

**March 7, 2024 Meeting of the Housing Opportunity Fund Advisory Board for the Urban
Redevelopment Authority of Pittsburgh**

A. Roll Call

Present: Adrienne Walnoha, James Reid, Karen Garrett, Dr. Paul Spradley, Lena Andrews, Deidra Washington, Alan Sisco, Deb Gross, Mark Masterson

Not Present: Tammy Thompson, Dr. Jamil Bey, Derrick Tillman, Kellie Ware

URA Staff Present: Eric Bernheimer, Natalie Lopez, Kyle Novak, Niklas Persson, Quianna Wasler, Derek Kendall- Morris, Ben Peyton, Melinda Ward, James Reid, Marcus Reed

B. Review and Acceptance of Minutes from February 1st, 2024, Meeting

Motioned: Mark Masterson

Seconded: Karen Garrett

C. Public Comment

Meghan Hammond, *Executive director of Fair Housing of Greater Pittsburgh*

Rental Gap program -supports rental housing for apartments with more bedrooms and handicap accessible we must work together and combine our interests.

D. URA Administrative Updates - Announcements

- Hilltop Alliance

- Extending contract for HAP they are long standing administrator for that program, they will be granted additional funding so they can continue to work the program.

- Changes to SLF

- To be announced at March 14th URA Board meeting, we will adjust guidelines based on that feedback and any feedback at the next HOF Board meeting

- CBDG Covid Funds

- Repurposing for LAP o Expand Program to more courtrooms to reach more people facing eviction. Still figuring out how much funding will be allocated.

- DPCCAP

- Forgiveness- 3 loans that are coming up on maturity date that we have forgiven so that is our first DPCCAP are in completion of program and successful living in their homes for years.

E. African Queens Apartments

David Dibernardo, URA lending Analyst

JIM Palmer

Rev. Lee Walls

Affordable Rental Units

The developer has lowered the AMI threshold on the units from 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 to instead have all twelve (12) units be affordable at or below 30% of AMI. According to Rental Gap Program (RGP) Guidelines, this request allows the project to request a Rental Gap Program loan totaling \$840,000, which is a \$430,000 increase from the November request.

PROPOSED RGP LOAN TERMS Approved Loan Amount:

Requested Loan Increase: \$410,000 \$430,000 Total Loan Amount: \$840,000

Term: 40 years Interest Rate: 0.0%

Previous HOF Funding: New HOF Funding: \$410,000 to be sourced from HOF 2022 & HOF 2023 \$430,000 to be sourced from HOF 2024 Repayment: A to-be-determined percentage of annual cashflow.

Deed Restrictions: An affordability deed restriction will be recorded for 12 units at or below 30% AMI for a period of 40 years.

Sources: \$80,000 Housing Opportunity Fund (HOF) 2022 \$330,000 Housing Opportunity Fund (HOF) 2023 \$430,000 Housing Opportunity Fund (HOF) 2024 Expiration: July 31, 2024

All 12 units are project based voucher units.

Motion: James Reid

Second motion: Deidra Washington

Abstention: Karen Garret, Lena Andrews

F. Advisory Board Retreat Discussion

Attendance and RSVP-Postponed for later date in the year, Adrienne Walnoha and Dr. Paul Spradley will reach out to members for feedback and rescheduling details.

G. Annual Allocation Plan Survey Technology Request

IPads – a staff person or volunteer can sit down with client and assist them with fill out survey, take out \$1,500 to purchase 5 or 6 iPad to be able to have a more streamlined process for clients, pulled from Demo Dollars.

Motion: Deidra Washington

Second Motion: Paul Spradley
Abstention: Lena Andrews

H. Advisory Board Administrative Updates

Committee Updates DEI and Outreach- putting the board stories out there. Eric Bernheimer sent out links with success stories for URA programs and will continue to send more out.

I. State of HOF/Programmatic Expenditures and Updates

•Regular Update- HOF 2024 Expenditures

SLF- \$15,120.00

Rental Gap- \$782,841.00

DPACC- \$107,000.

SLF is being is currently closed while the guidelines are being worked on to make it more appealing to landlords.

J. Adjournment

The next scheduled HOF Advisory Board Meeting is Thursday, March 7th, 2024, at 2:00 PM held at Dollar Bank Headquarter Downtown 20 Stanwix St Pittsburgh PA 15222, as well as Zoom; and aired live on the City of Pittsburgh's YouTube Channel.