Minutes
Housing Opportunity Fund (HOF)
August 4, 2026 @ 2:00 PM
Recording Uploaded to the City of Pittsburgh YouTube Channel

A. Roll Call

Present: Adrienne Walnoha, Laya Mathews, Robert Helwig, Marita Bradley, Rebecca Yago, James Eash, Tanika Harris, Karen Garrett, Deborah Gros

Not Present: Terrel Thomas, Rochelle Preston, Deidra Washington, Elly Fisher

B. Review and Acceptance of Minutes from July 7, 2026, Meeting

Robert Helwig made a request to update the June meeting minutes to reflect a roll call vote. A motion was made to accept the meeting minutes with that correction to be made.

First Motion - Tanika Harris
Second Motion - Karen Garrett

C. Public Comment – No Public comment was given

D. Announcements

- Postponing HOF Board Retreat
- Departures – Brandon Wilson

E. Innovation Program Grants

In sorting applications, the following points were taken into consideration:

- We utilized a rubric based on criteria for the grant then met to compare our scores
- Two selected projects had high scores from both of us
- Two selected projects had one high score and one above average score
- We both picked these projects based on innovation, organization capacity, and budget and timeline feasibility

Green Development

Is requesting the full amount of $300,000

Funding completes phase 1 (feasibility study which will include schematic documents and preliminary budgets)

Partners: Rothschild Doyno Collaborative, Sota Construction, JSD Development, Dr. Hawk (University of Pittsburgh, Public Health)

Synopsis of Project: Modular Shelter Community (MSC) is a rapidly deployable, village-style housing model using temporary prefabricated units and on-site supportive services to provide safe, low-barrier shelter and a pathway from street homelessness to stable housing.

The Pittsburgh Foundation

Is requesting an amount of $97,500

Funding creates a playbook of potential supportive housing units to serve households at or below 30% AMI who are exiting homelessness.

Partners: Hemlock and Forge, Rising Tide, Module, Allegheny County Department of Human Services

Synopsis of Project: Develops a modular, trauma-informed "Supportive Housing Playbook" to accelerate the creation of permanent supportive housing for individuals exiting homelessness.

Tanika Harris disclosed to the board that this project is a conflict of interest for her.

James Eash disclosed an employee of Action Housing, that Action Housing has been a recipient of Grants from the Pittsburgh Foundation.

Operation Better Block

They requesting an amount of $150,000

Funding completes 1 manufactured model housing unit

Partners: NeighborWorks, Dollar Bank and Citizens Bank

Synopsis of Project: Demonstrates an affordable homeownership model by building a lower-cost manufactured home and placing it on a lot in Homewood as a model then potentially selling it to a moderate-income family in Homewood.

Tanika Harris disclosed that Operation Better Block is a partner of Catapult of Greater Pittsburgh.

James Eash also disclosed that Action Housing has partnered with Operation Better Block.

Women for a Healthy Environment

They requested an amount of $199,000

Funding stabilizes 40 homes

Partners: PHARE, Heinz Endowments, Eden Hall Foundation, Allegheny Lead Safe Homes (existing),

Rebuilding Together Pittsburgh (existing)

Synopsis of Project: Funds small but critical home repairs to improve health, stabilize housing, and prevent displacement for low-income renters and homeowners**.** The innovation is the targeting based on health needs.

James Eash disclosed that Action Housing receives money from PHARE, Hines Endowments, and Eden Hall Foundation. They have also partnered with Rebuilding Together Pittsburgh, and Allegheny Lead Safe Homes.

Tanika Harris second James Eash disclosure above.

F. State of HOF/Programmatic Updates

- Quarterly Report

James Eash asked if the URA could provide the HOF Board with reasons as to why there are still uncommitted funds from previous years.

Quianna Wasler explained that projects may have been committed in the past but didn't get to closing. The URA can provide more information to the board at the next meeting.

Karen Garrett asked if the loan repayment was captured in the uncommitted funds.

Quianna Wasler answered that no, it is not that information will be presented at the next board meeting.

G. HOF Survey Results

The results of the HOF survey were discussed a few highlighted points were:

- There was an increase in renters and a slight decrease in homeowner responses.
- The survey was conducted over approximately six weeks rather than the usual three-month period, yet it still received approximately 642 responses
- There is a steady response increase in those under the age of 45 and a decrease in those over 45 yrs old. There was a relatively even split between affordable housing qualified and workforce/ market rate respondents and an increase participation among respondents identifying with protected populations
- There was a response decrease in minority groups and an increase in those preferring not to state race and ethnicity.
- Staff noted that ranking for current efforts have remained relatively stable over the past five years
- Staff identified several interventions that were stable or increasing in priority, including making affordable housing permanent, homebuyer education, energy efficiency and tenant protections

H. Annual Allocation Plan Process Kickoff

- Review of Current Programs funded by HOF
- Worksheet Walkthrough to provide information on how to complete the document
- Worksheets Due August 24th

I. Adjournment

The next HOF Advisory Board Meeting is scheduled for September 1, 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 August 30 for updates.

First Motion- Rebecca Yago
Second Motion- Marita Bradley