

AGENDA
Housing Opportunity Fund (HOF)
Advisory Board Meeting
February 7, 2019 @ 9:00 AM
City Council Chambers

- A. Public Comment** – Everyone from the public who desires to speak may address the Advisory Board for a maximum of three minutes.
- B. Roll Call**
- C. Review and Acceptance of Minutes from the January 7, 2019 Meeting**
- D. Recommend the Approval of Rental Gap Program (RGP) funding for:**
 - (a) The Residences at Wood Street’s Redevelopment of Wood Street Commons in the Central Business District**
 - (b) Oakland Planning & Development Corporation’s Redevelopment of Parkview Manor in South Oakland**

Staff Report

On November 8, 2018, the URA issued a RFP for the Rental Gap Program. To date, there have been three awards: (1) the Centre Avenue YMCA development in the amount of \$600,000, (2) the Riverview Apartments Development in the amount of \$400,000, and the Observatory Hill Five Points Development in the amount of \$240,000. At the February 7, 2019 HOF Advisory Board Meeting, the Advisory Board will review RGP loan requests from the Residences at Wood Street for sprinkler and façade work at Wood Street Commons and from Oakland Planning & Development Corporation for renovations to Parkview Manor.

Wood Street Commons is a unique resource, providing housing and supportive services in the form of 258 single room occupancy units to low income adults. Parkview Manor is a 15-unit affordable living property for seniors and people with disabilities. Both buildings need renovations to keep the buildings in good condition and to preserve the affordable resource in the City. The Advisory Board’s funding recommendations will be presented to the URA Board of Directors on February 14, 2019.

- E. Recommend the Approval of Contracts / Agreements with the following non-profit Program Administrators to help administer the Homeowner Assistance Program (HAP):**
 - (a) Action Housing, Inc.**
 - (b) Habitat for Humanity of Greater Pittsburgh**

- (c) Hilltop Alliance**
- (d) Nazareth Housing Services**
- (e) Oakland Planning & Development Corporation**
- (f) Rebuilding Together Pittsburgh**

Staff Report

The main objective of the HOF Homeowner Assistance Program (HAP) is to provide financial and technical assistance to eligible Borrowers for rehabilitating and improving residential owner-occupied properties citywide. Through HOF HAP, the URA provides deferred 0% interest loans and grants to assist low-income Borrowers to: bring their homes into compliance with city codes; undertake energy efficiency improvements; and undertake eligible general property improvements. The homeowners must have annual household incomes less than 50% of the Area Median Income.

On December 13, 2018, the URA released a Request for Proposals (RFP) for Program Administrators to help the Authority administer the program. The program administrators will work with homeowners to identify the scope of work and prepare bids or cost estimates. The program administrators will either perform the construction work themselves or contract with contractors to perform the work. The Program Administrators will coordinate the work with the URA's HOF Department and the Engineering and Construction Department.

The URA received six proposals. After reviewing the applications, staff recommends contracts with all six organizations. The applications and recommended contract amounts will be discussed at the Advisory Board meeting. The Advisory Board's funding recommendations will be presented to the URA Board of Directors on February 14, 2019.

F. Staff Presentation Regarding the Housing Opportunity Fund Marketing Strategy

Staff Report

Vethina Tercias, HOF Community Outreach Specialist, will describe community outreach activities conducted to date and the marketing strategy.

G. Review of Expenses to Date

Staff Report

The Advisory Board will receive an expense report showing the expenses to date.

H. Announcement of 2019 Allocation Plan Public Meetings

Staff Report

There are five meetings scheduled to discuss the public's priorities for the 2019 Allocation Plan. All meetings start at 6:00 PM. The meetings are as follows:

February 12 - West End Active Healthy Living Center (80 Wabash St) – West

February 14 - Kingsley Association Center (6435 Frankstown Ave.) – Central

February 26 - Grace Memorial Presbyterian Church (1000 Bryn Mawr Rd) – Hill

February 28 - Beechview Active Healthy Living Center (1555 Broadway Ave) - South

March 5 - Manchester Citizens Corporation (1319 Allegheny Ave) – North

I. Other Business

J. Public Comment

K. Adjournment