

**January 7, 2025 Meeting of the Housing Opportunity Fund Advisory Board for the Urban
Redevelopment Authority of Pittsburgh**

A. Roll Call

Present: Lena Andrews, Tanika Harris, Karen Garrett, Alan Sisco, James Reid, Deidra Washington, Adrienne Walnoha, Jerome Jackson, Elly Fisher

Not Present: Marcus Reed, Deborah Gross

URA Staff Present: Eric Bernheimer, Niklas Persson, Quianna Wasler, Ben Peyton, Melinda Ward, Matt Reitzel, Susheela Nemani Stanger, James Reid

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

Motion: Tanika Harris

Second Motion: Karen Garrett

Abstention: Lena Andrews

C. Public Comment

D. URA Administrative Updates

• **HAP Update**

Undergoing additional changes and is still in a 30-day public comment period. So, the public can comment to the changes made to the program guidelines.

We would like to finalize all changes by and discuss those changes at our next board meeting on February 13th. We would like to open the first rounds of HAP February 14th as a pilot with the assistance of action housing.

Motion to change Hap Program to Grant Program with Deed restriction for 10 years.

Motion: Alan Sisco

Second Motion: Tanika Harris

Abstention: Lena Andrews

E. Demonstration Dollars

- Application Form Updates
 - o Scoring system

- o Accessibility
- Outreach Strategy
- Prioritization Finalization

A robust discussion was held where the future of the Demo Dollars was discussed.

Elly Fisher suggested that we should prioritize 1 or 2 grants a year and pay larger amounts out of Demo Dollars; Alan Sisco second this thought.

Tanika Harris added that 1 to 2 grants would certainly be more impactful. She also suggested a yearly theme would be a great way to distribute and prioritize funds to which Adrienne Walnoha second that thought. However, she disagrees with completely depleting funds. Doing so will take away money that could be used for emergencies and flexible uses. She continued by saying we want to have a system in place but not overcomplicated that system.

Lena Andrews mentioned she would like to keep the process as simple as possible. She would prefer there not to be restrictions placed on the Demo Dollars in the case of an urgent need or emergency maintaining a nimbleness of funds.

Adrienne Walnoha brought out that there are generally two ways Demo Dollars have been used in the past, Innovation as well as Gaps and Emergencies. She would like to see those Demo Dollars split in half to accomplish just that.

Karen Garrett would like to see Demo Dollars benefit both the Innovation and the Emergency funds with the consideration of supporting several smaller projects.

Jerome agreed with everything being said but would like to see the split 70/30 with Innovation receiving the %70.

Eric Bernheimer displayed how the intake for these Demo Dollars requests would take place. As well as the process to determine the need and how those needs are determined.

Everyone agreed that both Innovation as well as Gaps and Emergencies deserve attention from the Demo Dollars. In doing so a rolling application for the Emergency funds would be the most beneficial. They also agreed to continue to rely on the URA to do a first-round review of any applications received and choosing what applications to bring to the board.

The group discussed what's considered Innovation and what's considered an Emergency. Tanika Harris suggested that the group come together to put a list of things that fall under those categories to come up with more concrete definitions.

We would like to review what was discussed and decide how we will structure and prioritize the Demo Dollars by the end of the next board meeting.

F. State of HOF/Programmatic Expenditures and Updates

Money spent with HOF December 10, 2024- January 7, 2025

Legal Assistance- \$95,958.88

Down Payment and Closing Cost- \$7,500.00

Homeowners Assistance- \$60,449.82

HOF Expenditures for the year 2024:

Legal Assistance- \$1,407,196.13

Down Payment and Closing Cost- \$586,000.00

Homeowners Assistance- \$1,483,160.34

Housing Stabilization- \$2,194,141.53

For Sale Development- \$384,055.56

Small Landlord- \$59,980.00

Rental Gap- \$3,037,272.53

- Regular Update

G. Adjournment

The next HOF Advisory Board Meeting is February 4, 2025, from 3:00pm-5:00pm, 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: Elly Fisher