

June 1, 2023 Meeting Minutes

Housing Opportunity Fund (HOF)

A. Roll Call

Karen Garrett, Mark Masterson, Paul Spradley PhD, Aster Teclay, Adrienne Walnoha (Chair), Kellie Ware, Esq., Alan Sisco, Derek Tillman, Deb Gross

Not Present: Lena Andrews, Jamil Bey PhD, Jerome Jackson PhD, Tammy Thompson, Deidra Washington, Marcus Reed, Morgan Overton

URA Staff Present: Susheela Nemani- Stanger, Evan Miller, Derek Kendall-Morris, Jahd Burns, Kristen Leuschen, Natalie Lopez, Kyle Novak, Victoria Jackson, Rae Ann Driscoll, David DiBernardo, Niklas Persson, Donna Freeman, Breanna Benjamin, Quianna Wasler, Ben Peyton, David Geiger, Alicia Majors

B. Review and Acceptance of Minutes from May 4, 2023, Meeting

Approved.

Mark Masterson motioned to approve. Derek Tillman seconded the motion. All in favor, no opposed.

A. Public Comment –

none

B. Section 504 Overview

Megan Confer-Hammond, Fair Housing Partnership

Ms. Confer-Hammond provided fair housing related updates on the following topics:

Notice of Proposed rulemaking for updating section 504- disability is a spectrum and needs to be addressed as so when it comes to fair housing

Federally Funded Housing- Disability accessibility needs to be an individual tenant with a disability requires that the housing provider does the installation at their cost.

Seven Requirements- Accessible building entrance with an accessible route, Accessible public and common use areas, Usable doors accessible routes into and through the dwelling unit, accessible environmental controls, reinforced walls in the bathrooms, usable kitchens and bathrooms

Housing Units Built in 1939 or Earlier- Pittsburgh 48.3% and Allegheny County 23.3%

Accessibility updates are in dire need.

Section 504 Notice of Proposed Rulemaking- Newly constructed housing be designed and constructed to be readily accessible to and usable by person with disabilities. Should Current minimums in multi family housing be enhanced? Lack of accessibility updated on units may cause people with disabilities to not even apply.

HCV and other TBRA are crucial to creating affordable housing for people with disabilities and are critical in ensuring permanency housing and integration into communities.

E. The State of the Housing Stabilization Program

Natalie Ryan, Action Housing

Overseeing the AC Program- Allegheny Housing Stabilization Collaborative which began with partnership Emergency Rental Assistance Program during COV-19. The eviction crisis was not solved by the end of ERAP. With help with several partnerships helped with creating initiative to continue to help individuals with the rental crisis. When people reached the ERAP limits they were capped but there was still a need which HSP was able to help provide additional resources for individuals. Since the end of April, they were able to disperse \$144,000.00 of HSP money serving 42 households in the city of Pittsburgh the average assistance amount was about \$4,000.00. They been able to pay about 170 applications a week and help prevent 15 lockouts a week, as well as providing emergency checks.

F. Rental Gap Program – Bedford Dwellings Phase 1B

Niklas Persson, URA

Authorization to enter into a Rental Gap Program (RGP) Loan Agreement with the borrower, Bedford Dwellings Phase IB LLC, or related entity in an amount not to exceed \$1 million for the new construction. With Bedford Dwellings Phase IA both serve as the first development phase in the Bedford Choice Neighborhoods Initiative.

Total Development Cost- \$27,851,888. 62 Affordable rental units- 53 will receive project based vouchers units for seniors 55+ living in the Somers Drive units and 9 affordable general occupancy units . Funded with 4% Low Income Housing Tax Credits, Allies and Ross Management and Development Corp dollars, and Pennsylvania Housing Finance Agency Dollars. Funds will be used to construct a 6 story, 43 unit apartment building for seniors 55+ and construction of 6 townhouses along Reed and Helman St. The developer has approached the URA requesting additional gap financing to the Rental Gap Program for both Phase IB and Phase IA. Both loans for Phase IB and 1A will be structured as cash flow replacement loans with term of 40 years and 0% interest, with deed restriction to secure long term affordability over a period of 40 years. The Phase 1A RGP loan would be sourced with money from the Home Investment Partnership Program funds and Phase 1B loan would be sourced with HOF, henceforth request made to HOF board requesting authorization for Phase 1B. Loan amount is set at 1 million dollars, but may increase to 5 million dollars if the URA receives Community Development Block Grant fiscal year 2023 funds in support of The Bedford Choice neighborhood initiative.

Review and Acceptance-

Derek Tillman and Karen Garret recuse themselves from the vote.

Motioned for acceptance: Second motion: Alan Sisco.

Accepted.

G. For-Sale Development Program Amendments

Evan Miller, URA

Authorization to make amendments to the For-Sale Development Program:

Clear guidance conservatorship, Allowing limited Equity Cooperatives to participate, Allow for Rent to Own model to be utilized. Defining period of eligible costs as being no earlier than 12 months prior to application, Increasing available per unit subsidy for non profit developers (from \$70k to \$100k for rehab and Increasing from \$100k-\$130k for new construction)

For 2022 Fund \$800,000 remaining and 2023 Allocation \$900,000 for for sale development remaining

Between 18-20 units between 2 years allocation to bring to market. \$90,000 for bring an affordable unit online compare to new construction. Section E- Eligible cost language will be brought back next month for a motion.

All other guidelines motion with amendment approved by Mark Masterson. Second motion Alan Sisco.

Derek Tillman abstained from voting.

Approved.

H. URA Administrative Updates

- Homeowner Assistance Program (HAP) 2023 Launch

Derek Kendall-Morris, URA

HAP program opens June 26th-August 4th applications will only be accepted through that time frame, application available on the website and per request via phone or email

- Demonstration Program - Homeowner Assistance Fund (HAF) Update

2022 approved a grant to Action Housing to assist homeowners who were at risk for foreclosure, funding came from HOF. They were able to assist 1 client. They returned the rest of those fund to the URA to HOF. Received back \$45,480.99 back into the Demonstration Funds.

Derek Kendall-Morris, URA

- LAP Applications for Funding - Looking for volunteer(s) to participate on our review committee

Received applications for new partner and application for current partners that need to be reviewed. They are looking for volunteers from the board for anyone who would like to participate in reviewing applications for LAP partners, by June 6th.

I. Advisory Board Administrative Updates

- Committee Sign-Ups
- HOF Advisory Board Meeting Location Updates
- Reminder about Annual Allocation Plan Community Events o Annual Allocation Plan Survey Update

250 surveys received in the past 4 weeks and still have 2 more months

J. Programmatic Expenditures and Updates

- Regular Update – Jahd Burns, URA
Incremental increases- 140,000 of disbursements for HSP and money returned from Action Housing -\$45,480.99

K. Announcements

- The next HOF Advisory Board Meeting is Thursday, July 6, 2023, at 2:00 PM, held virtually and aired live on the City of Pittsburgh's YouTube Channel.

L. Adjournment

Everyone moved to adjourn, meeting was adjourned.