

**November 2, 2023 Meeting of the Housing Opportunity Fund Advisory Board for the Urban
Redevelopment Authority of Pittsburgh**

A. Roll Call

Present: Jamil Bey, Mark Masterson, Paul Spradley, Alan Sisco, Adrienne Walnoha, Kellie Ware, Karen Garrett, Lena Andrews

Not Present: Tammy Thompson, Deb Gross, Deidra Washington, Marcus Reed, Derrick Tillman,

URA Staff Present: Jahd Burns, Natalie Lopez, Kyle Novak, Evan Miller, Kristen Leuschen, Alicia Majors, Breanna Benjamin, Victoria Jackson, Rae Ann Driscoll, David Dibernardo, Quianna Wasler, Derek Kendall- Morris

B. Review and Acceptance of Minutes from October 5, 2023 Meeting -

Motioned: Dr. Jamil Bey

Seconded: Dr. Paul Spradley

C. Public Comment

Megan Hammond, *Executive Director of Fair Housing Partnership of Greater Pittsburgh*

“To reflect on the hard work we have all done together in working towards the allocating of the HOF limited funds in a manner that address both equality and equity.”
Need ongoing discussions of how to spend the Demonstration Funds and be intentional on how we want to spend those funds, what’s most important to address.
Continue to collaborate, plan, and work hard to making sure these funds are accomplishing the goals we have set out to do

Written Public Comment

Comments Posted on the Draft Allocation Plan that was posted for the public:

- Please reinstate funding for the Small Land Lord Fund
- Consider allocating funds/assistance to help would be first time homeowners secure homes during this market that has been adversely inflated by speculators such as Black Rock and Vanguard who are converting Pittsburgh housing stock into rentals and driving up rent across the city, find a way to combat their corporate greed and exploitation and help Pittsburghers get a fair shake
- Why is there no funding for Small Landlord Fund we are the lifeblood for housing we also need funding for the rising cost of water sewage and trash, if you leave the sewer payments up to the tenants they don’t pay and the property owner gets a nice lien on the property, I have thousands of dollars of past due sewer bills
- Please take \$650,000 from the For Sale Development and put it into the Housing Stabilization Program and take \$350,000 from the Rental Gap Program and put it into the Legal Assistance Program
- Additional allocations should be made to the Legal Assistance Program especially for tenants in the 50% -80% AMI brackets. I believe each bracket should have at least

\$100,000 in additional funding available, funding could be re allocated from the For Sale Development Program or the Rental Gap Program due to these programs having leftover funds from previous years. It would be great to have some of the funding the Housing Stabilization Program at 80% AMI and some additional funds for the Legal Assistance Program at 50% AMI. I'm not clear why there is such a difference for the LAP Funds at the middle-income level when compared to the low end and the high end

- Please send over Legal Assistance Program, Pittsburghers up to 80% AMI deserve access to free high quality legal aid to keep them in their homes with the odds stacked against tenants with 12% favorable rates, it is so important to have representation people who are at the 50%-80% income are often vulnerable because they are at a crossroads or their income is technically too high for social services with Housing Stabilization program running out of funds soon its very clear we need more rental assistance up to \$1.7million dollars or more there is a huge need for accessible rental assistance many people exhausted covid specific rental assistance programs because of the pandemic with such low wages and high rent

D. Rental Gap Program Loan – Oakland Pride

Oakland Pride Staff presentation of Oakland Pride project

- Oakland Pride Housing is a forty-eight (48)-unit LGBTQ-friendly senior housing community in the Oakland neighborhood of Pittsburgh
- Oakland Pride is being built by Oakland Pride Housing LLC, which is a joint venture between non-profit Presbyterian
- Senior Care (51%) and national developer Affirmative Investments (49%)
- This project will offer forty-eight (48) units for senior housing; twenty-four (24) of the units will be reserved for seniors earning less than fifty-percent (50%) of area median income, six (6) of the units will be reserved for seniors earning less than thirty-percent (30%) of area median income. Thirty (30) of the units will serve seniors using Section
- 8 Project Based Vouchers (PBVs) from the Housing Authority of the City of Pittsburgh (HACP).
- Construction on Oakland Pride is scheduled to begin in February 2024 and will be completed by the Winter of 2025.
- The total development cost for this project is \$29 million dollars.
- Loan Terms: requested amount- \$1,600,000 term-40 years, 0% interest, URA to fund \$1,600,000 (part from HOF part form HOME Repay)

Motion: Alan Sisco

Second Motion: Dr Jamil Bey

Abstention: Lena Andrews, Karen Garrett

E. Rental Gap Program Loan – African Queens Apartments

- Staff presentation of African Queens Apartments project Amani Christian Community Development Corporation (Amani CCDC) is the non-profit applicant, owner, and borrower for the project known as African Queens Apartments.
- This \$410,000 Rental Gap Program (RGP) request will provide a \$330,000 construction loan and an \$80,000 loan for services: educational and employment training provided by the University of Pittsburgh's Community Engagement Center (CEC) and life skills/financial literacy courses provided by Catapult Greater Pittsburgh.
- African Queens Apartments will consist of twelve (12) units of housing; including three (3) rented to families at or
- below 30% of Area Median Income (AMI), five (5) rented to residents at or below 50% of AMI, and four (4) rented at or below 80% of AMI. All twelve of these units will accept Project Based Vouchers (PBVs)
- The funding for this construction will come from many sources including \$2 Million grant from (RACP), \$1 Million loan from (HACP), \$900,000 from (PHFA HOP-MF) grant award (FHLB AHP) grant for \$750,000, a \$800,000 (FNB) loan, \$410,000 Housing Opportunity Fund Rental Gap Program Loan (HOF RGP), \$350,000 Neighborhood Allies Loan, \$300,000 Pennsylvania Housing Finance Agency Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) Grant, a \$200,000 URA ACRE Loan, a \$70,000 URA Centre Avenue Pre-Development Funds Grant, a \$58,000 Hillman Foundation Grant, a \$34,000 Bridgeway Capital Pre-Development Grant, and a \$15,000 Neighborhood Allies Neighborhood Capital Grant
- Loan Request Terms: amount \$410,000, term 40 years, 0% interest, deed restrictions- An affordability deed restriction will be recorded for 3 units at or below
- 30% AMI and 5 units at or below 50% AMI for a period of 40 years.

Motion: Dr Jamil Bey

Second Motion: Kelli Ware

Abstention: Lena Andrews, Karen Garrett

F. 2024 Annual Allocation Plan

- Approval of Final 2024 Annual Allocation Plan_Regular Update

Motioned: Alan Sisco

Nay: Karen Garret

Seconded: Kellie Ware

G. Programmatic Expenditures and Updates

Regular Update by Jahd *Evan Miller*.

Presented data on the Small Landlord Fund, the Down Payment and Closing Cost Assistance Program, the Housing Stabilization Program, the Legal Assistance Program, the Homeowners

Assistance Program, the Rental Gap Program, the For-Sale Development Program, and Demonstration Dollars.

H. Announcements

The next HOF Advisory Board Meeting is Thursday, December 7, 2023, at 2:00 PM, held at the The Dollar Bank Headquarters Downtown (20 Stanwix St Pittsburgh Pa 15222) virtually and aired live on the City of Pittsburgh's YouTube Channel.

I. Adjournment

Motioned: Lena Andrews