

**February 4, 2025 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, Lena Andrews, Tanika Harris, Deidra Washington

**Not Present:** Marcus Reed, Deborah Gross, Elly Fisher, Jerome Jackson, Alan Sisco

**URA Staff Present:** Eric Bernheimer, Orlando Akins, Natalie Lopez, Rae Ann Driscoll, Niklas Persson, Quianna Wasler, Ben Peyton, Melinda Ward, Matt Reitzel, Susheela Nemani Stanger, James Reid, Breanna Benjamin, Alicia Majors

**B. Review and Acceptance of Minutes from January 7, Meeting**

Motion: James Reid

Second Motion: Karen Garrett

**C. Public Comment** – Anyone from the public who desires to speak may address the Advisory Board for a maximum of three minutes. To provide public comment virtually, you must register prior to 4:00 PM on Monday, November 11, 2024, by e-mailing your phone number and email information to [hof@ura.org](mailto:hof@ura.org) or by calling 412.255.6694, ext. 6721.

Megan Hammond: With the uncertainties of funds for 2025 we would like the Housing Opportunity Fund to consider two priorities. In recognition that HOF's 10 million has less money than the demand on its programs and advise expanding a lottery system for how funding or applications are awarded. Which would include adding a lottery selection for units that come online via the Rental Gap Program and the For Sale Development Program. Second, considering the affordable housing crisis and the limits of those 10 million dollars for that Advisory Board to start discussing strategies to increase the funds beyond that 10 million.

**D. Compliance**

- Conflict of Interest Forms
  - To be completed by all HOF Advisory Board Members by next meeting, March 4
- Sunshine Act
  - Acknowledgment that the January notice posting deadline was missed

- 2025 HOF Advisory Board Meeting Schedule
- The Housing Opportunity Fund (HOF) Advisory Board Meetings are held the first Tuesday of each month from 3:00 – 5:00 p.m. in a hybrid setting. Members of the public can attend the meeting in-person in the Lower Level Conference Room located at 412 Boulevard of the Allies, Pittsburgh, PA 15219, or view a livestream on the [City Channel Pittsburgh YouTube](#) page.

Please email [HOF@ura.org](mailto:HOF@ura.org) if you require an accessibility accommodation to attend the meeting virtually or in-person.

- January 7, 2025, 3:00 – 5:00 p.m.
- February 4, 2025, 3:00 – 5:00 p.m.
- March 4, 2025, 3:00 – 5:00 p.m.
- April 1, 2025, 3:00– 5:00 p.m.
- May 6, 2025, 3:00 – 5:00 p.m.
- June 3, 2025, 3:00 – 5:00 p.m.
- July 1, 2025, 3:00 – 5:00 p.m.
- August 5, 2025, 3:00 – 5:00 p.m.
- September 2, 2025, 3:00 – 5:00 p.m.
- October 7, 2025, 3:00 – 5:00 p.m.
- November 4, 2025, 3:00 – 5:00 p.m.
- December 2, 2025, 3:00 – 5:00 p.m.
- Next Meeting
- March 4, 2025, 3:00 – 5:00 p.m.
- Vote to ratify January confirmations
- December 2024 Meeting Minutes
- **Motion to accept meeting minutes for December**  
Motion: Karen Garrett

Second motion: Deidra Washington

- **HAP Program Guidelines to change the HAP program to a grant program with a 10-year deed restriction was motioned to confirm the language**

Motion: James Reid

Second Motion: Karen Garrett

Abstention: Lena Andrews

## **E. Edit Place**

- FSDP Grant increase for Oakland Planning

Authorization to increase the For Sale Development Program grant agreement from \$420,000 to up to \$600,000 with Oakland Planning and Development Corporation for the rehabilitation of 6 for-sale single family units. Grant will increase by \$180,000 which will accommodate the construction of 6 two-bedroom one-bathroom single family units. Sales price of \$145,000 with a deed restriction on households at or below %80 AMI for 99 years. Grant increase will cover soft cost budget overages associated with holding and sale for the properties.

Motion: Adrienne Walnoha

Second Motion: James Reid

## **F. Demonstration Dollars**

- Working Sessions Update

There were conversations on the definition of, "Innovation and Urgent/Emergency Housing Needs." It was further discussed appropriate Application Requirements, as well as additional characteristics for the use of Demo Dollars. A motion to work with the structure of the *Proposed HOF Demonstration Program Guideline Framework* was made and is attached below.

Motion: James Reid

Second Motion: Lena Andrews

## **G. URA Administrative Updates**

- HOF Advisory Board Recommendations
  - Darius Wallace – Mayor's Office
  - Terrel Thomas – Community South
  - Rochelle Preston – Tenant Council
  
- HOF Advisory Board Reappointments
  - Adrienne Walnoha
  - Deidra Washington
  
- HAP is opening, and this year we're partnering with Action-housing, Inc. to administer grants of up to \$35,000 to eligible applicants. Applications will open on February 14 and close on March 14 at 4:00 PM EST. A limited number of grants will be awarded.

