

Commonly Referenced Acronyms

1-9

3TB—Three Taxing Bodies

3TB refers to the memorandum of understanding between the municipal taxing bodies of the City of Pittsburgh, Allegheny County and the Pittsburgh Public Schools. The Memorandum created the joint agreement that delinquent tax collections and land recycling in low-value markets would only be feasible if the three taxing bodies agreed to 'give up' their interest in delinquent taxes on underwater properties that are looking to be 'sold' through the City of Pittsburgh's Treasurer's Sale.

A

ACCBO—The Advisory Commission on Community Based Organizations

This group makes recommendations to the Department of City Planning regarding funding for community based and public housing organizations. These funds are used as operating support for groups that pursue community economic development activities. "ACCBO" commonly refers to the line item for community development operating support in the Capital Budget. The program is 100% funded through Community Development Block Grant (CDBG) and has remained at \$700,000 since 2005.

ACED—Allegheny County Economic Development Department

ACED is the lead economic and residential development agency for Allegheny County, coordinating development initiatives that can be as far-reaching and complex as revitalizing the former Carrie Furnace site or as personal as the home improvement dreams of a single resident. ACED divisions include Business Development, Housing and Human Services, Development, and Planning, among others. The agency also contains six authorities, including the **Redevelopment Authority of Allegheny County (RAAC)**, which acts in a similar capacity as the URA.

ACCD—Allegheny Conference on Community Development

The Allegheny Conference and its Affiliates — the Greater Pittsburgh Chamber of Commerce, Pennsylvania Economy League of Southwestern Pennsylvania, LLC and the **Pittsburgh Regional Alliance** — work in collaboration with public and private sector partners to stimulate economic growth and enhance the quality of life in southwestern Pennsylvania. The Conference is a private sector leadership organization with over 300 Regional Investors. Regional Investors – all heads of our region's employers – provide civic leadership to execute a focused agenda for regional improvement.

Act 47—The Financially Distressed Municipalities Act (*Act of 1987, P.L. 246, No. 47*), also known as Act 47, empowers the Pennsylvania Department of Community and Economic Development to declare certain municipalities as financially distressed. It provides for the restructuring of debt of financially distressed municipalities, limits the ability of financially distressed municipalities to obtain government funding; authorizes municipalities to participate in Federal debt adjustment actions and bankruptcy actions under certain circumstances; and provides for consolidation or merger of contiguous

municipalities to relieve financial distress. Pittsburgh filed bankruptcy and entered into Act 47 receivership in 2004.

AMI—Area Median Income (*see also: Median Family Income*)

The area median income is used to determine the eligibility of applicants for both federally and locally funded programs. It sets the maximum limit that a household can earn to be eligible for housing subsidy programs, essentially defining who can be served given the particular funding source. Income limits are calculated for specific geographic areas. They are based on HUD estimates of median family income with adjustments for family size.

B

BBI—Bureau of Building Inspection

BBI is a department of the City of Pittsburgh that regulates the construction, demolition, and occupancy of all buildings and structures within the City of Pittsburgh. They review, approve, and issue all permits required by code for the repair, alteration, or addition to all public and private buildings and structures, as well as permits for new construction. BBI's Code Enforcement Division monitors and ensures compliance with various city codes and ordinances. This includes overgrown lots or yards, inoperable or abandoned vehicles on private property, maintenance of structures, illegal signs, and anything else that may affect the quality of life within the boundaries of the City.

BGC – Bloomfield Garfield Corporation

A non-profit CDC that serves the neighborhoods of Bloomfield, Friendship, and Garfield.

BID—Business Improvement District

BID's are areas within which businesses pay an additional tax or fee in order to fund improvements within the district's boundaries. BIDs may go by other names, such as business improvement area, business revitalization zone, community improvement district, special services area, or special improvement district

C

CARC—Capital Asset Research Corporation

One of the largest national servicers of real estate property tax liens. In 2006 the City of Pittsburgh, with the aid and advocacy of PCRG's Vacant Properties Working Group, reached an agreement with CARC to buy back liens on delinquent properties clearing the way for community development projects.

CBA—Community Benefits Agreement

CBA's are contracts signed by community groups and a real estate developer that requires the developer to provide specific amenities and/or mitigations to the local community or neighborhood. In exchange, the community groups agree to publicly support the project, or at least not oppose it. Often, negotiating a CBA relies heavily upon the formation of a multi-issue, broad based community coalition including community, environmental, faith-based and labor organizations.

CBO—Community Based Organization

CBOs are grassroots, geographically specific non-profit organizations. Within the spectrum of CBOs, there are many variations in terms of size and organizational structure. Some are formally incorporated, with a written constitution and a board of directors, while others are much smaller and are more informal. CBOs are typically, but not always, volunteer-run. CBOs can include neighborhood associations, citizens' councils, and tenant groups. Roughly half of PCRG's membership is comprised of CBOs.

CDAG—Community Development Advisory Group**CDBG—Community Development Block Grant**

Created under the Housing and Community Development Act of 1974, this HUD program provides grant funds to local and state governments to develop viable urban communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low- and moderate-income residents. CDBG replaced several categorical grant programs, such as the Model Cities program, the Urban Renewal program, and the Housing Rehabilitation Loan and Grant program.

CDC—Community Development Corporation

Community Development Corporation (CDC) is a broad term referring to not-for-profit organizations incorporated to provide programs, offer services and engage in other activities that promote and support community development. CDCs usually serve a geographic location such as a neighborhood or a town. They often focus on serving lower-income residents or struggling neighborhoods. They can be involved in a variety of activities including economic development, education, community organizing and real estate development. These organizations are often associated with the development of affordable housing. Roughly half of PCRG's members are CDCs.

