

## Board Agenda

**Date/Time:** Thursday, November 13, 2025, at 2:00 PM

**Hybrid Location:** Lower-Level Conference Room, 412 Boulevard of the Allies, Pittsburgh, PA 15219

**Web Access:** <https://us06web.zoom.us/j/82721458395>

**Dial In:** 1 (929) 205-6099

**Webinar ID:** 8272 145 8395

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**1. General**

- a. Roll Call
- b. Approval of October 9, 2025, URA Regular Board Meeting Minutes

**2. Public Comment**

**3. Announcements**

- a. Greater Hill District Neighborhood Reinvestment Fund Applications Open
- b. Request for Proposals: 710 N. Homewood Avenue Redevelopment – Homewood South
- c. Invitation for Bids: 2726-2728 Beford Avenue Selective Demolition – Hill District
- d. URA in the Neighborhood – Commercial Lending Outreach
- e. Q3 Quarterly Impact Report
- f. Congratulations Madlene Augello on 40 years at the URA

**4. Housing (Page 3 through Page 7)**

**a. 2026 Housing Opportunity Fund Annual Allocation Plan**

- i. Approval of the Housing Opportunity Fund 2026 Allocation Plan

**b. Legal Assistance Program – Homeowners Professional Service Agreements Providers**

- i. Authorization to enter into Legal Assistance Program-Homeowners (LAP-H) professional service agreement(s) with four service providers for estate planning, foreclosure prevention, and tangled title services provided citywide, for a maximum combined amount of up to \$200,000 utilizing Housing Opportunity Fund (HOF) 2025 funding.

5. **Consent Agenda (Page 8)**
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# Director's Report

**To:** URA Board of Directors  
**From:** Quianna Wasler, Chief Housing Officer  
**Cc:** Susheela Nemani-Stanger, Executive Director  
**Date:** November 13, 2025  
**Re:** Agenda Item 4(a): Housing

## **4(a) 2026 Housing Opportunity Fund Annual Allocation Plan**

- i. Approval of the Housing Opportunity Fund 2026 Annual Allocation Plan

### **Authorization Details**

The Housing Opportunity Fund (HOF), established in 2016 via City Council Ordinance 37, supports the development and preservation of affordable and accessible housing within the City of Pittsburgh. In December 2017, Pittsburgh City Council passed a resolution approving the terms and authorizing the execution and delivery of a Cooperation Agreement with the URA to administer the HOF. City Council further authorized the allocation of \$10 million per year to the URA over 12 years to implement the HOF through affordable housing programming. This \$10 million per year transfer has been in effect since 2018.

Through the HOF's enabling legislation, a 17-member Advisory Board appointed by the Mayor, works with URA staff to create and approve an Annual Allocation Plan (AAP) that outlines proposed funding levels by programmatic category. Each year, the Advisory Board makes its recommendations regarding the AAP and sends the agreed-upon allocation plan to the URA Board of Directors for approval. Once the URA Board approves the AAP, it is presented to City Council for final approval.

Over a 13-week period, the URA collected survey responses from City residents to inform how to prioritize funding for HOF programs in 2026. The URA collected 631 unique submissions from respondents. Outreach methods included virtual community meetings, in-person community engagement, email campaigns, and social media. URA staff compiled survey results and shared it with the HOF Advisory Board to help guide the Advisory Board's decisions. The draft AAP was created at the October 7, 2025, HOF Advisory Board Meeting. On the same day, the URA published the draft AAP on the URA website with instructions for public comment. The URA received 13 comments and presented them to the HOF Advisory Board for discussion.

At the November 4, 2025, HOF Advisory Board Meeting, the HOF Advisory Board recommended shifting \$100,000 from the Small Landlord Fund and \$100,000 from Demonstration Dollars to the Legal Assistance Program for Tenants, increasing that line item to \$1,400,000. No other changes were made to the draft AAP. The 2026 HOF AAP, as amended, was approved by the HOF Advisory Board at the November 4, 2025, meeting. If approved by the URA Board, the 2026 HOF AAP will be presented to City Council for review and approval.

