



Housing Opportunity Fund



Did you know...?

1/3 of Pittsburghers spend more than 30% of their income on housing costs

20,000 additional affordable housing units needed

More than 1,000 mortgage foreclosures each year in Pittsburgh

At least 120,000 adults in Pittsburgh do not have savings accounts



Prior Community Engagement Findings

Critical Needs Identified:

- Home repairs for extremely low income homeowners
- Deeply affordable rental units with accompanying supportive services
- Programs to expand homeownership
- Short-term/emergency rental assistance
- Rehabilitation of vacant and abandoned housing stock for resale to homeowners



What is the Housing Opportunity Fund?

Three things to know:

1. HOF is a Housing Trust Fund
2. Housing Trust Funds are designed to increase and preserve the supply of decent, safe, sanitary affordable housing
3. HOF exists to support the development and preservation of affordable and accessible housing



Who oversees HOF?

Advisory Board

- 17 Pittsburgh residents with varying occupations and socioeconomic backgrounds.
- Review applications and guides program development

Governing Board

- URA Board: votes on projects and votes to advance AAP to City Council

City Council

- Votes on proposed allocation plan



How must **HOF**
funds be used?

Eligible uses in legislation

In a nutshell:

- Create and preserve affordable housing for rent and for-sale
- Focus on deed restricted and/or permanently affordable housing
- Expand access for seniors and people with disabilities
- Increase number of affordable homes with supportive services to prevent homelessness
- Stabilize neighborhoods
- Identify and secure additional funding opportunities for HOF

	½ of funds	¼ of funds	¼ of funds
Household Size	30% AMI	50% AMI	80% AMI
1	\$16,000	\$26,600	\$42,600
2	\$18,250	\$30,400	\$48,650
3	\$20,550	\$34, 200	\$54,750
4	\$22,800	\$38,000	\$60,800
5	\$24,650	\$41, 050	\$65,700

2018 HOF Core Programs

Program Name	Who receives funds	What it funds
Down Payment & Closing Cost Assistance (DPCCAP)	First time home buyers	Down payment & closing costs
Homeowner Assistance Program (HAP)	Homeowners	Repairs
Rental Gap Program (RGP)	Developers with nonprofit partners	Preserving & creating affordable rental units
Housing Stabilization Program (HSP)	Renters near eviction	Emergency assistance
For-sale Development Program (FSDP)	Developers with nonprofit partners	Preserving & creating affordable for-sale units

HOF 2018 Program Allocations

AMI Level	30%	50%	80%	Total
Housing Stabilization Program	\$0.5 M	\$0.25 M		\$0.75M
Rental Gap Program	\$2.5 M	\$1.375 M		\$3.875M
Homeowner Assistance Program	\$1.5 M	\$0.625 M	\$0.25 M	\$2.375M
Down Payment/Closing Cost Assistance Program			\$0.75M	\$0.75M
For-Sale Development Program			\$1.25 M	\$1.25M
HOF Admin				up to \$1 M
Total	\$4.5M	\$2.25M	\$2.25M	\$10 M
	50% of funding	25% of funding	25% of funding	

HOF's 2018 Allocation Plan Programs



**What are the HOF
programs?**

RENTAL GAP PROGRAM (RGP)

HOMEOWNER ASSISTANCE PROGRAM (HAP)

**DOWN PAYMENT AND CLOSING COST ASSISTANCE
PROGRAM (DPCCAP)**

HOUSING STABILIZATION PROGRAM (HSP)

FOR-SALE DEVELOPMENT PROGRAM (FSDP)

RGP

HAP

DPCCAP

HSP

FSDP

The Housing Opportunity Fund's (HOF) Rental Gap Program (RGP) provides loans to **nonprofit developers or developers with nonprofit partners** for the creation and/or preservation of affordable units. The RGP is designed to increase the supply of affordable rental units.



RGP

HAP

DPCCAP

HSP

FSDP

The Housing Opportunity Fund's (HOF) Down Payment and Closing Cost Assistance Program (DPCCAP) provides financial assistance to **first-time homebuyers in the City** who are interested in purchasing an existing or newly constructed residential unit.



What types of loans and repayment options are available through DPCCAP?

- First-time homeowners under 80% of the Area Median Income (AMI) can receive up to \$7,500 for down payment and closing cost assistance in the form of a 0% interest, 5-year deferred loan.
- First-time homeowners between 80% AMI and 115% AMI can receive up to \$5,000 for down payment and closing cost assistance in the form of a 0% interest, 10-year deferred loan.

*No payments are made during the term of the loan if residency requirements are met.

Household Size	80% AMI	115% AMI
1	\$42,600	\$61,200
2	\$48,650	\$69,950
3	\$54,750	\$78,700
4	\$60,800	\$87,400
5	\$65,700	94,400
6	\$70,550	101,400
7	\$75,400	108,400
8	\$80,300	115,400

RGP

HAP

DPCCAP

HSP

FSDP

The **Housing Opportunity Fund's (HOF) Homeowner Assistance Program (HAP)** provides up to \$30,000 in financial assistance to **eligible homeowners** for rehabilitating and improving residential owner-occupied properties within the City of Pittsburgh.

Funds must be used to address any major City Code violations prior to any general repairs

HAP provides 0% interest, deferred loans and grants that may be used for the following:

- To bring homes into compliance with City codes
- To undertake energy efficiency improvements
- To undertake eligible general property improvements

Funding Terms

- Must be at or below 50 % AMI
 - * Households at 50% AMI but below 80% AMI may qualify for funds that must be used towards water, gas, and sewer line repairs
- Construction work equal to or less than \$5,000 will be in the form of a grant— **the grant will not have to be repaid**
- Construction work greater than \$5,000 but equal to or less than \$30,000; a \$5,000 grant will be given and the remaining balance will be in the form of a deferred mortgage loan



RGP

HAP

DPCCAP

HSP

FSDP

The main objective of the HOF **Housing Stabilization Program (HSP)** is to provide one time or short term funding to **renters who are struggling with housing expenses.**

The HSP also allows for legal eviction prevention services such as legal consultation and representation for eviction defense/and or related supportive services.



One-Time Funding Support:

1. Assistance up to \$3,000 per household
2. Move-in assistance which may include:
 - First month's rent;
 - Last month's rent;
 - Security deposit;
 - Utility deposits
3. Utilities in arrears
4. Rent in arrears

On-Going Funding Support may include the following:

1. Rent subsidy, not to exceed 4 months
2. Legal services throughout the eviction process

RGP

HAP

DPCCAP

HSP

FSDP

The **Housing Opportunity Fund (HOF) For-Sale Development Program (FSDP)** provides low-interest rate construction financing and/or grants to **nonprofit developers or developers with nonprofit partners** for the purpose of increasing the supply of affordable housing for homeownership.



What is considered an eligible property?

- Detached, semidetached and townhouse units
- Multiple unit structures developed as condominiums or coops
- Upon completion, properties financed under the program must be sold to owner-occupants who are at or below 80% AMI



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