AGENDA
Housing Opportunity Fund (HOF)
October 6, 2026 @ 2:00 PM
Recording Uploaded to the City of Pittsburgh YouTube Channel
https://www.youtube.com/citychannelpittsburgh

Meeting Minutes Recorded: Kelsie Lang

A. Roll Call

Present: Tanika Harris, Adrienna Walnoha, Walter Lewis, Oliver Beasley, DeAnna Davis, John Katz, James Eash, Deidra Washington, Rebecca (Becky) Yago, Laya Mathews, Marita Bradley
Not Present: Deb Gross, Rochelle Preston, Robert Helwig

B. Review and Acceptance of Minutes from September 1, 2026, Meeting

First Motion: James Eash
Second Motion: Laya Mathews

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, October 5, 2026, by emailing your phone number and email information to hof@ura.org or by calling 412.255.6694, ext. 6721.

- **Meghan Hammond:**
    - Identified herself as the Executive Director of Fair Housing Partnership of Greater Pittsburgh, clarified that her organization has not received HOF funding.
    - Emphasized addressing longstanding racial inequities, housing segregation, and disability accessibility issues in Pittsburgh's housing stock.
        - HOF's responsibility to Affirmatively Further Fair Housing (AFFH) under federal fair housing requirements.
    - Note the need to serve households across different AMI levels, including households at or below 30%, 50%, and 80% AMI and homeownership households at higher income levels.
- **Jeffery Miller:**
    - Spoke on behalf of older adults and encouraged the HOF to consider their housing needs in allocation decisions intentionally.
    - Emphasized the importance of safe, affordable housing that allows older adults to age in place in their existing communities.
    - Recommended support for lifelong home accessibility, adaptable housing, accessory dwelling units (ADUs), and home-sharing opportunities.
- **David Donald:**

- Spoke on behalf of the Western Pennsylvania LGBTQ+ community, focusing specifically on the needs of LGBTQ+ older adults.
- Supports funding for home modifications that improve safety, accessibility, and comfort.
  - Highlighting ADUs as a potential tool for aging in place and generating income.
  - Discussed multiple ADU models, including:
    - An older homeowner moving into a smaller accessible unit and renting the primary home.
    - A family member or caregiver living in an ADU while the older adult remains in the original home.

D. Announcements

- Introduction of New Board Members
  - Walter Lewis
  - John Katz
  - Oliver Beasley
  - Deanna Davis
  - Jennifer Cash Wade will be joining officially in November
- Tabling Demo Innovation Grants discussion and decisions until the end of the year.

E. FSDP

- Larimer Affordable Homeownership
  - New construction of six units and the rehabilitation of two units
  - Unit/Affordability Mix:
    - 3 two-bedroom units ≤ 80% of AMI
    - 5 three-bedroom units ≤ 80% of AMI
  - Total Development Cost (TDC): $4,518,212
  - For-Sale Development Program grant: $ 980,000
    - Fully sourced from Housing Opportunity Fund
  - Timeline: Financial closing expected by end of 2026

- Board's Comments
  - Homeownership was described as distinct from housing stabilization and as an important tool for neighborhood stabilization.
  - The construction was praised for the capital stack, given the complexity of financing affordable homeownership.
    - James Eash questioned the demand among qualified buyers, deed restrictions, and relevant costs of rehabilitation versus new construction.
      - The project team reported strong demand, including rapid sales of units from previous projects.
  - Conflict of interest disclosure
    - Tanika Harris disclosed a conflict due to her connection to the organization/ project and stated that she would abstain from the vote

- An additional member disclosed a connection; however, was advised that abstention was not required.

Authorization to enter into a For-Sale Development Program grant agreement with East Liberty Development, Inc., or a related entity, in an amount of up to $980,000 for the new construction of six homes located at 125 Auburn Street (124-N-32), 159 Auburn Street (124-N-16), 6277 Meadow Street (124-N-300), 6279 Meadow Street (124-N-299), 173 Mayflower Street (124-N-77), 175 Mayflower Street (124-N-76), and the rehabilitation of two existing homes located at 157 Auburn Street (124-N-17) and 159 Mayflower Street (124-N-85) in the 12th Ward.

First Motion: Marita Bradley
Second Motion: DeAnna Davis
Abstaining: Tanika Harris

2027 Annual Allocation Plan

- Review of completed Worksheets
- Vote on first draft of the Annual Allocation Plan together
- Next steps

NOTE: The mayor's preliminary budget proposal could reduce or eliminate HOF Funding for 2027

Two sets of allocations in discussion:

- The proposed $10 million 2027 allocation, which was not yet secured.
- Approximately $4.88 million in secured interest and loan-repayment funds.
    - After a 10% URA administrative fee of $488,371, approximately $4,395,342 remained for program allocation from the interest and repayment fund.

Program Priorities

- The URA identified the following as high importance:
    - Rental Gap Program (RGP)
    - Down Payment and Closing Cost Assistance (DCPP)
    - For-Sale Development Program (FSDP)
    - Home Assistance Program (HAP)
    - Housing Stabilization Program (HSP)

Housing Opportunity Fund Allocations			
	Interest 2018-2025	HOF Repay	2027 Allocation
Rental Gap Program (RGP)	$2,166,729	$428,613	$4,350,000
Housing Stabilization Program (HSP)	$200,000	$500,000	$1,300,000

Down Payment & Closing Cost Assistance (DPCCAP)	$400,000		$400,000
Homeowner Assistance Program (HAP)			$1,250,000
For-Sale Development (FSDP)	$400,000		$400,000
Legal Assistance Program – Tenants (LAPT)	$100,000		$1,000,000
Legal Assistance Program – Homeowners (LAPH)	$200,000		$300,000
Small Landlord Fund	0		0
Demonstration Dollars			0
Admin Fee	$488,371		$1,000,000
	Total: $4,395,342		
	Total: $3,466,729	**Total: $928,613**	**Total: $10,000,000**

Motion for authorization to approve URA Administration Fee collection of 10% through accrued HOF Repayment & Interest, in the total amount of $488,371, utilizing the same protocol as the traditional HOF funds

First Motion: Tanika Harris
Second Motion: Oliver Besley
Abstention: Laya Mathews

Authorization to approve the draft 2027 allocation plan:

First Motion: Oliver Beasley
Second Motion: Marita

F. Adjournment

The next HOF Advisory Board Meeting is scheduled for November 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 on October 30th for updates.

First Motion: Oliver Beasley
Second Motion: Walter Lewis