Nonprofit Corporation, with a mailing address of 713 Clarissa Street, Pittsburgh, PA 15219. Principal Name: Reverend James L. Walls, Executive Director



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

**RESOLUTION NO. \_\_\_\_ (2025)**

RESOLVED: That a grant with Amani Christian Community Development Corporation, or a related entity, for the rehabilitation of 3426 Webster Avenue in the Upper Hill District neighborhood, 5<sup>th</sup> Ward, in an amount up to \$100,000 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 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.



# Director's Report

**To:** URA Board of Directors  
**From:** Quianna Wasler, Chief Housing Officer  
**Cc:** Susheela Nemani-Stanger, Executive Director  
**Date:** March 13, 2025  
**Re:** Agenda Item 4(b): Housing

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## **4(b) Allentown and Knoxville – FSDP Grant – Hilltop Alliance Rehabilitation for Resale**

- i. Authorization to enter into a For-Sale Development Program Loan Agreement with Hilltop Alliance, or a related entity, in an amount of up to \$255,735 for the rehabilitation of 11 E. Amanda Avenue, 954 Industry Street, and 922 Manton Way in the Allentown neighborhood, 18<sup>th</sup> Ward, and 424 Suncrest Street in the Knoxville neighborhood, 30<sup>th</sup> Ward.

### **Authorization Details**

This request is for authorization to enter into a For-Sale Development Program Grant Agreement with Hilltop Alliance, or a related entity, in an amount of up to \$255,735 for the rehabilitation of 11 E. Amanda Avenue, 954 Industry Street, and 922 Manton Way in the Allentown neighborhood, 18<sup>th</sup> Ward, and 424 Suncrest Street in the Knoxville neighborhood, 30<sup>th</sup> Ward.

The proposed rehabilitation project aims to revitalize four vacant properties in the Hilltop community, transforming them into safe and affordable housing options for qualifying applicants at or below 80% of the AMI in perpetuity. This project will deliver one two-bedroom unit, and three three-bedroom units and is part of the larger Rehab for Resale Program that has gained community respect for its commitment to transforming communities through affordable housing rehabilitation. Hilltop Alliance is comprised of 11 different coordinating, community-based organizations. Community feedback from Allentown Community Development Corporation (ACDC) and the Knoxville Community Council (KCC) are guiding every step of this project.

This FSDP grant will finance the costs related to the acquisition and renovation of the homes. Construction is planned to begin in April 2025 and be completed in October 2025.

To ensure these for-sale houses are affordable to households earning less than 80% of AMI, \$160,000 (up to \$40,000 each) in funding is allocated for financing through the URA's HRP-D and/or OwnPGH programs.

<b>Borrower/Developer:</b>	Hilltop Alliance
<b>Project Location:</b>	11 E. Amanda Avenue, 424 Suncrest Street, 954 Industry Street, and 922 Manton Way
<b>Neighborhood:</b>	Allentown and Knoxville
<b>Council District:</b>	3
<b>Preliminary Authority Financing for Review:</b>	\$255,735 For-Sale Development Program grant sourced with Housing Opportunity Fund
<b>Collateral:</b>	Declaration of Restrictive Covenants requiring 4 units at or below 80% of AMI for 99 years.
<b>Proposed Program Sources:</b>	\$69,661 HOF FY2022 \$189,074 HOF FY2023
<b>MWBE:</b>	Approved



<b>Commitment Expiration Date:</b>	July 31, 2025	
<b>Total Units:</b>	One two-bedroom, one-bathroom house, two three-bedroom, one-bathroom houses, and one three-bedroom, two-bathroom house.	
<b>Affordable Units:</b>	Four units affordable at or below 80% of AMI	
<b>Sources of Funds</b>		
Federal Home Loan Bank AHP Grant		\$600,000
WesBanco Bank Construction Loan		\$300,000
PNC Bank Line of Credit		\$300,000
URA FSDP Grant		\$255,735
Transactions Fee		\$26,400
<b>Total Project Financing</b>		<b>\$1,482,135</b>
<b>Uses of Funds</b>		
Hard Costs		\$1,104,635
Transaction and Admin Fees		\$255,515
Construction Financing Fees		\$104,735
Acquisition Costs		\$17,300
<b>Total Project Costs</b>		<b>\$1,482,135</b>

Hilltop Alliance is a Pennsylvania Nonprofit Corporation, with a mailing address of 209 Bausman Street, Pittsburgh, PA 15210. Principal Name: Bill Shimko, Executive Director



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

**RESOLUTION NO. \_\_\_\_ (2025)**

RESOLVED: That a loan with Hilltop Alliance, or a related entity, for the rehabilitation of 11 E. Amanda Avenue, 954 Industry Street, and 922 Manton Way in the Allentown Neighborhood, 18<sup>th</sup> Ward of the, and 424 Suncrest Street in the Knoxville neighborhood, 30<sup>th</sup> Ward of the, in an amount up to \$255,735, 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 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.





