

Allegheny County Homeless Advisory Board

CoC Bi-Monthly Meeting

May 29, 2018 10:00AM to 12:00PM

1 Smithfield St

Pittsburgh, PA 15212

Purpose: The Homeless Advisory Board (HAB) is a public/private partnership formed to assist and recommend to Allegheny County, the City of Pittsburgh, the City of McKeesport and the Municipality of Penn Hills on public policy, programs, activities, data and all other efforts that will eliminate homelessness and improve the wellbeing of persons and families who are homeless.

HAB Members

Frank Aggazio

Meg Balsamico

Caster Binion (P)

Jerry Cafardi (P)

Cassa Collinge (P)

Tom Cummings

Sean DeYoung

Jane Downing (P)

Laura Drogowski

Amber Farr (P)

Marlon Ferguson

Pete Giacalone (P)

Abigail Horn (P)

Anna Kudrav (P)

Joe Lagana (P)

John Lovelace (P)

Lenny Prewitt (P)

Richard Rapp (P)

Chris Roach (P)

Bethany Wingerson

Guest Attendees

Liz Daniel Totten, City of Pgh

Rob Eamigh, DHS

Joe Elliott, DHS

Andrew Fleming, DHS

Garletta Germany, DHS

Andy Halfhill, DHS

Dave Hutchinson, City of Pgh

Chuck Keenan, DHS

Marjorie Lennox, YWCA

Debbi Linhart, Bethlehem Haven

Caroline Lipta, Catholic Charities

Jack McGraw, ACHA

Stephanie Meyer, DHS

Mary Parks, Sisters Place

Emil Pyptyk, DHS

Gretchen Rectenwald, YWCA

Katie Reed, City of Pgh

Megan Rose, United Way

Kelly Russell, City of Pgh

Jessica Smith Perry, URA

Stephanie Vilelli, Chartiers

David Weber, HACP

Kellie Wild, EECM

Adam Zody, DHS

Minutes

1. Welcome & Review of Meeting Minutes—John Lovelace

- March Meeting Minutes were approved.

2. Committee Updates

CoC Analysis and Planning Committee—Pete Giacalone

- An Evaluation Committee was established to conduct a review of renewal projects utilizing the 2018 Ranking tool. The recommended ranking list from the Evaluation Committee will be publicly posted for comment and then the final list will be approved by the HAB.
- The Committee is otherwise continuing to coordinate around the client satisfaction survey.

HOCC—Chris Roach

- HOCC CoC Co-Chair, Fidelia Renne, was accepted to Oxford and has left the Committee. The Committee will be voting on a recommended Co-Chair during the June meeting, and

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then confirmed by the HAB Executive Committee.

- The Summer Point-in-Time is scheduled for the week of July 31st. For the unsheltered count, plans are to focus on a single day in order to streamline organization and coordination, including the effective use of volunteers. Outreach materials are being developed to inform volunteers of the opportunity and approach.
- A training and information event for providers in the Mon Valley is being considered for August 2018.

Provider Committee—Kellie Wild

The group is close to finalizing recommended guidelines and rules for operations. The next step will be to share the draft with Mr. Lovelace for review and comment, followed by a review and consideration by the full HAB.

3. Infrastructure Organization Update—Abby Horn

Ms. Horn provided the following updates from DHS:

- The 2018 NOFA has not been released, but the registration process is underway; additionally, in preparation for the NOFA, DHS issued the annual RFP for reallocation projects and possible bonus funds.
- In response to the 2017 NOFA, the CoC received some feedback from HUD—the feedback is broad and predominately applicable across CoCs, so not fully specified to Allegheny County. However, what is included provides some considerations:
 - Area where we appear to struggle is the System Performance Metrics; this was a new requirement within the NOFA, and it is unclear how HUD is scoring (e.g., scoring based on CoC performance year over year, setting a base benchmark the CoC is scored against, or scored based on comparisons across CoCs/CoC average).
 - In comparing Allegheny County to a few other CoCs of similar size, Allegheny County compares favorably on returns to homelessness, and increases in income, employment and benefits. The CoC compared poorly on the measures related to average/median days in shelter, and exists to permanent housing.

4. Affordable Housing Plans and Initiatives Across the CoC

A panel of key affordable housing stakeholders presented on current initiatives and plans across the CoC. The intent of the panel was to highlight affordable housing activities, and explore opportunities for the CoC to support access to housing. For each presenter, a list of projects/activities is provided.

