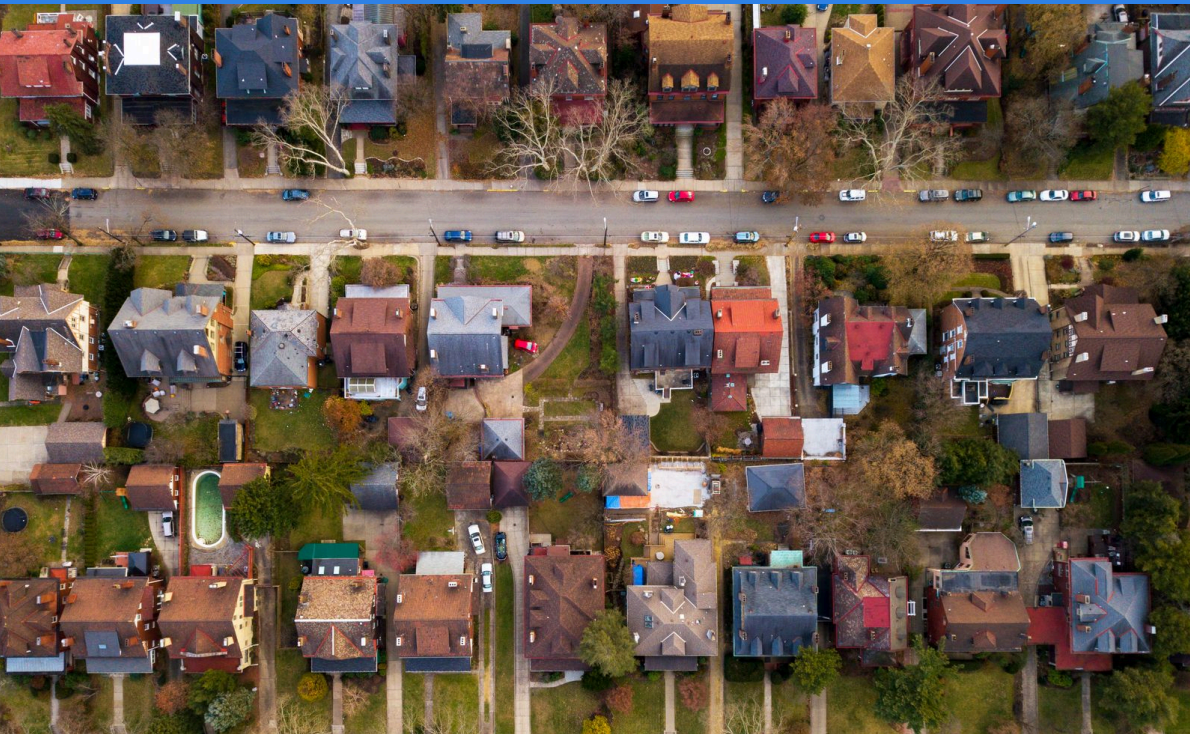


Safe Stable Affordable

2023 Housing Opportunity Fund Annual Report



Housing
Opportunity Fund



ura

Urban
Redevelopment
Authority
of Pittsburgh

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Acronyms Used Throughout the Report

- HOF:** Housing Opportunity Fund
- URA:** Urban Redevelopment Authority of Pittsburgh
- AAP:** Annual Allocation Plan
- AMI:** Area Median Income

MESSAGE FROM THE MAYOR



Housing should not be a luxury, but instead a right afforded to every resident in our city. As Mayor, I am grateful for the continued work that the URA and the Housing Opportunity Fund Advisory Board members do to make this a reality in our great City of Pittsburgh.

Many of our neighbors face insurmountable circumstances, and are doing their very best to survive. We are committed to advancing existing housing programs and services that meet the needs of our residents, ultimately making it possible for them to thrive.

I encourage our residents to continue advocating for fair and equitable allocation of the HOF, and know that together we can make Pittsburgh a city for all.