## 2026 Draft Allocation Plan

| PROGRAM                                        | ALLOCATION  |
|------------------------------------------------|-------------|
| Rental Gap Program                             | \$2,500,000 |
| Homeowner Assistance Program                   | \$2,000,000 |
| Housing Stabilization Program                  | \$1,500,000 |
| Legal Assistance Program – Tenants             | \$1,400,000 |
| Down Payment & Closing Cost Assistance Program | \$600,000   |
| For-Sale Development Program                   | \$500,000   |
| Legal Assistance Program – Homeowners          | \$300,000   |
| Demonstration Dollars Program                  | \$200,000   |
| Small Landlord Fund                            | -           |
| Administration                                 | \$1,000,000 |

| PROGRAM DESCRIPTIONS                           |                                                                                                                                                                                                                                            |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rental Gap Program                             | Increases the supply of affordable rental units by building new and/or preserving affordable rental units.                                                                                                                                 |
| Homeowner Assistance Program                   | Provides financial assistance to homeowners for necessary home repairs or cosmetic updates.                                                                                                                                                |
| Housing Stabilization Program                  | Provides financial housing related assistance to renters and homeowners who are experiencing a temporary or non-recurring housing crisis.                                                                                                  |
| Legal Assistance Program – Tenants             | Provides a variety of free legal housing services to eligible tenants who live in the City of Pittsburgh.                                                                                                                                  |
| Down Payment & Closing Cost Assistance Program | Provides first-time homebuyers with financial assistance towards down payment and closing costs. First-time homebuyers can layer the HOF program dollars with other first-time homebuyer programs to drive down the cost of homeownership. |
| For-Sale Development Program                   | Increases the supply of affordable homes for sale by building new and/or preserving affordable for-sale homes.                                                                                                                             |
| Legal Assistance Program – Homeowners          | Provides assistance with tangled title, estate planning and foreclosure prevention to eligible homeowners who live in the City of Pittsburgh.                                                                                              |
| Demonstration Dollars Program                  | Provides funding for emergencies, such as mass evictions or natural disasters, for capacity building, and for special projects that may not align with existing HOF Program offerings.                                                     |
| Small Landlord Fund                            | Provides funding to landlords with ten or fewer units for the preservation of existing affordable rental housing and/or the conversion of market/vacant housing to affordable housing.                                                     |

**Resolution for Agenda Item 4(a)**

**RESOLUTION NO. \_\_\_\_\_ (2025)**

**RESOLVED:** That the 2026 Housing Opportunity Fund (HOF) Annual Allocation Plan is hereby approved.

# Director's Report

**To:** URA Board of Directors  
**From:** Quianna Wasler, Chief Housing Officer  
**Cc:** Susheela Nemani-Stanger, Executive Director  
**Date:** November 13, 2025  
**Re:** Agenda Item 4(b): Housing

## **4(b) Legal Assistance Program – Homeowners Professional Services Agreements Providers**

- i. Authorization to enter into Legal Assistance Program-Homeowners (LAP-H) professional service agreement(s) with four service providers for estate planning, foreclosure prevention, and tangled title services provided citywide, for a maximum combined amount of up to \$200,000 utilizing Housing Opportunity Fund (HOF) 2025 funding:
  - a. \$32,500 with Neighborhood Legal Services Association for tangled title, foreclosure, prevention, and estate planning;
  - b. \$75,000 with Catapult Greater Pittsburgh Inc for tangled title and estate planning;
  - c. \$32,500 with Morant Law Offices, PLLC for tangled title and estate planning; and
  - d. \$60,000 with Willissae's Agency for Vision and Empowerment for foreclosure prevention.

### **Authorization Details**

The purpose of LAP-H, a program of the HOF, is to provide a one-time legal service to clients who are at risk of losing their homes due to foreclosure or because they are facing tangled title and/or estate planning issues. Clients must be the homeowners or the occupant of a home in which they claim legal interest, and the home must be their sole residence. To be eligible, the client must be at or below 80% of Pittsburgh's Area Median Income (AMI) and reside within the City of Pittsburgh. The LAP-H is composed of three primary services: Tangled Title, Foreclosure Prevention, and Estate Planning.

