

Minutes of the Hybrid Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh.

November 13, 2025 – 2:00 P.M., E.S.T.

Members Present: Chintalapalli, Lavelle, Williamson, Powell, Connelly

Members Absent: None

Staff Present: Nemani-Stanger, Link, Diersen, Wasler, Carter, Benjamin, Wilson, Bowman-Porter, Schacht and Bohince

Chair Chintalapalli called the Regular Meeting to order and declared a quorum present.

1. **General**

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

2. **Public Comment**

3. **Announcements**

- a. Chair Chintalapalli announced that an Executive Session was held on November 13, 2025
- b. Greater Hill District Neighborhood Reinvestment Fund Applications Open
- c. Request for Proposals: 710 N. Homewood Avenue Redevelopment – Homewood South
- d. Invitation for Bids: 2726-2728 Beford Avenue Selective Demolition – Hill District
- e. URA in the Neighborhood – Commercial Lending Outreach
- f. Q3 Quarterly Impact Report
- g. Congratulations Madlene Augello on 40 years at the URA

4. **2026 Housing Opportunity Fund Annual Allocation Plan**

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

Ms. Nemani-Stanger requested Board approval of the above item.

Brandon Wilson, Senior Project Manager, presented that 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.

Upon a motion to approve by Mr. Lavelle seconded by Ms. Connelly and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 232 (2025)

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

5. **Legal Assistance Program – Homeowners Professional Services Agreements Providers**

- a. 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:
 - i. \$32,500 with Neighborhood Legal Services Association for tangled title, foreclosure, prevention, and estate planning;
 - ii. \$75,000 with Catapult Greater Pittsburgh Inc for tangled title and estate planning;
 - iii. \$32,500 with Morant Law Offices, PLLC for tangled title and estate planning; and
 - iv. \$60,000 with Willissae’s Agency for Vision and Empowerment for foreclosure prevention.

Ms. Nemani-Stanger requested Board approval of the above item.

Breanna Benjamin, HOF Senior Program Coordinator presented that 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: Quinntarra 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

Upon a motion to approve by Ms. Connelly seconded by Mr. Lavelle and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 233 (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:

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

CONSENT AGENDA

The Members reviewed the items on the Consent Agenda upon motion made by Mr. Lavelle, seconded by Mr. Williamson, and unanimously carried; the following resolutions were adopted:

1. 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.

RESOLUTION NO. 234 (2025)

RESOLVED: That the disbursement of \$10,000 from the Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) for community engagement of GHNDRF programs that include renting space for public meetings and outreach events and creation of marketing outreach materials is hereby approved.

2. 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.

RESOLUTION NO. 235 (2025)

RESOLVED: That Resolution No. 269 (2021) is hereby amended, to increase the Extension Contract for the Summerset Phase 2 Frick Park project for landscaping at Shelburne Park in the increased amount of \$172,305.74.

3. 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

RESOLUTION NO.236 (2025)

RESOLVED: That an amendment of Professional Service Agreement(s) with the following service providers for an increase of up to \$250,000 for the administration of the Legal Assistance Program, payable from the 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 amendment agreement(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

- 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
4. 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 by Paygo Funds.

RESOLUTION NO.237 (2025)

RESOLVED: That a grant agreement with Invest PGH Inc. to continue the administration of childcare technical assistance and forgivable loans, for an amount of up to \$250,000 payable from Paygo Funds 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 an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

5. 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.


RESOLUTION NO.238 (2025)

RESOLVED: That a grant agreement with the East Liberty TRID Revitalization Authority for the completion of the Broad Street Plaza improvement project for an amount not to exceed \$110,933.238, 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 an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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).

There being no further actions to come before the Members, the Meeting was adjourned.

DocuSigned by:

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Board Secretary

Public Comment Registration
November 13, 2025 URA Regular Board Meeting

Overview of Comment Registration

In person: 1

Virtual: 4

Written: 0

In Person Comment

Name: Ronald Lawrence

Agenda Item/Topic: Minority Participation

Virtual Comment

Name: Chaquita Barnett

Agenda Item/Topic: Regional Workforce Equity Agreement

Name: Megan Hammond

Agenda Item/Topic: Housing Opportunity Fund Annual Allocation Plan

Name: Jacqueline Hill

Agenda Item/Topic: Regional Workforce Equity Agreement

Name: Sandra Cole

Agenda Item/Topic: TBD