## **H. Homeless Advisory Board**

- Shelter Rights Principles
- Broader Applications

We want to keep in mind how people access housing opportunities as it is vital to their success. We want to provide unconditional positive regard and respectful treatment. Keeping in mind disabilities, environmental safety, anti-discrimination and equity as well as religion. Shelters include but are not limited to emergency shelters, site based and scattered site, overflow shelters, and winter shelters.

## **I. State of HOF/Programmatic Expenditures and Updates**

- Regular Update

HOF January 2025 Expenditures

Rental Gap- \$392, 386.04

Down Payment and Closing Costs - \$20,000.00

For-Sale Development- \$129,889.72

Homeowner Assistance- \$139,780.00

## J. Adjournment

The next HOF Advisory Board Meeting is March 4, 2025, from 3:00pm-5:00pm, held at the URA Office (412 Boulevard of the Allies Pittsburgh PA 15222) in the Lower-Level Conference Room, virtually, and aired live on the City of Pittsburgh's YouTube Channel. This location may be subject to change due to availability, please stay alert for updates.

Motion to adjourn: James Reid

Second Motion: Deidra Washington

## Proposed HOF Demonstration Program Guideline Framework

### Innovation Pilot

#### Definition:

The Housing Opportunity Fund's Innovation Pilot seeks forward-thinking initiatives designed to test new ideas, technologies, or approaches aimed at addressing housing-related challenges in Pittsburgh. These projects prioritize inclusivity, creativity, and scalability to improve housing equity, accessibility (usability, ADA compliance, income spectrum), and/or environmental sustainability. The pilot emphasizes energy, building, or renovation strategies that foster more affordability during construction and future maintenance, ensuring these innovations are both impactful and sustainable over time.

### Additional Characteristics

- Minimum grant \$50k – Maximum: total allocation for the year
- Pilot Programs should prioritize and account for cultural, racial, gender, personal identification, faith, intellectual and ability needs.
  - Diversity and equity are key factors to the HOF.

- Must attempt to address provide stability, empowerment, and/or community connection where it is otherwise struggling or absent.
- Funding should be applied for by an organization, nonprofit, community group, local representatives, or some other collective entity for the benefit of the individuals affected by the emergency.

## · Application Requirements:

- Must be for housing specifically, not housing adjacent
- Emergency need must not be solvable by a pre-existing HOF program
  - Multiple family units are the key factor, e.g. HAP would be unable to help with multi-unit buildings or a cross-property crisis
- A well thought out theory of change
- Demonstrates the ability to leverage other resources
- Not a requirement, but having a plan to gather additional funding is important to scaling the pilot
- Organization insight including a deep understanding of their funding concept, the resources needed to bring it fruition and the base resources to take the project from theory to practice
- Engagement of the individuals/families that would be served by the program/project
- Commitment to diversity as defined by the organization/project. Provide organizational insight into who will be served and how services/project design will reflect their cultural, racial, gender, personal identification, faith, intellectual and ability needs.
- Serve Pittsburgh residents under 80% AMI

## Urgent/Emergency Housing Needs

### Definition:

Funding for Urgent/Emergency Housing Needs addresses immediate or unforeseen challenges that threaten the stability, safety, or well-being of residents in Pittsburgh. These needs focus on swift intervention to mitigate harm or prevent displacement within multiple family units.

## · Additional Characteristics

- Rapid deployment of funding to support residents facing homelessness due to a deteriorating building, natural disaster, condemnation of property, and inhabitability of property.

- Addressing a critical health and safety issue, such as remediating lead contamination, plumbing or sewage leakage/back up, mold/fungal growth, pest infestation in an affected apartment complex.
- Cap on the amount of funds that can be distributed and evaluated on a case- by-case basis.
- Streamline requirements, including necessary documentation from participants/clients.
- Funding should be applied for by an organization, nonprofit, community group, local representatives, or some other collective entity for the benefit of the individuals affected by the emergency.

## Application Requirements:

- Plan to address emergency needs promptly with a guaranteed timeframe for response.
- Emergency need must not be solvable by a pre-existing HOF program
  - Multiple family units are the key factor, e.g. HAP would be unable to help with multi-unit buildings or a cross-property crisis
- Emergency need must be unexpected: deferred maintenance complications due to landlord negligence does not qualify
- Plan to collaborate with a separate entity or partner organization to distribute funds efficiently and ensure timely assistance for emergencies.
- Serve Pittsburgh residents under 80% AMI