The Center for Housing Opportunities’ (CHO) Small Landlord Fund (SLF) provides financing to landlords who need to make repairs to five (5) or less rental units in the City of Pittsburgh.

- If the unit is located in a HACP Alternative Payment Standard zip code, the borrower must rent to a HCV holder.
- If the unit is NOT located in a HACP Alternative Payment Standard zip code, the borrower must rent the unit to households at 80% AMI or below.

*Please refer to the chart on the back for Alternative Payment Standard zip codes

### Borrower Eligibility

- Borrower must own the property
- Must have current homeowner insurance
- Must not have any outstanding City, School, and County real estate taxes or be on a payment plan for at least 3 months
- Must have minimum credit score of 600
- Must not have any judgement against him or her in a housing discrimination case within the past 5 years
- Borrower may not sell, lease to own, assign, transfer, dispose of or master lease all or any part of the property without prior expressed written consent of the URA
- Borrower must hire a licensed contractor and obtain all necessary building permits

### Funding Terms

<table>
<thead>
<tr>
<th>Funding Term</th>
<th>Details</th>
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</thead>
</table>
| **Loan Amount** | • up to $20,000 per unit  
• up to $60,000 per project |
| **Interest Rate** | 3% or 4% |
| **Loan Term** |  
- Rehab of vacant units—10 years max  
- HCV occupied units—10 years max  
- Non-HVC income eligible occupied units—15 years max  

*The affordability period shall remain in effect should the principle of the loan be paid off prior to the loan expiration date.*

| Requirements | Must agree to rent units to HCV holders or households at 80% AMI or below |
What are eligible uses of the loan?

- Sidewalk upgrades and repair
- Fire alarm upgrades and repair
- Electrical upgrades and repair
- Roof and gutter upgrades and repair
- Plumbing upgrades and repair
- Window upgrades and repair
- Door upgrades and repair
- Flooring upgrades and repair
- Appliance upgrades and repair
- Painting and dry wall upgrades and repair
- Accessibility enhancements
- Building envelope upgrades and repair
- HVAC and furnace upgrades and repair
- Structural repair (footers, retaining walls)
- Miscellaneous code or other necessary Items
- Cosmetic upgrades

<table>
<thead>
<tr>
<th>Neighborhoods</th>
<th>Eligible Zip Codes</th>
</tr>
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<tbody>
<tr>
<td>Shadyside</td>
<td>15206, 15213, 15223</td>
</tr>
<tr>
<td>Strip District</td>
<td>15201, 15213, 15224</td>
</tr>
<tr>
<td>Southside Flats</td>
<td>15203</td>
</tr>
<tr>
<td>Downtown</td>
<td>15219, 15222</td>
</tr>
<tr>
<td>Squirrel Hill</td>
<td>15213, 15217, 15232</td>
</tr>
</tbody>
</table>

For more information, please contact:

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