-Mayor Ed Gainey, City of Pittsburgh



MESSAGE FROM THE URA EXECUTIVE DIRECTOR

Dear Neighbors,

Looking back on this past year, I am incredibly proud of what we've been able to accomplish. From preventing 241 households from being displaced due to crises, to providing legal assistance for 803 renters and homeowners, to helping 126 people buy their first home. Ensuring that every Pittsburgher can access affordable housing or keep their current housing is the heart of our work. Our work is achieved through caring housing experts who have a head for strategy and finance, and a love for people.

Building and preserving affordable housing isn't easy. Like other cities, Pittsburgh continues to face emerging needs and challenges in an ever-changing housing and economic market, with limited resources. Our staff are committed to ensuring Housing Opportunity Fund programs are designed to evolve to meet the needs of our residents.

We are grateful to you – whether you're a member of the community who shared your voice during our annual public survey period, an Advisory Board member who spoke up for change, a URA staff member who advanced an affordable development, or a service provider that changed a housing outcome for a resident in need. With your support, we were able to continue in our important effort to create more affordable and accessible housing in the city.

On behalf of the Urban Redevelopment Authority of Pittsburgh staff, I'm pleased to present the 2023 Housing Opportunity Fund Annual Report, which details our progress in creating equitable housing solutions for our Pittsburgh residents.

-Susheela Nemani-Stanger, URA Executive Director

About the Housing Opportunity Fund

The City of Pittsburgh's Housing Opportunity Fund is a housing trust fund that aims to increase and preserve the supply of decent, safe, and sanitary affordable housing for low-income households. Since 2018, the City of Pittsburgh has committed \$10 million per year to fund HOF programs and activities.

2023 Area Median Income (AMI) Limits

HOF funds are allocated to assist households ranging between 30% of AMI to 80% of AMI, with a primary focus on 30% of AMI or lower. The Down Payment and Closing Cost Assistance Program may allocate to households as high as 115% of AMI.

Number of people in home	30%	50%	80%	100%	115%
1	\$21,100	\$35,150	\$56,250	\$70,300	\$80,845
2	\$24,100	\$40,200	\$64,250	\$80,400	\$92,460
3	\$27,100	\$45,200	\$72,300	\$90,400	\$103,960
4	\$30,100	\$50,200	\$80,300	\$100,400	\$115,460
5	\$35,140	\$54,250	\$86,750	\$108,500	\$124,775
6	\$40,280	\$58,250	\$93,150	\$116,500	\$133,975
7	\$45,420	\$62,250	\$99,600	\$124,500	\$143,175
8	\$50,560	\$66,300	\$106,000	\$132,600	\$152,490

What is AMI?

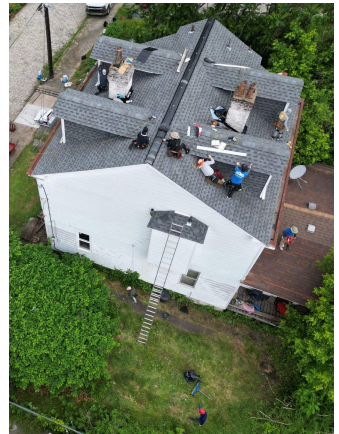
The U.S. Department of Housing and Urban Development (HUD) creates regions for calculating AMI. The income limits for Pittsburgh are based on incomes in the Pittsburgh Metropolitan Statistical Area (MSA) - Allegheny, Armstrong, Beaver, Butler, Fayette, Washington, and Westmoreland Counties.

How HOF Funds Can Be Used

The Housing Opportunity Fund legislation outlines the following allowable uses for HOF-funded programs and projects:

- Create and preserve affordable housing for rent and for sale
- Focus on deed restricted and/or permanently affordable housing
- Expand access for seniors and people with disabilities
- Increase the number of affordable homes with supportive services to prevent homelessness
- Stabilize neighborhoods
- Secure more funding and identify other opportunities

A roof under repair with HOF funds; Courtesy of My Pittsburgh Roofing



HOF Oversight

The HOF is overseen by an Advisory Board, a Governing Board, and Pittsburgh City Council. The HOF Advisory board is composed of Pittsburgh residents with varying occupations, socioeconomic backgrounds, and expertise. The role of the Advisory Board is to review applications and help guide program development. The URA's Board of Directors acts as the Governing Board for the HOF.