Allegheny County Economic Development—Cassa Collinge

- County funded department similar to DHS
- Community Development Block Grant (CDBG) and HOME funds to address affordable housing and provide gap funding for housing development.
- Work with large rental properties to provide low income housing tax credits.
- Recent projects have helped develop housing in low income areas like Wilkesburg and for at-risk senior citizens.
- Also helps single families who may need assistance with closing costs on home ownership.
- ACTION Housing ACCESS program funds building renovations to make housing accessible for disabled individuals.
- Land recycling program on abandoned or tax delinquent properties that can be repurposed into affordable housing.
- Recently released tool to categorize and analyze housing values around the county and review changes in value over time.

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Urban Redevelopment Authority of Pittsburgh—Tom Cummings, Jessica Smith Perry

- Similar to ACED, but focused solely on the City of Pittsburgh.
- Provide gap funding for low income housing projects. Usually get 2-4 low income tax credits per year; these credits max out at \$1.2 million.
- Home ownership support programs, including deferred mortgage payments and 0% loans for home improvements for those <80% AMI.
- Currently converting Morningside Elementary into affordable senior housing, among other low-income projects in East Liberty and Lawrenceville – neighborhoods where affordable housing is desperately needed.
- In 2017, the URA supported 684 new rental units.
- Beginning in 2018, the City has commitment \$10 million a year for 12 years for City Housing Opportunity Fund. Options for fund use include: down payment assistance; gap financing for rental development; gap financing for preservation of affordable housing; as well as homeless assistance and prevention. Mayor has appointed a 17-member Advisory Board that will begin meeting over the next month, and a consultant will be hired to draft policies and procedures. Seeking to spend 2018 funds as quickly as possible, and the desire is to build over 1000 units per year, with five of the \$10 million targeted to households below 30% AMI.

Allegheny County Housing Authority—Jack McGraw

- Current policy focus on acquisitions and rehabilitation, targeting housing for households at 20-30% AMI.
- Work with the ESG program to assess units, as well as working closely with ACED.
- Currently working on large development in Mt. Lebanon, and a multiphase phase project in McKees Rocks (Hayes Manor) to increase the number of units.
- Starting to look at Choice Neighborhood grants, which would make bigger deals possible, in comparison to LIHTEC deals, which are very competitive but smaller.

Housing Authority of the City of Pittsburgh—Caster Binion, David Weber

- Homeless preference Section 8 Vouchers.
 - Seeking opportunities to be more effective with vouchers, including increasing provider supports to help clients be successful through process, new payment proposals to streamline process and incentivize landlord participation.
- Gap financing for affordable housing developers.
- Home Ownership program to assist families from public housing; seeking to assist about ten families a year.
- In process of building 42 scattered site units.
- Bedford Heights planning grant for Choice Neighborhoods.
- Goal of 1,000 affordable units over the next 5 years.

Allegheny County Local Housing Options Team (LHOT)—Chuck Keenan

- Housing and service provider professionals who meet monthly encouraging cross-sector collaborative housing projects and planning activities for all in need of safe, affordable and/or accessible housing in Allegheny County.
- Five main focus areas: Preservation of housing, production of new housing, incentivizing the private market to participate in affordable housing, reducing evictions, and using existing resources more efficiently.
- Currently working on a rental rehab program to help landlords who may need loans or funding to update and/or repair units.

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The panel and HAB discussed key barrier areas, potential focus areas for action, and effective strategies around affordable housing, highlighting the following:

- Regarding the low success rate of Section 8 Vouchers, the group suggested: rebranding in referring to them as Housing Choice Vouchers; building on existing landlord support efforts that seek to support landlords through the process and dispel myths about the program.
- Optimism around the Housing Navigators that will be hired by DHS and will identify affordable housing and work with landlords to secure these units for higher-need clients, and will assist case managers/case workers/service coordinators working with DHS clients in need of affordable housing.
- Ms. Smith Perry noted that the Hazelwood CDC is purchasing and rehabbing homes, and then selling them to low income households and the process is showing to be a better return on investment than building new units with LIHTEC.

5. Public Comment

- None

Next CoC Meeting

Tuesday, July 31st, 2018—10:00 AM to 12:00 PM
Human Services Building One Smithfield Street, Pittsburgh