

**December 7, 2023 Meeting of the Housing Opportunity Fund Advisory Board for the Urban
Redevelopment Authority of Pittsburgh**

A. Roll Call

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

Not Present: Tammy Thompson, Karen Garrett, 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 November 5, 2023, Meeting

No motion

C. Public Comment

none

D. Rental Gap Program Loan

David DiBernardo, URA

– Uptown Flats Staff presentation of the Uptown Flats project

- Authorization request to enter into a Rental Gap Program loan agreement, in an amount of up to \$1,250,000 with BH Venture One LP, or related entity for construction of the Uptown Flats at 1400-1406 Fifth Ave
- Uptown Flats is a thirty-four (34) unit new construction being developed by a partnership between Bethlehem Haven of Pittsburgh, a service provider for women at risk of homelessness. These thirty-four units will be comprised of four (4) units reserved for residents earning at or below 20% of Area Median Income (AMI), fourteen (14) units for residents earning at or below 50% of AMI, and sixteen (16) units for residents earning at or below 60% of AMI. Eleven (11) of the units will be Single Occupancy Units, sixteen (16) units will be one-bedroom units, and seven (7) units will be two-bedroom units. All of the units will be for individuals meeting the definition of homelessness with additional set aside for individuals with a disability. Four (4) units are designated UFAS mobility units and two units are hearing and visual units, prioritized for individuals with these needs.
- Requested Amount: \$3,000,000
Recommended Amount: \$1,250,000
Term: 40 years Interest Rate: 0.0%
Housing Opportunity Fund 2024 Repayment: A to-be-determined percentage of annual cashflow.

Deed Restrictions: An affordability deed restriction will be recorded for 4 units at or below 30% AMI; 14 units at or below 50% AMI; 16 units at or below 60% AMI for a period of 40 years.
Sources: Housing Opportunity Fund 2024

- The creation of thirty-four (34) new units will create permanent affordable housing that will allow vulnerable residents to find stability and success in life. Tenants will have housing with healthcare services and extensive supportive services.

Motion to authorize: Alan Cisco

Second Motion: Mark Masterson

F. Small Landlord Fund Discussion (20 Minutes) Staff presentation of the small landlord fund and potential changes

Kyle Novak, URA

- **Small Landlord Fund:** designed to provide funding for landlords in the City of Pittsburgh who own 10 or fewer units, the borrower must rent units to HCV holders (Housing Choice Vouchers) or tenants with household income of 80% AMI or below (during their loan term)
- Borrowers can receive up to \$20,000.00 per unit or \$100,000.00 per project, loan terms are based on amount borrowed, anything under \$50,000.00 is a 10 year loan term, anything over \$50,000.00 (but does not exceed \$100,000.00) is a 15 year loan term.
- Changes made in 2023: 0% interest rate, guidelines
- Suggested new changes to the program: deferred loan terms
- Program has had 9 completed closings in the past year, 12 applications submitted, 3 closed, 9 in process, total money spent \$75,299.67. Left to be paid out \$241,156.32
- Borrowers do not get paid out until the work on their rental unit has been completed and inspection passed by URA inspector.
- No monthly payments until one month after completed project.
- Feedback: apprehension from potential applicants- do not like that they have to rent to HCV holders or 80% ami households, “too good to be true”, don’t like what information they are required to provide, want more grants instead of a loan
- Proposing a deferred loan as long as they follow the guidelines (renting to HCV holders and households with 80% AMI or lower) for the loan terms loan will be forgiven.

G. Working Group Updates (5 Minutes per group)

Lena Andrews and Tammy Thompson- Programs and Innovations -no current update

Adrienne Walnoha Derek Kendall- Morris- DEI overview: gathered historical data historical data in demographic and people served in HOF programs in last 5 years which has been going well but want to take that data and focus on places where they can improve.

Dr. Paul Spradley, Adrienne Walnoha, Mark Masterson, Kellie Ware- Outreach and Marketing committee: want to increase communications to the public and feedback loop groups, support community members to advocate for themselves,

H. State of HOF/Programmatic Expenditures and Updates

Moved to January meeting

I. Announcements

The next scheduled HOF Advisory Board Meeting is Thursday, January 4, 2023, at 2:00 PM, via Zoom; and aired live on the City of Pittsburgh's YouTube Channel. The meeting will be virtually, only URA offices are closed during the first week of January.
2024 Annual allocation plan received final council approval.

J. Adjournment

Motioned: Dr. Paul Spradley

Seconded: Lena Andrews