

AGENDA

Housing Opportunity Fund (HOF)

February 3, 2026 @ 2:00 PM

Recording Uploaded to the City of Pittsburgh YouTube Channel

A. Roll Call

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

Not Present: Terrel Thomas, Rochelle Preston, Deborah Gross, Alan Sisco, Robert Helwig, Deidra Washington,

B. Review and Acceptance of Minutes from January 13, 2026, Meeting

Forst Motion- Tanika Harris

Second Motion- Karen Garrett

C. Public Comment – Anyone from the public who desires to speak may address the Advisory.

D. Hazelwood Affordable Rental Preservation Project

- Rental Gap Program (RGP)

Rehabilitation of 35 single-family homes scattered in the Hazelwood neighborhood, to be rented affordably for at least 40 years. 2 units will be rented at or below %30 ami; 18 units at or below %50 ami; and 15 units at or below %60 ami.

A motion was made for the authorization to enter into a Rental Gap Program loan agreement with HARPP LLC, or a related entity, in an amount of up to \$1,250,000 for the

renovation of 35 scattered site affordable rental units located in the Hazelwood neighborhood, 15th Ward.

First Motion- James Eash

Second Motion- Laya Mathews

Abstention- Karen Garrett

E. State of HOF/Programmatic Expenditures and Updates

- Regular Update/ Outstanding Balances

- **Housing Stabilization Program:** Total Deployed 2018-2025-\$6,547,081.00
- **Small Landlord Fund:** Total Deployed 2018-2025- \$433,335.00
- **Rental Gap Program:** Total Deployed 2018-2025- \$18,086,095
- **Homeowner Assistance Program:** Total Deployed 2018-2025- \$13,450,951.00
- **For-Sale Development Program:** Total Deployed 2018-2025 \$4,616,867.00
- **Legal Assistance Program:** \$3,123,656.00
- **Demonstration Program:** \$1,237,610.00
- **Administration:** \$8,161,186.00

- Barriers, impediments, and opportunities

James Eash discussed the difficulties of choosing projects for Rental Gap that are in front of them compared to projects that may come down the road.

Tanika Harris noted that because Rental Gap is a rolling application it makes it more accessible.

Adrienne Walnoha mentioned that because of the various variables like timelines and budget it's hard to benchmark Rental Gap projects.

Quianna Wasler suggested that the URA pull smaller previous loans and compare those projects to projects coming into the Rental Gap pipeline.

- Impact and outcome reporting

Quianna Wasler asked the HOF board if there were other items of importance that the board would like to be reported to them and city residents.

Karen Garrett would like there to be a list of facts that we can provide the communities particularly with the surveys that are handed out. She thinks it would be a great way of explaining some of the work HOF does.

Tanika Harris- Suggested that there should be a subcommittee to work with the URA to understand the work that's being done and communicate that with data collected. As well as fundraising for these various programs. All of this will allow the board to paint a better picture of the work being done and further support it.

Quianna Wasler- Mentioned that the URA could provide additional data to report and circulate. It would also be another opportunity for Hof board members to meet to connect constituents with the availability of some of these resources.

Quinna Wasler explained that the URA could circulate an interest email regarding any subcommittee and garner interest in that. After that feedback URA can schedule meetings moving forward.

F. Process Review of Demonstration Grants for Innovation

Review of draft application

- Last year's timeline:
- December 2024: Creation of application process began
- January 2025: Determined emergencies should be rolling
- February 2025: Program guidelines issued
- March 2025: Program guidelines approved, received first submissions
- April 2025: Received two more submissions, applications discussed
- May 2025: Projects approved
- Using last year's timeline, proposal of 2026 timeline

James Eash commended the URA staff on the application draft for the innovation funds. He noted that it would be nice after rolling it out to refine the application as necessary.

Tanika Harris suggested that it would be nice to add pilot to the marketing. This application is not set in stone and adding that could communicate that.

Elly Fisher commented that she would like there to be a period of 3-4 months for application to be submitted.

Rebecca Yago agreed that the innovation funds should not be a rolling application. It is going to be difficult to rate projects. With a deadline it would allow time to review all applications.

Karen Garrett also agreed that a deadline would give the time needed for the board to review applications and compare them.

The board discussed an opening date for the Innovation Round of HOF. The board agreed to open the round April 1,2026-June 30,2026.

G. Adjournment

The next HOF Advisory Board Meeting is scheduled for March 3, 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. This location may be subject to change due to availability, please stay alert March 3 for updates.

First Motion- Elly Fisher

Second Motion- Rebecca Yago