2023 Advisory Board

Adrienne Walnoha, Chair - Advocate for Homeless
Kellie Ware, Esq. - Fair Housing Representative
Morgan Overton - Mayor's Office
Deb Gross - City Council
Aster Teclay - URA Representative
James Reid - URA Representative
Marcus Reed - Tenant Representative
Joanna Deming - Homeowner Representative
Tammy Thompson - Homeowner Representative
Paul Spradley, EdD - Lending Institution
Alan Sisco - Nonprofit Community
Lena Andrews - Nonprofit Development Community
Derrick Tillman - For-Profit Development Community
Karen Garrett, PHD - Housing Authority of the City of Pittsburgh Representative
Mark Masterson - Neighborhood Based Nonprofit/Community Resident – North
Jamil Bey, PhD - Neighborhood Based Nonprofit/Community Resident – South
Jerome Jackson - Neighborhood Based Nonprofit/Community Resident – East
Megan Winters - Neighborhood Based Nonprofit/Community Resident – West
Deidra Washington - Neighborhood Based Nonprofit/Community Resident – Central

2023 Governing Board

Kyle Chintalapalli, Chair
Honorable R. Daniel Lavelle, Vice Chair
Sara Innamorato, Treasurer
Lindsay Powell, Member
Sam Williamson, Member

City Council

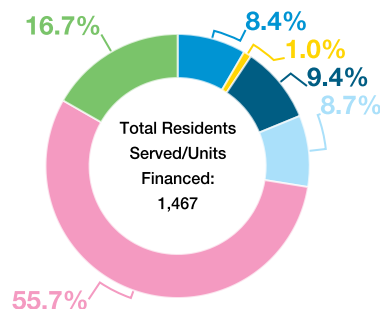
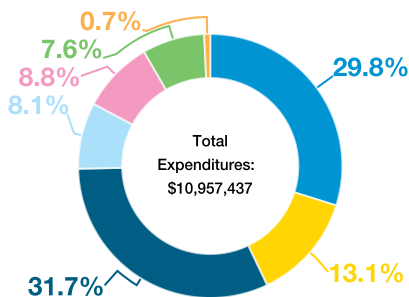
The Pittsburgh City Council votes to approve the HOF Annual Allocation Plan.

2023 Annual Allocation Plan

Program	2023 Allocation
Rental Gap Program	\$3,815,000
Homeowner Assistance Program	\$2,110,000
For-Sale Development Program	\$900,000
Down Payment and Closing Cost Assistance Program	\$550,000
Housing Stabilization Program	\$550,000
Small Landlord Fund	\$400,000
Legal Assistance Program	\$350,000
Demonstration Program	\$325,000

2023 Program Expenditures

	Program	Expenditure	Residents Served/Units Financed
●	Rental Gap Program	\$3,478,829	162
●	Homeowner Assistance Program	\$3,269,775	121
●	For-Sale Development Program	\$1,433,384	14
●	Down Payment and Closing Cost Assistance Program	\$891,000	126
●	Housing Stabilization Program	\$834,706	241
●	Small Landlord Fund	\$80,165	0
●	Legal Assistance Program	\$969,579	803



Homeowner Assistance Program (HAP/ HAP+)

The HAP provides financial assistance up to \$30,000 to eligible homeowners for rehabilitating and improving residential owner-occupied properties within the City of Pittsburgh. In 2023, the HAP/+ committed to completing 121 home renovations. The renovations included necessary repairs such as roofs, electrical system repairs, hot water heaters, and more.

