

# Small Landlord Fund (SLF)



The **Small Landlord Fund (SLF)** provides funding to landlords with ten (10) or fewer units for the preservation of existing affordable rental housing and/or the conversion of market/vacant housing to affordable housing in the City of Pittsburgh.

- The borrower must rent the unit to HCV holders or households at 80% AMI or below.
- If the unit IS located in a HACP Alternative Payment Standard zip code, the borrower must rent to an HCV holder.

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

## Borrower Eligibility

- Borrower must own the property and own ten (10) or fewer units in total
- 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 580
- 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

<b>Loan Amount</b>	<ul style="list-style-type: none"> <li>• up to \$20,000 per unit</li> <li>• up to \$100,000 per project</li> </ul>
<b>Interest Rate</b>	0%
<b>Loan Term</b>	<p>\$1,000 - \$50,000: Max 10 year \$50,001 - \$100,000: Max 15 year</p> <p><i>The affordability period shall remain in effect should the principle of the loan be paid off prior to the loan expiration date.</i></p> <p><i>A due Diligence Fee of 2% of the loan amount is due at closing</i></p>
<b>Requirements</b>	Must agree to rent units to HCV holders or households at 80% AMI or below

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## 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

Alternative Payment Standards	
Neighborhoods	Eligible Zip Codes
Shadyside	15206, 15213, 15232
Lower Lawrenceville	15201, 15213, 15224
Strip District	15201
Southside Flats	15203
Downtown	15219, 15222
Squirrel Hill	15213, 15217, 15232

## 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



**We're here to help.**

**For more information, please contact:**

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