

AGENDA

Housing Opportunity Fund (HOF)

December 2, 2025 @ 3:00 PM

Recording Uploaded to the City of Pittsburgh YouTube Channel

A. Roll Call

Present: Adrienne Walnoha, Elly Fisher, Rebecca Yago, Tanika Harris, Alan Sisco, James Eash, Karen Garrett, Laya Mathews, Robert Helwig

Not Present: Terrel Thomas, Rochelle Preston, Deborah Gross, Deidra Washington

B. Review and Acceptance of Minutes from November 4, 2025, Meeting

First Motion- Tanika Harris

Second Motion- James Eash

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 3, 2025, by emailing your phone number and email information to hof@ura.org or by calling 412.255.6694, ext. 6721.

Megan Hamond- Wanted to provide a reminder to up to-date and engaged on the budget discussions at City Council. Particularly about the need for the Housing Opportunity Fund. She also reminded the board that on November 25, 2025, Hud released guidance to public housing authorities and to private operators of HUD subsidy. This information spoke about the roll back of the use of criminal history and tenants screening of a one strike policy.

D. Mayflower Meadows

- Rental Gap Program (RGP)

An authorization was made to enter into a Rental Gap Program (RGP) loan agreement with Mayflower Meadows, LLC, or a related entity, in an amount of up to \$555,000 for the new construction of 129, 131, 133 and 135 Mayflower Street in the Larimer Neighborhood, 12th Ward.

First Motion- Elly Fisher

Second Motion- Alan Sisco

Abstention- Tanika Harris

E. State of HOF/Programmatic Expenditures and Updates

- Regular Update/ Outstanding Balances

HOF 2025 Expenditures:

Legal Assistance: \$117,930.00

Rental Gap Program: \$1,934,597.00

Small Landlord: \$232,199.00

Hof Repay: \$807,561.00

Down Payment and Closing Cost: \$370,875.00

For-Sale Development: \$593,778.00

Homeowners Assistance: \$1,403,803.00

November Monthly Expenditures:

Rental Gap Program- \$370,902.00

Homeowners Assistance- \$174,195.00

Small Landlord Fund- \$36,563.00

HOF Repay- \$91,260.00

Down Payment and Closing Costs- \$57,500.00

- Barriers, impediments, and opportunities
- Impact and outcome reporting

Elly Fisher commented on possibly doing away with the pie charts and limiting reporting to an as needed basis and a Quarterly one.

Tanika agreed and reminded everyone that the funds are not always drawn down from the previous year's allocation. Funds may be drawn from multiple years. It's important to stay informed to be able to make decisions.

Karen Garrett second that sometimes information is limited to be able to make decisions.

Quianna Wasler pointed out that we put the funding year of HOF in the information we send out to the board members prior to the meetings. We will do a better job by including that information in the PowerPoint presentation. She also second a previous comment that a monthly report might be a heavy task, but a quarterly one would be a lot more manageable. The report would include where we're spending, how much is left each year, as well as project updates.

F. Rollout of Demonstration Grants for Innovation

- Discussion of timeline and review processes

Tanika Harris would like to meet prior to the board meeting to discuss and be prepared for processes, timeline, and decisions.

James Eash- Second what Tanika Harris said reaffirming the importance and benefits.

Quinna Wasler- Suggested that before the advisory board meeting in January we do a quick overview of the Demonstration Dollars. In this review you can suggest changes and different things you'd like to see for the dollars allocated to Innovation. With those changes we'd come back in February with those changes and timeline for approval. This would expedite being able to open a round and set a process to open.

The HOF board was in agreeance with moving forward in that way.

G. HOF Chair Elections

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|----------------------|-----------------------|--------------------|
| • James Eash | Nonprofit Developer | Term End 4/30/2028 |
| • Terrel Thomas | Community-South | Term End 4/30/2026 |
| • Karen Garrett | HACP | Term End 4/30/2026 |
| • Tanika Harris | Homeowner Rep | Term End 4/30/2025 |
| • Elly Fisher | Community-East | Term End 4/30/2025 |
| • Rochelle Preston | Tenant Council | Term End 4/30/2027 |
| • Vacant | Mayor's Office | |
| • Vacant | Mayors Office | |
| • Deb gross | City Council | Term End 4/30/2026 |
| • Rebecca Yago | Financial Institution | Term End 4/30/2028 |
| • Alan Sisco | Nonprofit Org | Term End 4/30/2026 |
| • Vacant | For-Profit Developer | |
| • Deidra Washington | Community-Central | Term End 4/30/2028 |
| • Adrienne Walnoha | Homeless Advocate | Term End 4/30/2028 |
| • Robert Helwig | Fair Housing Advocate | Term End 4/30/2028 |
| • Vacant | Community-West | |
| • Shantalaya Mathews | URA | |

Quinna Wasler- The chair works with URA staff to help prepare for monthly meetings. They also communicate with board members, help with the agenda items, call votes, and facilitate the conversations during meetings.

The vice chair is someone who can step into that role and assume that responsibility.

The URA staff will look at current members and determine who's eligible based on the by-laws for these positions and bring those to the board next meeting.

H. 2026 Meeting Dates and Times

- The URA requests that the January 6, 2026 meeting be moved.
- Our offices are closed December 28, 2025, to January 3, 2026.
- A poll will be sent out to members to determine date and time of board meetings moving forward.

I. Adjournment

The next HOF Advisory Board Meeting is tentatively scheduled for January 13, 2026, from 2:00pm-4:00pm, 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.

Motion to Adjourn:

First motion- Tanika Harris

Second Motion- Elly Fisher