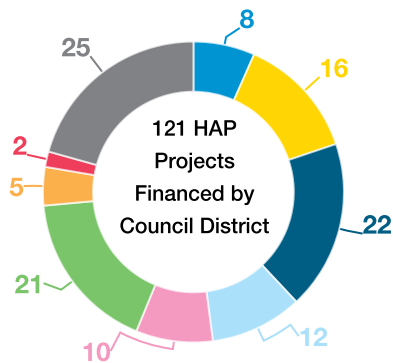
HAP Expenditures by AMI in 2023



121 HAP Projects Financed by AMI in 2023



30% AMI 50% AMI 80% AMI Fees



District 1 District 2 District 3 District 4
District 5 District 6 District 7 District 8
District 9

HAP Spotlight:

The HAP is accessible to residents like Debra James Bailey, a cancer survivor and senior, who also volunteers her time as Vice President of the Sheraden Community Council. Ms. Bailey was able to make critical repairs, including a roof replacement, window and ceiling repairs, and installation of new screen doors, deadbolts, and more. These repairs resulted in her being able to continue living in her home and feel safe and secure. When asked about the program, Ms. Bailey said, "I can't sing the praises of this program enough! The HAP is an invaluable resource for people in need. There are other seniors that need work done to keep them in their home. We don't want to go to nursing homes! And this program enables us to [stay in our homes]."

Rental Gap Program (RGP)

The RGP provides loans to developers for the creation of new affordable housing units, and/or to preserve existing affordable units. All development teams must include a nonprofit applicant. During 2023, HOF closed a total of five RGP projects, which resulted in the creation and/or preservation of 162 affordable rental units

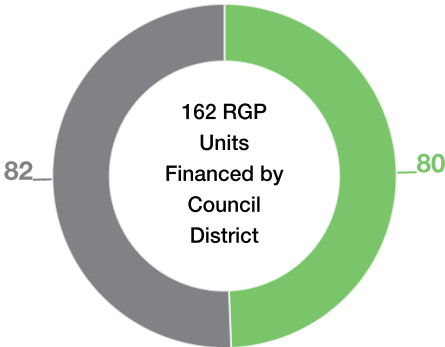
RGP Expenditures by AMI in 2023



162 RGP Units Financed by AMI in 2023



30% AMI 50% AMI 80% AMI



District 6 District 9



The URA provided a \$1.4 million+ Rental Gap Program loan for Tryko Partners' Cedarwood Homes development on a long-vacant site in the Fairwood neighborhood. The project will bring a total of 46 units for seniors, 39 of which will be affordable to those at or below 60% of the Area Median Income.

Spotlight: Bethlehem Haven Rehab, \$500,000 Rental Gap Program Loan

“

The funding that was generously awarded by the URA was to primarily support 26 women, who due to their physical and behavioral health disabilities, cannot thrive independently in the community. Bethlehem Haven of Pittsburgh owns the building in Uptown, the Hill District, and that building was in severe disrepair...Through the funding from the URA, we were able to embark on a \$4.2 million preservation and renovation of the building to really create a trauma-informed, therapeutic, safe space for the 26 women, creating single rooms for each of [them], where previously some of the women had to live in a dormitory style housing where they had shared bedrooms.

-Annette Fetchko, Bethlehem Haven CEO



Exterior, reception, and dining room; Photos: LGA Partners

Down Payment and Closing Cost Assistance Program (DPCCAP)

The DPCCAP provides first-time homebuyers with financial assistance towards their down payment and closing costs. First-time homebuyers can layer the DPCCAP with other first-time homebuyer programs to drive down the cost of homeownership. In 2023, the DPCCAP assisted 126 homebuyers with purchasing their first home in the City of Pittsburgh.

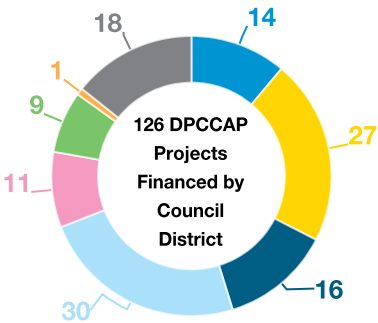
DPCCAP Expenditures by AMI in 2023



126 DPCCAP Projects Financed by AMI in 2023



30% AMI 50% AMI 80% AMI 115% AMI



District 1 District 2 District 3 District 4 District 5
District 6 District 7 District 9

"I never would have been able to afford to buy a house without it, the down payment is always so much, and now my mortgage is half of what my rent was. So, it has been so nice to have a place to call mine."

