

**AGENDA**  
**Housing Opportunity Fund (HOF)**  
**Advisory Board Meeting**  
**June 6, 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 May 2, 2019 Meeting**
  
- D. Recommend the approval of For-Sale Development Program financing for the following developments:**
  - 1. Grant Agreement with Lawrenceville Development Corporation and/or City of Bridges Community Land Trust in the amount of \$300,000 for the acquisition, rehabilitation, and resale of six scattered site units**
  - 2. Grant Agreement with Hill Community Development Corporation in the amount of \$85,000 for the acquisition, rehabilitation, and resale of 2517 Mahon Street and 522 Landleiss Place**
  - 3. Deferred Mortgage Agreement with Hill Community Development Corporation in the amount of \$50,000 for the acquisition, rehabilitation, and resale of 2517 Mahon Street and 522 Landleiss Place**
  - 4. Grant Agreement with Oakland Planning and Development Corporation in the amount of \$140,000 for the acquisition, rehabilitation, and resale of 3387 Parkview Avenue and 224 Robinson Street**
  - 4. Predevelopment Loan Agreement with Oakland Planning and Development Corporation in the amount of \$72,000 for predevelopment activities related to the new construction of 5 affordable for-sale units on Frazier Street**

**Staff Report**

The FSDP increases the supply of affordable housing for homeownership and eliminates substandard housing by ensuring compliance with applicable codes and standards. URA HOF Staff released a Request for Proposals on March 27, 2019 to solicit responses from non-profit applicants to apply for both the HOF FSDP and the Neighborhood Stabilization Program (NSP). FSDP has \$1.25 M available in the 2018 HOF Allocation and there is approximately \$2M of Neighborhood Stabilization Program (NSP) funds available. Responses were due on April 26, 2019. The URA received responses for 62 properties totaling approximately \$3.6M in HOF, NSP, and other URA resources. URA / HOF staff reviewed the applications and are working with the non-profit applicants to obtain final

construction bids, evidence of site control, etc. Projects will be presented for approval as they become “shovel ready.”

### **Lawrenceville**

Lawrenceville Corporation (LC), in partnership with the new non-profit City of Bridges Community Land Trust, is acquiring, rehabbing, and reselling six homes as part of the Community Land Trust (CLT) project. This is the second phase of a CLT program in Pittsburgh, with the first involving the construction of six new homes and renovation of one.

A CLT is a tool that creates permanently affordable home ownership opportunities for individuals who have been fully priced out of the private market. Additionally, due to the structure of CLTs, these homes are guaranteed to be permanently affordable. Using a ground-lease, CLTs set a maximum resale price designed to give homeowners a return on their investment, while also ensuring that future homebuyers at the same income level have access to affordable homeownership. The FSDP grant in the amount of \$300,000 is being used with other public and private grants to bridge the difference between total development cost and the future sales price to the borrower.

### **Hill District**

2517 Mahon Street and 522 Landleiss Place are owned by the Hill Community Development Corporation (Hill CDC). The Hill CDC plans to rehabilitate them and resale them for homeownership to homebuyers less than 80% AMI. These two units are part of the Hill District 100. The Hill District 100 is an initiative of the Hill CDC that embraces the Hill District’s rich cultural legacy while advancing revitalization. The Hill District 100 provides relevant and meaningful education and support to potential home buyers to systematically grow the Hill District, increase wealth and transform the community. The FSDP grant in the amount of \$85,000 is necessary to bridge the difference between total development cost and the future sales price to the borrower. Additionally, the commitment of second deferred mortgage funding in the amount of \$50,000, or \$25,000 per unit, will enable the units to be affordable to a household underneath 50% AMI if buyers are at that income level. It is a requirement of the HOF FSDP program that the buyers be below 80% AMI.

### **Oakland**

The Oakland 2025 Master Plan established a vision of a sustainable future for Oakland through an intensive community engagement process. One of the main goals the community identified during this process was to provide innovative, sustainable housing choices for diverse residents. Specific recommendations included diversifying and stabilizing Oakland’s housing, developing and maintaining affordable housing, rehabilitating and preserving existing homes, and encouraging homeownership.

The Oakland Community Land Trust is part of OPDC’s equitable development strategy to address these goals. OPDC plans to have 50 lease hold properties in the CLT within the

next five years and, ultimately, 100 CLT properties across all target areas. OPDC has been working diligently with community members and other partners over the last few years to establish the CLT. They have held multiple community meetings about the Oakland CLT, and talked with numerous residents and community groups.

3387 Parkview Avenue is currently owned by OPDC and 224 Robinson Street will be purchased by OPDC from a private owner. OPDC plans to rehabilitate them and resale them for homeownership to homebuyers less than 80% AMI. The Community Land Trust will own the land and the homebuyers will own the structures. When the houses are resold, they must be resold to households at or below 80% AMI. The FSDP grant in the amount of \$140,000 and the PHCF Grant in the amount of \$20,000 are necessary to bridge the difference between total development cost and the future sales price to the borrower.

The FSDP Predevelopment loan in the amount of \$72,000 is being requested to purchase land, obtain construction drawings, and complete other predevelopment activities necessary to build 5 new affordable Community Land Trust units on the Frazier Street site. OPDC will spend 2019 and the first half of 2020 completing predevelopment activities. It is anticipated that the construction of the development will begin in the third quarter of 2020.

The Advisory Board's funding recommendations will be presented to the URA Board of Directors on June 13, 2019.

- E. Recommend the inclusion of a Roof-A-Thon program in an amount up to \$250,000 to be included as part of the Homeowner Assistance Program in the 2018 funding year.**

**Staff Report**

Staff will make a report regarding the proposed Roof-A-Thon at the meeting.

- F. Recap – May 31, 2019 Down Payment and Closing Cost Assistance Press Release**

**Staff Report**

Staff will give a summary of the May 31<sup>st</sup> Down Payment and Closing Cost Assistance Press Release.

- G. Governance Committee / HOF Advisory Board Update**

**Staff Report**

Staff will make a report regarding the open seats on the HOF Advisory Board and the process for nominating a chair.

**H. Acceptance of Qualifications (RFQ) for Appraisal Services**

**Staff Report**

Staff will make a report regarding the responses to the RFQ for Appraisal Services.

**I. Acceptance of Qualifications for Printing Services**

**Staff Report**

Staff will make a report regarding the responses to the RFQ for Printing Services.

**J. Update on the Housing Stabilization Program**

**Staff Report**

Staff will make a report regarding the status of the Housing Stabilization Program.

**K. Public Comment**

**L. Adjournment**