

AGENDA

Housing Opportunity Fund (HOF)

May 5, 2026 @ 2:00 PM

Recording Uploaded to the City of Pittsburgh YouTube Channel

A. Roll Call

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

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

B. Review and Acceptance of Minutes from March 3, 2026, Meeting

First Motion- Elly Fisher

Second Motion- Rebecca Yago

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

Megan Hammond- Would like the board to not assume that long standing federal regulation norms remain. The federal requirements that applicants of the housing opportunity fund must meet are rapidly changing. She stressed the importance of weighing which federal requirements are meaningful to maintain.

D. State of HOF/Programmatic Expenditures and Updates

- May Quarterly Report

- Housing Stabilization Program: Total Deployed 2018-2025-\$6,547,081.00
- Rental Gap Program: Total Deployed 2018-2025- \$18,860,245.00
- Homeowner Assistance Program: Total Deployed 2018-2025- \$13,878,582.00
- For-Sale Development Program: Total Deployed 2018-2025 \$4,680,006.00
- Legal Assistance Program: \$4,106,851.00
- Administration: \$8,161,186.00

- **Innovation Grant Update**

Held an information meeting in April where questions were asked. Those frequently asked questions have been published on the Demonstration Grants website.

- HOF projects update:
- **Financial Closing: Mayflower Renewal 2.0**
 - Construction completion expected Q3 2026

- **Financial Closing: El Court Phase 1**
 - Construction completion expected March 2027

- **Construction Completion: Oakland Pride Housing**

- **Construction Completion: Laurentian Hall**
 - Project is completed and fully leased up. Units will be affordable for 40 years.

- **HOF Project Commitments**

- Catherine Terrace
- Cliffside Overlook
- HARPP
- Mayflower Meadows

- **HOF Projects Under Construction**

- HG-Lytle
- Homewood Development
- Bedford Dwellings Phase IIA
- African Queen Apartments
- City's Edge

- The Standard on Fifth
- Mayflower Renewal 2.0
- El Court Phase 1

- **ACTION-Housing for HAP**

Action housing has been working through applicants and completing projects. Prioritizing on the outside structure of properties. The average median income for projects worked on thus far is 39.8.

- **Morant Law and NLSA for LAP-H**

The Legal providers have been making great efforts to be proactive in support, estate planning, and coordinating housing services. By investing in the resolution of deed problems and strengthening foreclosure prevention efforts; the HOF funds through the City can protect long-term homeowners, preserve affordable housing and promote neighborhood stability.

E. Legal Assistance Program - Homeowners

- Announcement of the opening of provider collaborative

F. Annual HOF Survey

- Approval of HOF outreach Survey

First Motion- Marita Bradley

Second Motion- Rebecca Yago

G. Rental Gap Program

- Hilltop Villas

An authorization was made to waive the Housing Opportunity Fund guideline requiring a non-profit applicant for Hill Top Villas.

An authorization was made to enter into a Rental Gap Program loan agreement with Hill Top Villas LLC, or a related entity, in an amount of up to \$2,000,000 for the new construction of 48 units in the Fairywood neighborhood, 28th Ward

First Motion- Elly Fisher

Second Motion- James Eash

- **HG2 Blair**

An authorization was made to waive the Housing Opportunity Fund guideline requiring a non-profit applicant for HG-Blair.

An authorization was made to enter into a Rental Gap Program (RGP) loan agreement with HG Blair, LLC, or a related entity, in an amount of up to \$2,000,000 for the new construction of a 46 units in the Hazlewood neighborhood, 15th Ward.

First Motion- James Eash

Second Motion- Rebecca Yago

- **Bedford Dwellings Phase III**

An authorization to waive the Housing Opportunity Fund guideline requiring a non-profit applicant for Hill Top Villas.

An authorization to enter into a Rental Gap Program (RGP) loan agreement with Bedford Dwellings Phase III LLC, or a related entity, in an amount of up to \$1,000,000 sourced from HOF, part of a total loan amount of up to \$7,000,000, for the new construction of 65 units in the Bedford Dwellings neighborhood, 5th Ward.

First Motion- Elly Fisher

Second Motion- Marita Bradley

Abstention- Karen Garrett

H. Adjournment

The next HOF Advisory Board Meeting is scheduled for June 2, 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 June 1 for updates.

First Motion-

Second Motion-