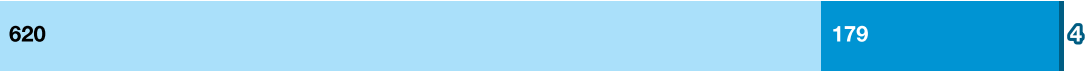
-Jody Rutten, DPCCAP participant



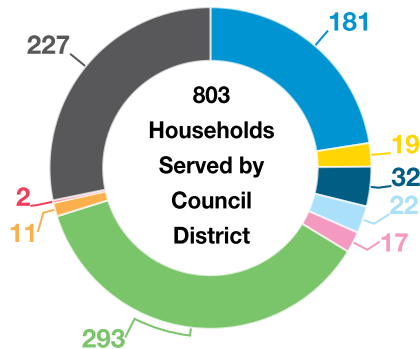
Legal Assistance Program (LAP)

The LAP provides a variety of free housing legal services to eligible tenants and homeowners who live in the City of Pittsburgh. Legal services for tenants can include mediation, limited legal representation, and full legal representation. Legal services for homeowners can include tangled title services and foreclosure prevention services. In 2023, the LAP program assisted 803 households with legal services.

803 Households Served by AMI in 2023



30% AMI 50% AMI 80% AMI



District 1 District 2 District 3 District 4 District 5 District 6 District 7 District 8 District 9

Demonstration Dollars

The Demonstration Dollars Program provides funding for emergencies, such as mass evictions or natural disasters, for capacity building, and for special projects that may not align with existing HOF program offerings. In 2023, Demonstration Dollars were utilized to increase the initial allocation for the Housing Stabilization Program, due to increased demand, as COVID pandemic funding for similar programs was not reauthorized.

For-Sale Development Program (FSDP)

The FSDP provides low interest rate construction financing and/or grants for the purpose of increasing the supply of affordable housing for homeownership and to eliminate substandard housing. Upon completion, properties financed under the program must be sold to owner-occupants who are at or below 80% of AMI. During 2023, a total of five FSDP projects closed resulting in the creation and/or preservation of 14 affordable for-sale homes.

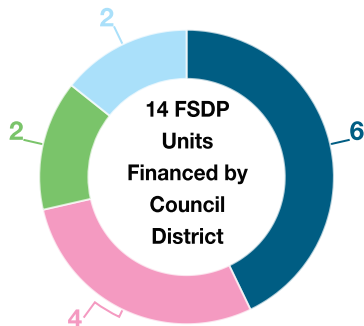
FSDP Expenditures by AMI in 2023

\$1,433,383.82

14 FSDP Units Financed by AMI in 2023

14

80% AMI



District 3 District 5 District 6 District 9



Spotlight: Borland Street Rehab

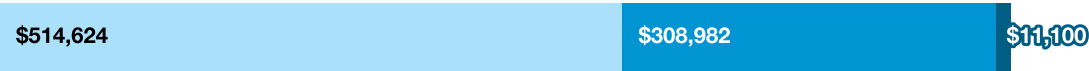
The City of Bridges Community Land Trust utilized a \$70,000 For-Sale Development Program grant for the renovation of a single-family house on Borland Street in East Liberty. This house was successfully renovated and in May 2024, was sold to a family earning less than 80% of AMI. This house can only be sold to other families earning less than 80% of AMI for the next 99 years. In that time, it is estimated that this single project will serve as a home for approximately 14 households.

FSDP projects throughout the City of Pittsburgh are indispensable in the effort to build inclusive communities with long-term affordable housing in neighborhoods that are rapidly pricing out working-class families.

