

**August 1st, 2024 Meeting of the Housing Opportunity Fund Advisory Board for the Urban
Redevelopment Authority of Pittsburgh**

A. Roll Call

Present: Tanika Harris, Elly Fisher, James Reid, Adrienne Walnoha, Deidra Washington,

Not Present: Lena Andrews, Karen Garret, Deb Gross, Jerome Jackson, Marcus Reed, Dr. Paul Spradley, Alan Sisco

URA Staff Present: Eric Bernheimer, Alicia Majors, Kristen Lawrence, Quianna Wassler, Rae Ann Driscoll, David DiBernardo, Donna Freeman

B. Review and Acceptance of Minutes from July 11th, 2024, Meeting

Motion: Elly Fisher

Second Motion: Tanika Harris

C. Public Comment –

none

D. Announcements –

2023 Annual Report Review

The full report was sent to HOF advisory board member's emails. Expenditure and residents/units served itemized by program. LAP served most residents with 803 in 2023 and at a relatively low cost. Compare this to RGP and HAP which use more funds but serve fewer residents/units. Note the different types of impacts these programs create

E. Annual Allocation Plan Survey Conclusion

The survey is officially closed with 662 surveys completed. About 70% of Pittsburgh neighborhoods are represented with 1 or more surveys completed by residents. More details will be presented at the September board meeting as the survey closed on July 31st

F. Annual Allocation Plan Protocols and Planning

- Worksheet Walkthrough
- Allocation Plan Timeline

URA will analyze survey data and present results along with staff recommendations at the September HOF Advisory Board meeting.

HOF Advisory Board members will then work to complete their individual allocation plan worksheets. URA staff will compile the data from the worksheets and share the individual and collective recommendations at the October HOF Advisory Board meeting.

The Advisory Board will vote on a draft allocation as a part of the October meeting. The URA will then post the draft plan for public comment.

The HOF Advisory Board will utilize public comments and feedback to finalize and vote on the 2025 HOF Allocation Plan at the November meeting. The final plan will then be discussed and voted on at the November URA Board of Director's Meeting and then by City Council by end of the year.

Allocation Plan Worksheet

Broken down by AMI levels due to HOF legislative guidelines.

Board members are asked to focus more on their preferred total allocations for each program rather than spending unnecessary time trying to break it down by AMI level. URA staff can assist in breaking it down by each AMI level

G. Grandview South Homes: Affordable Rental Units (RGP Loan

Brooke Gwin, URA Residential Department

Request for authorization to enter a RGP loan agreement, in an amount not to exceed \$625,000 sourced from the HOF, with Grandview South Homes, L.P., or related entity for the construction of 31 scattered site units located in the Allentown neighborhood, Ward 18, City of Pittsburgh. Grandview South Homes is a nonprofit organization who is developing the project. Project also financed by LIHTC equity (RBC), DCRP, PHFA, and a deferred developer fee. TDC = \$17,170,379. Mix of 2 and 3 bedroom homes at 60% AMI or below. 4 at 20% AMI, 7 at 50% AMI, 20 at 60% AMI, and 18 of 33 parcels owned by URA. Construction set to be completed by September 2025.

Motion: James Reid

Second: Elly Fisher

Abstained: Lena Andrews

H. HAP Updates

Quianna Wassler, Chief Housing Officer at the URA

Choice Neighborhoods

The URA will be committing \$200,000 of HOF (HAP 2024) funds to the above named project in the Bedford Choice geographic area in the Hill District. URA affiliate PHDC will run the program with the URA's support. The program will provide financial assistance to homeowners to make façade and interior repairs, as long as the property is located within the Bedford Choice geographic area. They estimate that about 40 households will benefit from this funding.

HAP Pilot – Action Housing

HAP was created to help improve safety and health of low-income homeowners in need of home repairs and has helped over 300 residents since opening.

2024 HAP allocation amount is \$3.05 million. The URA is proposing a pilot program with Action Housing in the amount of \$1.5 million to administer and oversee the 2024 HAP process from opening to completion. Under this pilot, Action Housing will administer everything from opening the application to overseeing construction. Action Housing anticipates that they can complete 35-40 projects with the \$1.5M in funding in approximately 8 months. HAP will benefit from Action Housing's more streamlined application portal which has been used for non-Action Housing programs before. Action Housing is charging an admin fee of 10% or \$150,000 to administer the contract. This proposal will go before the URA Board of Directors, and will take 4-6 weeks following this to fully open the application.

I. Advisory Board Administrative Updates

Discussion of Current and Future Committee Structure

AB Board Candidate Recommendation Discussion

Three current committees:

DEI and Fair Housing; chaired by Derek Tillman

Outreach (public engagement, getting word out); chaired by Dr. Paul Spradley

Innovation; Co-Chaired by Tammy Thompson and Lena Andrews

Discussion on Vacant Board positions

Vacant Positions:

- a. Mayor's Office
- b. Resident South
- c. Resident West
- d. Tenant Representative
- e. Lending Institution
- f. For-Profit Development Community
- g. Fair Housing Representative (soon to-be vacant)

Discussion will be paused until allocation is discussed by board members.

J. Programmatic Expenditures and Updates

July 2024 expenditures

- Legal Assistance: \$308,522.72
- Rental Gap: \$5,000
- Down Payment and Closing Cost: \$70,000

- Homeowners Assistance: \$35,000

HOF 2024 Expenditures

- Rental Gap: \$2,094,572.64
- Legal Assistance: \$1,073,374.19
- Housing Stabilization: \$1,486,120.17
- Homeowners Assistance: \$1,089,123.81
- For Sale Development: \$162,885.64
- Down Payment and Closing Cost: \$273,500.00
- Small Landlord Fund: \$44,976

J. Adjournment The next HOF Advisory Board Meeting

The next HOF Advisory Board Meeting is Thursday, September 19, 2024, at 2:00 PM virtually, and aired live on the City of Pittsburgh's YouTube Channel.

Motion: Elley Fisher