# Director's Report

**To:** URA Board of Directors  
**From:** Quianna Wasler, Chief Housing Officer  
**Cc:** Susheela Nemani-Stanger, Executive Director  
**Date:** March 13, 2025  
**Re:** Agenda Item 4(c): Housing

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## **4(c) Housing Opportunity Fund Demonstration Program – Approval of Guidelines**

- i. Authorization to approve Housing Opportunity Fund Demonstration Program guidelines.

### **Authorization Details**

The Housing Opportunity Fund (HOF) Demonstration Program (Demo Dollars) is intended to be a flexible program that provides financial assistance to, as described by the HOF guidelines, “Innovative Housing Pilot Concepts or Programs” and “Urgent/Emergency Housing Needs.” Funding administered through this program will be used to maximize housing stability and increase the affordable housing supply in the City of Pittsburgh by funding imaginative, new housing solutions that cannot be funded by existing URA programs and that respond to housing emergencies quickly, ensuring that those in need receive timely support.

The URA will open application rounds for these two purposes at various times throughout the year. The URA will enter into contracts with the selected applicants and reimburse them for costs incurred on a per-project basis. Applicants will need to apply and be awarded a contract for specific geographic areas, which may be neighborhood-based or as large as the whole City of Pittsburgh.

Eligible applicants are not-for-profit agencies and developers, as well as for-profit developers with a nonprofit partner. Applications from individuals will not be accepted. The funding must be used for housing related services for City of Pittsburgh residents or projects that are located within the City of Pittsburgh that cannot be funded through any other existing URA program. The minimum total project cost and grant award for “Innovative Housing Pilot Concepts” is \$50,000. There is no minimum total project cost and grant award for “Emergency Housing Needs” applications. The maximum grant award for both “Innovative” and “Emergency” projects must not exceed the HOF allocation amount to the Demonstration Program for the year.

The services or housing developments provided through this program must be provided to subrecipients that meet the U.S. Department of Housing and Urban Development’s (HUD) AMI limits for assisted housing programs with a maximum income limit for renters of 50% of AMI and maximum income limit for homeowners of 80% of AMI.



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

**RESOLUTION NO. \_\_\_\_ (2025)**

**RESOLVED:** That the Housing Opportunity Fund Demonstration Program guidelines are hereby approved.



**Regular Board Meeting**  
**March 13, 2025**  
**Consent Agenda**

1. Agreements/Amendments

- a. Authorization to enter into subrecipient agreements, valued at varying amounts, with Neighborhood Legal Services Association, RentHelpPGH, Just Mediation, and Pittsburgh Hispanic Development Corporation, paid for using \$1,154,705.10 in 2019-2020 Community Development Block Grant Coronavirus (CDBG-CV) funds, to support costs associated with the Legal Assistance Program.
- b. Authorization to enter into an agreement with Home Radon Pros in the amount of up to \$150,000 per year to provide radon testing and mitigation services for residential properties within the City of Pittsburgh. It is anticipated that approximately 75 houses per year will be serviced for an amount that does not exceed \$2000- per home - for a three-year period. The total amount of the contract to be determined by services rendered. The total contract of up to \$450,000 will be funded with Community Development Block Grant (CDBG) funds.

2. Certificates of Completion

- a. Certificate of Completion and Return of Good Faith Deposit for Veterans Place of Washington Boulevard for Block 125-C, Lot 162, in the 12<sup>th</sup> Ward (975 Washington Boulevard – new construction multifamily transitional housing).
- b. Certificate of Completion for The Pittsburgh Land Bank for Block 10-J, Lots 259 and 260, in the 5<sup>th</sup> Ward (Neighborhood Resilience Project – parking for 2038 Bedford Avenue).

3. Conveyances

- a. Transfer proposal, form of contract, and authorization to execute a deed to The Pittsburgh Land Bank for the sale of Block 10-J, Lots 259 and 260, in the 5<sup>th</sup> Ward for \$500 plus costs per parcel (estimated to total \$16,290).
- b. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed to Northside Properties Residences III, LLC, for the sale of Block 46-J, Lots 35 and 37, in the 26<sup>th</sup> Ward for \$10,000 plus costs (Chester Avenue side yards).
- c. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed to Island Avenue Holdings, LLC for the sale of Block 21-D, Lot 42-A, in the 27<sup>th</sup> Ward for \$3,600 plus costs (Island Avenue side yard).



**Regular Board Meeting**  
**March 13, 2025**  
**Disclosure Agenda**

1. Providing notice to the public that Phylicia Ralph to receive OwnPGH Homeownership Program financing in the amount of \$70,000 and a Down Payment and Closing Cost Assistance Program loan in the amount of \$7,500 for an affordable home purchase. (Ms. Ralph is an employee of the City of Pittsburgh Department of Public Works).
  
2. Providing notice to the public that Rudy McBride to receive OwnPGH Homeownership Program financing in the amount of \$70,000 and a Down Payment and Closing Cost Assistance Program loan in the amount of \$7,500 for an affordable home purchase. (Ms. McBride is an employee of the City of Pittsburgh Department of Human Resources and Civil Service).