The URA issued a Request for Proposals for program administrators on September 15, 2025, and received four responses. Three out of the four respondents are a part of the Homeownership Preservation Collaborative led by the Pittsburgh Foundation. The fourth respondent plans to join the Homeownership Preservation Collaborative in order to benefit from the support that the coalition provides. The collaborative is a coalition of community-based organizations focusing on legal aid support and housing preservation in the City of Pittsburgh. The collaborative was formed to build upon their existing service model approach to prevent foreclosures, preserve the rights of heirs to family homes, and provide legal support to families at risk of losing their homes. The overarching goal of the collaborative is to preserve assets, reduce blight, and ensure that quality, safe and affordable housing is available in the City of Pittsburgh.

Neighborhood Legal Services Association is a Pennsylvania domestic nonprofit corporation with a mailing address of 928 Penn Avenue, Pittsburgh, PA 15222. Principal Name: Kris Bergstrom, Esquire, Executive Director

Morant Law Offices, PLLC is a domestic Pennsylvania limited liability company with a mailing address of 213 Smithfield Street, Pittsburgh, PA 15222. Principal Name: Quinttarra Morant, Esquire, Managing Owner

Catapult Greater Pittsburgh Inc is a Pennsylvania domestic nonprofit corporation with a mailing address of 5987 Broad Street, Suite 201, Pittsburgh, PA 15206. Principal Name: Tammy Thompson, President and CEO

Willissae's Agency for Vision and Empowerment (WAVE) is a Pennsylvania domestic nonprofit corporation with a mailing address of 7171 Churchland Street, Pittsburgh, PA 15206. Principal Name: Charlise Smith, Executive Director

## **Resolution for Agenda Item 4(b)**

### **RESOLUTION NO. \_\_\_\_ (2025)**

RESOLVED: That Legal Assistance Program-Homeowners (LAP-H) professional service agreement(s) with the following providers for estate planning, foreclosure prevention, and tangled title services, for an amount not to exceed \$200,000, payable from the 2025 Housing Opportunity Fund (HOF) is hereby approved and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute agreement(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

- a. \$32,500 with Neighborhood Legal Services Association;
- b. \$75,000 with Catapult Greater Pittsburgh Inc;
- c. \$32,500 with Morant Law Offices, PLLC; and
- d. \$60,000 with Willissae's Agency for Vision and Empowerment.

**Regular Board Meeting  
November 13, 2025  
Consent Agenda**

1. Agreements/Amendments

- a. Authorization for the use of \$10,000 from the Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) for costs associated with community engagement related to GHNDRF programs and outreach; including, but not limited to, renting space in the Hill District, providing refreshments for public meetings and outreach events, and the creation of marketing and outreach materials.
- b. Authorization to amend Resolution No. 269 (2021) for the Summerset Phase 2 Frick Park Extension Contract by an additional \$172,305.74 for landscaping at Shelburne Park.
- c. Authorization to amend professional service agreement(s) with the following service providers to increase funding for the administration of the Legal Assistance Program in an amount not to exceed \$250,000, payable from the Housing Opportunity Fund (HOF):
  - a. Neighborhood Legal Services:
    - i. LAP-Tenant – increased by \$53,274.90
    - ii. LAP-Homeowner – increased by \$2,631.30
  - b. Just Mediation Pittsburgh – increased by \$33,521.12
  - c. Ebony Law – increased by \$113,839.91
  - d. RentHelpPGH – increased by \$42,227.77
  - e. Community Justice Project – increased by \$4,505.00
- d. Authorization to enter into a grant agreement with Invest PGH Inc. to continue its administration of childcare technical assistance and forgivable loans, for an amount of up to \$130,000, payable from Paygo Funds.
- e. Authorization to enter into a grant agreement with the East Liberty TRID Revitalization Authority to complete the Broad Street Plaza improvement project, in an amount not to exceed \$110,933.



**Regular Board Meeting**  
**November 13, 2025**  
**Disclosure Agenda**

1. Providing notice to the public that Brooke Shetler to receive a Down Payment and Closing Cost Assistance Program loan of up to \$7,500. (Ms. Shetler is an employee of the Urban Redevelopment Authority of Pittsburgh).