

**February 1st, 2024 Meeting of the Housing Opportunity Fund Advisory Board for the Urban
Redevelopment Authority of Pittsburgh**

A. Roll Call

Present: Alan Sisco, Adrienne Walnoha, Derrick Tillman, James Reed, Karen Garrett, Dr. Paul Spradley, Deb Gross, Kellie Ware

Not Present: Tammy Thompson, Deidra Washington, Marcus Reed, Dr. Jamil Bey, Mark Masterson, Lena Andrews, Marcu Reed

URA Staff Present: Eric Bernheimer, Natalie Lopez, Kyle Novak, Breanna Benjamin, Niklas Persson, Quianna Wasler, Derek Kendall- Morris, Ben Peyton, Melinda Ward, Matt Reitzel

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

no motion needed

C. Public Comment

Megan Hammond, Executive director of fair housing Pittsburgh

Family size units are desperately needed in Pittsburgh.

2024 to demo dollars start considering discussion and uses of the funds that its used proactively and not retro actively, particularly with the housing bond.

D. URA Administrative Updates - Announcements

OwnPGH Construction *Quianna Wassler, URA*

- Financing is open and accepting applications as of right now through March 15
OWN PGH construction financing on the URA web page
- Affordable Housing Bond approximately 35 million \$ in the bond the funds will be used in for sale development program, downtown conversion, housing preservation program

E. 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, 16 applications submitted, 4 closed, 9 in process, total money spent \$75,299.67. Left to be paid out \$339,000
- 3 were rejected
- 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.

Recommendation: Kellie Ware recommends to move SLF to a deferred loan and forgiven after the loan term.

Motion: Kellie Ware

Second Motion: Dr. Paul Spradley

Abstention: Derick Tillman

Voted no: James Reed

F. Rental Gap Program

- Homewood Scattered Sites Redevelopment, *Ben Peyton and Shawn Taylor*

Requested Amount: \$500,000

Recommended Amount: \$500,000

Term: 40 years

Interest Rate: 0.0%

Repayment: 50% of annual cash flow, definition of cash flow to be reviewed and approved prior to URA closing.

Deed Restrictions: An affordability deed restriction will be recorded for 30 units at 50% AMI for a period of 40 years.

Sources: Housing Opportunity Fund – 2019 and Repay

Total URA Investment- 1.5 million Housing Preservation Program Loan, \$500,000 Rental Gap Program Loan
30 affordable rental units all reserved for Housing Choice Voucher Program

G. Smithfield United Shelter Discussion

Lawrence Swanson, Abigail Horn, Erin Dalton

Demonstration Dollars

- \$200,000 grant approved Nov, 2019 HOF Board meeting for emergency repairs to the shelter so that it could open that winter.
- The HOF Investment was matched by local foundations.
- URA considered making the investment as a deferred loan or as a grant and it was decided to be a grant. Per the HOF Advisory Board minutes of November 2019 “MS.

Smith Perry Stated that there is not guarantee that this shelter will remain at this location for a long period of time, The financing part of the demonstration program line item, the purpose of demonstration funds is to address the emergency that could cause displacement. It's very important to help the shelter become operational for this year."

Motion: Mark Masterson

Second Motion: Alan Sisco

Abstention: Derick Tillman

H. Announcements

Advisory Board Retreat Discussion

- Please complete the pre-retreat HOF Advisory Board survey
- Retreat planning session
- Date: March 20th Emerald City 9-lunch
- Volunteers

J. State of HOF/Programmatic Expenditures and Updates

- Regular Update 2024
- Rental Gap- \$670,00
- Legal Assistance- \$200,315.48
- ***Need erics slides ???***

K. 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.

Motioned: Derrick Tillman