

AGENDA
Housing Opportunity Fund (HOF)
Advisory Board Meeting
October 3, 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 September 5, 2019 Meeting**
- D. Introduction of New HOF Advisory Board Member**
- E. Introduction of New URA Staff and a discussion of the New Center for Housing Opportunities**

Staff Report

The new member will be introduced.

- F. 5635 Stanton Avenue - Recommend the approval of Rental Gap Program (RGP) funding for the redevelopment of 5635 Stanton Avenue in the amount of \$110,000. The commitment will expire on February 1, 2020.**

Staff Report

5635 Stanton Avenue is an 11-unit affordable development for individuals and families. 5635 Stanton Avenue consists of two (2) one-bedroom units, eight (8) two-bedroom units, and one (1) three bedroom unit. The property has one main building with eight units and a rear carriage house with three units.

The property was acquired in 1995 by the Highland Park Community Development Corp (HPCDC) and the Bloomfield-Garfield Corporation, collaborating under the newly-formed entity of Stanton Avenue Associates LP. Both Highland Park Community Development Corporation and the Bloomfield-Garfield Corporation are 501c3 organizations. The partnership's goal was to restore an historic mansion and carriage house that had fallen into vacancy and disrepair. In order to preserve the building's historic character and still provide affordable housing to East End residents, Stanton Avenue Associates applied for and receive an allocation of Low Income Housing Tax Credits (LIHTC) from the PA Housing Finance Agency (PHFA). Matched with that were an award of state historic tax credits and loans from the URA.

The requested HOF RGP loan will be used to complete critical exterior repairs, including removal of rotting wood fascia, exterior painting of all wood surfaces, replacement of exterior doors, and repairs to leaking windows. There will also be interior repairs required due to water penetration from the roof and windows. The Advisory Board’s funding recommendations will be presented to the URA Board of Directors on October 10, 2019.

G. Module Development – Garfield – Recommend the approval of For-Sale Development Program (FSDP) grant funding in the amount of \$70,000 for the development of one affordable house on Black Street in Garfield. The affordable house is part of a three unit development. The commitment will expire on February 1, 2020.

Module is a Pittsburgh-based startup that designs “right sized” homes that can be expanded using patent-pending wall and roof systems that can be easily connected to additional Module-designed rooms. Module is developing three new structures on Black Street in Garfield. Bloomfield Garfield Corporation is the applicant for the FSDP funding. One of the three houses will be affordable to a household at or below 80% AMI.

H. Programmatic Updates, Expenditures, Impacts, and Policy Discussions

- **Housing Stabilization Program (HSP)**
- **Down Payment and Closing Cost Assistance Program (DPCCA)**
- **For-Sale Development Program (FSDP)**
- **Homeowner Assistance Program (HAP)**
- **Rental Gap Program (RGP)**

Staff Report

Staff will make a report at the meeting, including discussion of policy-related issues.

I. 2020 Allocation Plan Meetings

Staff Report

Staff will make a report including a discussion of proposed 2020 Allocation Plan Meetings.

J. Announcement – The November and December HOF Advisory Board Meetings will be held at the URA – 200 Ross Street, 13th Floor.

K. Adjournment