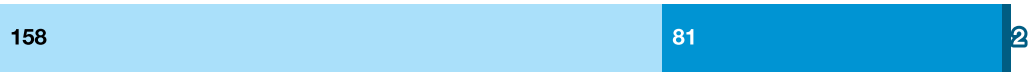
Housing Stabilization Program (HSP)

The HSP is a housing crisis intervention program that provides one-time or short term (up to 6 months) financial assistance, up to \$6,000, to households who are facing a temporary, non-recurring housing crisis. The HSP may assist with rent arrears, forward rent, utility arrears, forward utilities, utility deposits, and security deposits. In 2023, the HSP assisted 141 families and 100 individuals in stabilizing their housing situation and preventing displacement.

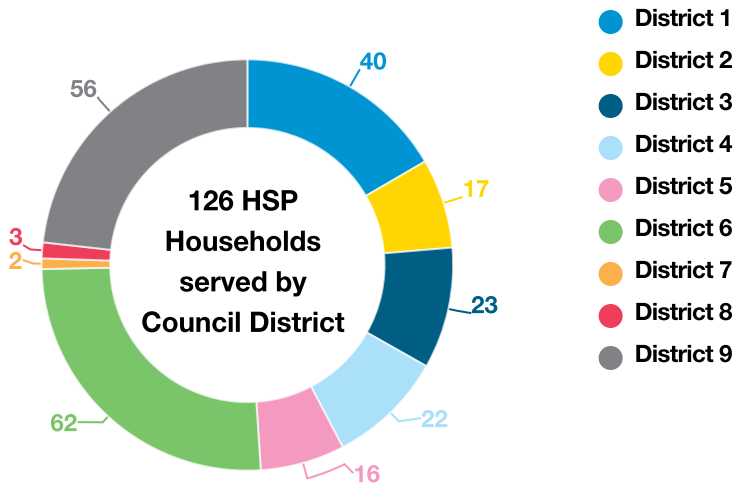
HSP Expenditures by AMI IN 2023



241 Households Served by AMI in 2023



● 30% AMI ● 50% AMI ● 80% AMI



241

households helped in crises

Small Landlord Fund (SLF)

The SLF provides financial assistance to landlords who own 10 or fewer units for the preservation of existing affordable units or for the conversion of units to affordable rental housing. Landlords can receive up to \$20,000 per unit or \$100,000 per project to make repairs to their units.

SLF Expenditures by AMI in 2023

\$80,165



“The [Small Landlord Fund] program is one of the best that I have seen out there. The terms are, I think, the best, and it's easy...[Working with the URA has left] a good impact. A good impact, based on going through and trying to get a traditional loan from the bank. The URA makes it one thousand percent easier.”

-Melvin McCormick, SLF participant



“

As our economy continues to be unpredictable, affordable housing remains unattainable for so many of our neighbors. The resources available through the Housing Opportunity Fund are a critical part of preserving and expanding our affordable housing options across the City of Pittsburgh. The fund's resources are limited and we are attempting to not only expand available investment dollars but also engage more expertise in our decision making. Virtual and in person meeting options are available but we know we remain disconnected across all levels of planning and decision making. The more community dialogue we can invite and the more our community members share their unique experiences and expertise, the more we know we can accomplish as the HOF and in partnership with our larger housing development and advocacy community. Together, through innovation and collaboration, we look forward to 2024 allocation planning and all we will find possible across our housing sectors.

- HOF Advisory Board Chair Adrienne Walnoha

“

Looking ahead to 2024 and beyond, it's crucial to emphasize the pivotal role that the Housing Opportunity Fund plays in the City of Pittsburgh. The HOF, through its wide range of programs and partnerships, continues to be instrumental in our ongoing endeavors to advocate for quality, safe and affordable housing. One of the major strengths of the HOF lies in its adaptability to address various housing needs. Thanks to a variety of HOF-funded initiatives, we are effectively meeting the diverse needs of the Pittsburgh community, whether it's by preventing evictions, rehabilitating existing affordable housing units, or constructing new ones. As the housing landscape evolves, it's imperative that these resources remain accessible well into the future.

- URA Chief Housing Officer Quianna Wasler

2023

Housing Opportunity Fund Annual Report

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