

AGENDA
Housing Opportunity Fund (HOF)
Advisory Board Meeting
November 7, 2019 @ 9:00 AM
200 Ross Street – 13th Floor

- 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 October 3, 2019 Meeting**

- D. Downtown Winter Homeless Shelter - Recommend the approval of Demonstration Program funding in the amount of \$200,000 for the redevelopment of the Downtown Winter Homeless Shelter. The commitment will expire on March 1, 2020.**

Staff Report

The Downtown Winter Homeless Shelter is located at 620 Smithfield Street, Pittsburgh PA, 15222 in the Smithfield United Church of Christ building. It is a cold weather shelter and is open from the middle of November through the end of March. The shelter houses 20 women and approximately 100 men on any given night. In order for the shelter to open for the 2019 – 2020 winter season, there needs to be repairs done to the building. Primarily, the sprinkler / fire system needs replaced, the bathrooms need upgraded, and there needs to be additional accessible improvements.

The requested HOF Demonstration Program financing will match funding from several foundations. The Advisory Board’s funding recommendations will be presented to the URA Board of Directors on December 5, 2019.

- E. Robinson Street Development – Recommend the approval of a For-Sale Development Program Grant in the amount of \$70,000 for 223 Robinson Street.**

Staff Report

Oakland Planning & Development Corporation is acquiring, rehabilitating, and reselling 223 Robinson Street in the West Oakland neighborhood. A presentation will be given at the meeting.

F. City's Edge Development – Uptown – Recommend the approval of revisions to the loan terms for the previously approved City's Edge Rental Gap Program loan in the amount of \$1,000,000. The previous approval included a 99 year deed restriction at or below 30% and 50% AMI for 41 units. The revised proposal is to have a deed restriction at those income levels for 35 years and then at or below 80% AMI for years 36 through 99. The expiration date is also asked to be extended from December 1, 2019 until February 1, 2020.

Staff Report

The City's Edge project calls for new construction of a ten-story mixed-use structure. The 309,208 square foot structure will consist of a 508-space parking garage on the first five floors, 17,187 square feet of commercial and community space on the first floor, and 110 units of housing on the top five floors. Current plans call for the storefronts to house a daycare, a minority/women-owned business incubation space, and a restaurant. The commercial parking facility would include a mix of leased and transient parking. The residential units will include 77 income-restricted units. The remaining 33 units will be market-rate. The project will also include a publicly-accessible plaza and a rooftop deck for residents.

G. Recommend the Approval of Contracts and/or Contract Amendments with the following Program Administrators to continue to administer the Homeowner Assistance Program (HAP) with 2018/2019 funding:

- a. Habitat for Humanity of Greater Pittsburgh – increase the contract from \$200,000 by an additional \$200,000 for a total contract amount of \$400,000**
- b. Nazareth Housing Services – increase the contract from \$100,000 by an additional \$200,000 for a total contract amount of \$300,000**
- c. Rebuilding Together Pittsburgh – increase the contract from \$200,000 by an additional \$200,000 for a total of \$400,000**
- d. Low Country Building Solutions – new contract for \$200,000 from HOF funding**

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 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.

Currently, six non-profit program administrators participate in the program. There is a waiting list for the program. Three program administrators, Habitat for Humanity of Greater Pittsburgh, Nazareth Housing Services, and Rebuilding Together Pittsburgh need contract amendments to service more households. Additionally, the URA reissued the RFP to include both non-profit and for-profit program administrators so that more households can be serviced. Low Country Building Solutions is a M/WBE construction company that works with the URA's other home repair programs. They applied to be a program administrator.

H. 2020 Allocation Plan Timeline / Schedule / Meetings

Staff Report

A presentation will be made at the meeting.

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

- **Homeowner Assistance Program (HAP)** – revising Program Guidelines to combine the existing Pittsburgh Home Rehabilitation Program (PHRP) with HAP and create a HAP-Plus program to service households above 50% AMI but at or below 80% AMI
- **Housing Stabilization Program (HSP)**
- **Down Payment and Closing Cost Assistance Program (DPCCA)**
- **For-Sale Development Program (FSDP)**
- **Rental Gap Program (RGP)**

Staff Report

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

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

K. Adjournment