



**412 Boulevard of the Allies  
Suite 901  
Pittsburgh, PA 15219  
412.255.6600 ura.org**

August 23<sup>rd</sup>, 2022

President and Members  
Council of the City of Pittsburgh  
510 City-County Building  
Pittsburgh, PA 15219

Re: Middle Hill – Communion Place  
Authorization of Disposition Contract  
Council District No. 6

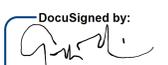
Dear President and Members:

Enclosed for your consideration is a proposed Resolution approving execution of a Contract for Disposition by Sale of Land between the Urban Redevelopment Authority of Pittsburgh and Communion LLC, or a related entity, for the sale of Block 27-A, Lots 125 and 126, in the 5<sup>th</sup> Ward of the City of Pittsburgh.

The above property includes a vacant structure at 2932 Wylie Avenue (Wylie and Herron avenues) and an adjoining vacant parcel. The total land area is approximately 2,465 square feet, with a purchase price of \$14,500 plus costs. The existing structure will be renovated, and the adjoining land will be developed with a new 2,803-square-foot building. At completion, the project will include three first-floor offices. Communion LLC will serve as the offices' anchor tenant, with the remaining office space rented out at an affordable commercial rent. Above, a residential area will include six one-bedroom units of 550-750 square feet each, and two two-bedroom units of 900 square feet each. Of the eight total units, at least 50% will be affordable to tenants at 60%-80% AMI. Total development costs are estimated at \$3,106,186.

We request that Council consider this Resolution and act upon it favorably. If you have any questions, please contact Mary Lisa Meier, at (412) 255-6693.

Sincerely,

DocuSigned by:  
  
148A1A2CD22C4CB...

**Greg Flisram**  
Executive Director

DS  
