

Minutes of the Regular Meeting of the Housing Opportunity Fund (HOF) Advisory Board for the Urban Redevelopment Authority of Pittsburgh (URA). City of Pittsburgh YouTube channel.

January 5, 2023

Advisory Board Members Present: Lena Andrews, Joanna Deming, Mark Masterson, Derrick Tillman, Adrienne Walnoha, Kellie Ware (Chair), Aster Teclay, Deborah Gross, Morgan Overton, Alan Sisco, Karen Garrett, and Deidra Washington

URA Staff Present: Jahd Burns, Breanna Benjamin, Rae Ann Driscoll, Donna Freeman, Victoria Jackson, Derek Kendall-Morris, Bailey Knapp, Evan Miller, Niklas Persson, Melinda Ward, David Geiger, David DiBernardo and Natalie Lopez

A. Roll Call

B. HOF Advisory Board Member Changes

- The following AB member has been approved by City Council:
 - Karen Garrett – *HACP*
- Joanna Deming departing HOF AB

Joanna thanked everyone for the opportunity to work on the advisory board and stated she will be moving on to a new role. Members expressed thanks and congratulations to Joanna.

C. Review and Acceptance of Minutes from November 3, 2022, Meeting - *Approved*.

Alan Sisco motioned to approve. Mark Masterson seconded the motion. It was approved by all board members.

D. Public Comment – None

E. Fair Housing Overview – Megan Confer-Hammond

Discussed the Fair Housing Partnership and their role in the community and the goals of the Fair Housing Committee within the Housing Opportunity Fund. Stated the difference between affordable housing and fair housing. Outlined the Fair Housing Act. Discussed equity data in the City of Pittsburgh in relation to the Rental Gap Program and Homeowner Assistance Program of HOF.

Questions/Comments: Deborah Gross - Wanted to follow up with Megan to get a clearer picture of the data in regard to neighborhoods throughout the City. Derrick Tillman – Asked if there were any recommendations in regard to homeownership. Megan said she would follow up with more information. Alan Sisco – Asked how the Whole Home Repair Program and Homeowner Assistance Program are working together to determine allocations appropriately. Megan would like the board to take deliberate actions with Allegheny County to leverage HAP. Derek Kendall-Morris from URA indicated that conversations have begun to try to collaborate with Whole Home Repair Program.

F. Authorization to enter into a Rental Gap Program (RGP) loan agreement in the amount of up to \$1,220,000.00 with City's Edge Residential 1, LLC for the new construction of City's Edge Apartments - Ben Peyton - *Approved*

Presented by Ben Peyton at the URA. Hal Coffey from Clark Hill PLC also presented information on the project. Motion to approve put forward by Mark Masterson, Aster Teclay seconded the motion. Was approved by all, Derrick Tillman and Lena Andrews abstained.

Questions/Comments: Deborah Gross – Wanted to congratulate on this project moving forward and asked for clarification on the number of unit. Stated she was pleased with deepness of affordability of units. Discussed LIHTC deals and their use in projects. Asked about Deed Restrictions, it was explained that all RGP programs are required to be 40 years. Derrick Tillman – Wanted to commend the individuals working on this project for getting it to this point. Mark Masterson – Asked if Housing Choice Vouchers would be accepted. It was indicated that they would be accepted. Asked if there was an affirmative marketing plan for the units. It was indicated that there is. Asked about criminal history in regard to renting out units. It was indicated that they are using the standards of PHFA and the Housing Authority, so it is in compliance with all their legal requirements. Hal Coffey – Thanked the URA staff for their support during this process.

G. URA Administrative Updates

- Housing Stabilization Program Update – Derek Kendall-Morris

DHS administers HSP and entered into RFP process to change functioning of program so there would be one lead service provider assisting clients. RFP process and review is complete, DHS is negotiating new contract with ACTION Housing to begin working on HSP and some other programs that DHS administers.

Questions/Comments: Adrienne Walnoha – Stated she was not able to serve on the RFP committee due to conflict of interest. Mark Masterson – Asked who served on RFP committee from the HOF Advisory Board. It was discovered that no one did due to miscommunication between DHS, URA, and HOF AB. Derek Kendall-Morris stated he would follow up with DHS on the matter.

H. Advisory Board Administrative Updates

- Committee Reports

It was indicated that the Fair Housing Committee met, but no members provided any updates.

- Future Advisory Board Nominations Discussion – Kellie Ware, Esq.

Discussed that all positions are available both on the HOF AB and the Committees.

- HOF Advisory Board Retreat – Kellie Ware, Esq.

A retreat for the HOF Advisory Board is going to be scheduled for late February/beginning of March to strategize goals and plans for the HOF Advisory Board. A doodle poll will be provided to the HOF Advisory Board to select potential dates and times by Jahd Burns. Asked for suggestions from Advisory Board members on potential locations.

Questions/Comments: Derrick Tillman suggested using the Energy Innovation Center.

I. Programmatic Expenditures and Updates

- Regular Update – Jahd Burns

Presented data on the Small Landlord Fund Program, the Down Payment and Closing Cost Assistance Program, the Housing Stabilization Program, the Legal Assistance Program, the Homeowner Assistance Program, the Rental Gap Program, and the For-Sale Development Program.

Questions/Comments: Mark Masterson – Asked if it possible to add an additional series in the data to differentiate between committed/closed projects versus what was spent. Stated that the

URA would look into creating this for the future. Alan Sisco – Inquired about HAP program data as to what the pipeline data includes. Explained the placeholder information for projects where the funding amount hasn't yet been decided. Alan Sisco – Asked about the Administration dollars for the HOF funds and how they are utilized and reported. It was explained that this information is provided in the yearly financial audit. Evan Miller explained how the invoices work for administrative costs within the Housing Opportunity Fund.

J. Announcements

The next HOF Advisory Board Meeting is Thursday, February 2, 2023, at 2:00 PM, held in City Council Chambers with remote options.

Questions/Comments: Mark Masterson – Asked about the budget allocation from the City of Pittsburgh in regard to the HOF. Evan Miller explained that additional money allocated still needs to be discussed by the City of how it will be expended, and Deborah Gross also stated that she will follow up and try to get more information.

K. Adjournment

Derrick Tillman motioned to adjourn.