

**December 11, 2024 Meeting of the Housing Opportunity Fund Advisory Board for the Urban
Redevelopment Authority of Pittsburgh**

A. Roll Call

Present: Adrienne Walnoha, Elly Fisher, Jerome Jackson, Karen Garrett, James Reid,
Tanika Harris

Not Present: Deidra Washington, Deborah Gross, Lena Andrews, Alan Sisco, Marcus Reed

URA Staff Present: Eric Bernheimer, Orlando Akins, Natalie Lopez, Rae Ann Driscoll, Niklas
Persson, Quianna Wasler, Ben Peyton, Matt Reitzel, Susheela Nemani Stanger, James Reid,
Breanna Benjamin, Alicia Majors, Brooke Gwin

B. Review and Acceptance of Minutes from October 15, 2024, Meeting

Motion: James Reid

Second Motion: Karen Garrett

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, November 11, 2024, by e-mailing your phone number and email information to hof@ura.org or by calling 412.255.6694, ext. 6721.

Megan Hammond- Bring light to the significance and the benefits the Hof and the programs that they support have. Going into 2025 we want to be aware of how we can grow and support programs that need assistance. We won't solve things tomorrow, but we want to continue to become better day by day.

D. URA Administrative Updates

• **HAP Update**

We were looking at the changes that were approved and realized that the language the advisory board voted on needs adjusting. We would like to further the discussion to adjust the restriction placed on the program.

Our goal is to open the next round with Action Housing on February 14th.

E. Demonstration Dollars

- Application Form Review and Vote
- Prioritization Conversation
- Rollout

We want to come back in January and discuss the rollout of Demo dollars and how they're administered and come to a final decision. In doing so we will finalize our priorities, translate that to the tool that is used for the application and consider the logistics of how we want to engage the public.

F. Demonstration Dollars

- 5636 Rural Street
- FSDP Grant

2-Bedroom, Single-Family House in East Liberty total Development Cost would be \$381,066.

Proposed FSDP funding: \$100,000 Grant the source of these funds would be HOF Fiscal Year 2023

This property would be set-aside for a household with income at or below 80% AMI.

Motion: Elly Fisher

Second Motion: Jerome Jackson

G. Bedford Dwellings Phase IIA RGP Loan

- RGP Loan
 - Total Development Costs = \$42,272,332
 - Mixed-income housing with 70 units:
 - 37 units affordable at or below 20-60% of the Area Median Income
 - 33 market rate units
 - 35 units will be one-for-one replacements units for current Bedford Dwellings residents
 - Funded with 9% Low Income Housing Tax Credits, State Tax Credits, Housing Authority of the City of Pittsburgh funds, and Freddie Mac Permanent Financing,

Motion: Elly Fisher

Second Motion: Tanika Harris

Abstain- Karen Garrett

H. 2025 Regular Meeting Schedule

- Consistent Day/Time

We will send something out and vote on the first Tuesday of the month in the afternoon or Thursday in the morning.

- Retreat Preliminary Conversation

I. Adjournment

The next HOF Advisory Board Meeting is in January 2025, date and time TBD, held at the URA Office (412 Boulevard of the Allies Pittsburgh PA 15222) in the Basement 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 for updates

Motion to adjourn: Jerome Jackson 11:02 am