

AGENDA

Housing Opportunity Fund (HOF)

March 3, 2026 @ 2:00 PM

Recording Uploaded to the City of Pittsburgh YouTube Channel

A. Roll Call

Present: Adrienne Walnoha, Tanika Harris, James Eash, Elly Fisher, Karen Garrett, Laya Mathews, Robert Helwig, Marita Bradley, Deidra Washington, Rebecca Yago

Not Present: Terrel Thomas, Rochelle Preston, Deborah Gross, Alan Sisco

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

First Motion- Rebecca Yago

Second Motion- Tanika Harris

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

D. HOF Advisory Board Membership

- Marita Bradley – Mayor's Office Representative
- HOF Vice Chair Elections

Deidra Washington agreed to volunteer to be a Vice Chair. A motion was made to appoint Deidra Washington to be the Vice Chair.

First Motion- Elly Fisher

Second Motion- Karen Garrett

E. State of HOF/Programmatic Expenditures and Updates

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

F. For Sale Development Program

- FSDP Application Round Closed

Deidra Washington asked what the eligible amount was for each project and total amount in budget.

David DiBernado explained that each individual newly constructed house can receive up to \$130,000. Each renovated house could qualify for \$100,000. Currently there is roughly \$4 million with the hopes of collecting more at the end of the year

Elly Fisher asked when the next round would open and close.

David DiBernado explained that there is no set date, hopefully June or July. The hope is to time the round with PHFA fair rewards. It will be about 30 days around that time, but specifics need to be determined.

- Proposal to amend guidelines to change affordability period from 99 years to 30 years

Projects with less than 4 units will be required to be affordable for a minimum of 30 years.

Projects with 4 or more units required to have 50% of affordable units restricted for 99 years and 50% restricted for a minimum of 30 years.

HOME/CDBG currently require a minimum affordability period of 15 years.

This amendment would be consistent with the permanently affordable housing targets established in section 234.04(c) of the City Code, which governs the Housing Opportunity Fund.

Deidra Washington asked how a homeowner would be affected if they were to choose to pay off their mortgage early.

David DiBernado explained that the declaration of affordability placed on the home would remain whether they paid off the mortgage early or not.

Deidra Washington and Elly Fisher both felt that this change would affect the homeowner in a negative way. They preferred that all the homeowners should retain full equity.

David DiBernado explained that this restriction is based off the City Code. To change this the Board would have to go to City Counsel to amend this code.

Marita Bradley explained the process of changing this City Code.

Jame Eash asked the purpose of this change.

David DiBernado explained that this change was incited by the feedback from many developers where they expressed the benefit to the communities to not have permanent affordability for people purchasing these homes.

A proposal was made to authorize to amend the For Sale Development Program guidelines to reduce the required affordability period from 99 years to 30 years for projects with less than 4 units. Projects with 4 or more units will be required to have 50% of the units affordable for a minimum of 30 years and 50% affordable for 99 years.

First Motion- Laya Mathews

Second Motion- Tanika Harris

Abstention- James Eash

Yeas- Marita Bradley, Tanika Harris, Elly Fisher, Deidra Washington, Robert Helwig, Adrienne Walnoha, Rebecca Yago, Laya Mathews, Karen Garrett

G. Demonstration Program Grants

- Previous years' Demonstration Program Update

Wood Street Commons

- Received \$125,608
- Funding for repairs to residential elevator, receptionist area, HVAC, etc.
- Contract closed on 12/18/2025, work to begin in March

Department of Human Services

- Received \$224,000
- Funding for immigrant and refugee support
- DHS is reviewing contract

\$392 unallocated 2024 Demonstration Dollars

- Updated timelines
 - March 2026: URA/HOF begins marketing program
 - April 1, 2026: Application opens
 - June 30, 2026: Application closes
 - July 2026: Review period for applications
 - August 4, 2026: Applications approved at HOF meeting

- Marketing of Program

Tanika Harris expressed the benefits of having a web page dedicated to this. She shed light on the importance of the advisory board communicating this information to their constituents. She asked if there was going to be an info session or any way to push this information out.

Brandon Wilson in response said that he would reach out to the URA's comms department to game plan for this program and its marketing.

Adrienne Walnoha noted that those who utilized the HOF funds in the past could also reach out to constituents.

- Finalization of rollout details

Brandon Wilson said that the Ura will make an announcement next week. Following that we will launch the application with JotForm.

Adrienne Walnoha second Tanika Harris, comments about the importance of informing constituents.

H. Adjournment

The next HOF Advisory Board Meeting is scheduled for April 7, 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 April 7 for updates.

First Motion- Elly Fisher

Second Motion- Deidra Washington