**Small Landlord Fund (SLF)**

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

*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

What are considered SLF eligible properties?

- Property must be located in the City of Pittsburgh
- Property must comply with all zoning requirements
- The borrower and/or any relatives of the borrower may not live in the units to be rehabbed
- The property must contain no more than five (5) residential dwelling units

<table>
<thead>
<tr>
<th>Neighborhoods</th>
<th>Eligible Zip Codes</th>
</tr>
</thead>
<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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