CD Collaborative—Community Development Collaborative

The CD Collaborative is a voluntary coalition of private and governmental organizations whose missions include the revitalization of Pittsburgh's neighborhoods and communities. The purpose of the CD Collaborative is to work with communities to craft comprehensive and transformative market-based strategies that move communities forward and provide necessary resources to implement these strategies. Current members include the URA, the Department of City Planning, the Mayor's Office, CTAC, CDCP, PCRG, NeighborWorks Western Pennsylvania, and PPND. These organizations, along with the community-based organizations that they serve, represent the critical members of the "system" of community development in the City of Pittsburgh. Currently, the CD Collaborative is focusing in four target areas: the Allegheny City Corridor, the East End Corridor, the Greater Uptown Corridor and the Southern Hilltop Corridor.

CDCP—Community Design Center of Pittsburgh

The Community Design Center of Pittsburgh (CDCP) is a non-profit organization and CD Collaborative member that improves quality of life through good design of the built environment. The CDCP offers design assistance in the form of grants, technical assistance, and education through two core programs: Design Fund Grants & Technical Assistance and RenPlan® - and three educational events - Pedal Pittsburgh, Design Excellence Lecture Series and Pittsburgh Design Fair for House and Garden.

CDFI—Community Development Financial Institution

Community development financial institutions (CDFI) are financial institutions which provide credit and financial services to underserved markets and populations. A CDFI may be a community development bank, a community development credit union (CDCU), a community development loan fund (CDLF), a community development venture capital fund (CDVC), a microenterprise development loan fund, or a community development corporation. CDFIs are certified by the Community Development Financial Institutions Fund (CDFI Fund) at the U.S. Department of the Treasury, which provides funds to CDFIs through a variety of programs. The CDFI Fund was established in 1994.

CDFI Fund—Community Development Financial Institution Fund

The CDFI Fund is a fund established by the Reigle Community Development and Regulatory Improvement Act of 1994 administered by the U.S. Department of the Treasury. The CDFI Fund promotes economic revitalization in distressed communities throughout the U.S. by providing financial assistance and information to community development financial institutions (CDFI's). Financial institutions, which may include banks, credit unions, loan funds, and community development venture capital funds, can apply to the CDFI Fund for formal certification as a CDFI

CDIF—Community Development Investment Fund

The CDIF is a funding source for non-profit community-based organizations within the City of Pittsburgh meeting specific criteria. The recipient of CDIF funds can act as a developer or co-developer or can lend the CDIF funds to a developer.

CHDO – Community Housing Development Organization

A designation by the U.S. Department of Housing and Urban Development for non-profits that develop affordable housing. CHDO designation allows ELDI to receive a grant of \$3,500 per unit of affordable housing we develop, up to a maximum of \$35,000 per year. Funds are provided for completed and occupied units only in the year they are completed.

CITF – Community Infrastructure & Tourism Fund

A grant program managed by the Urban Redevelopment Authority to provide gap financing for infrastructure and tourism related businesses

CLF—Community Loan Fund

Community Loan Funds provide low-cost, flexible financing to community development organizations engaged in affordable housing, social services and economic development initiatives benefiting low and moderate-income families and neighborhoods.

CNA—Community Needs Assessment

CNA's are an assessment of material problems/deficits/weaknesses and advantages/opportunities/strengths of communities that also evaluate possible solutions that take those qualities into consideration. A CNA involves assessing the needs that people have in order to live in:

- an ecologically sustainable environment,
- a community that maintains and develops viable social capital,
- a way that meets their own economic and financial requirements,
- a manner that permits political participation in decisions that affect themselves

COG—Council of Governments

Councils of governments are regional bodies that exist throughout the United States. They are also sometimes called regional councils, regional commissions, regional planning commissions, planning district commissions, and development districts. A typical council is defined to serve an area of several counties, and they address issues such as regional and municipal planning, economic and community development, cartography and GIS, hazard mitigation and emergency planning, aging services, water use, pollution control, transit administration, and transportation planning.

CONNECT—Congress of Neighboring Communities

Established in 2009, CONNECT is a forum for local government coordination within Allegheny County. CONNECT coordinates the collective activities of the City of Pittsburgh and the 35 municipalities that share its border, voicing the collective interests of the urban core and its 680,000 residents; developing and enhancing ways the municipalities work together to deliver important public services; and to maintaining a forum for the discussion, deliberation, and implementation of new ways to maximize economic prosperity for Western Pennsylvania. CONNECT was started as an initiative of the University of Pittsburgh's Innovation Clinic within the Graduate School for Public and International Affairs (GSPIA).

CORE – Concerned Residents of East Liberty

CORE advocates on behalf of the former residents of the now-demolished Federal American Properties highrises and barracks housing in East Liberty

CRA—Community Reinvestment Act

CRA is a United States federal law designed to encourage commercial banks and savings associations to meet the needs of borrowers in all segments of their communities, including low- and moderate-income neighborhoods. Congress passed the Act in 1977 to reduce discriminatory credit practices against low-income neighborhoods, a practice known as redlining. The CRA Modernization Act of 2009—which would further enhance accountability, extend CRA to non-bank institutions, and address racial disparity in lending—could potentially pass in Fall 2010.

CRP – Community Reinvestment Program

This grant fund is managed by the Urban Redevelopment Authority and is used to provide gap financing in developments.

CTAC—Community Technical Assistance Center

CTAC is a non-profit corporation with the goal of developing strong communities by providing technical assistance to neighborhood groups, tenant councils, community-based organizations and community development corporations in Southwestern Pennsylvania. Services include organizational development, community organizing, community data, and communications and advocacy. CTAC is a CD Collaborative member.

D

DCED—Pennsylvania Department of Community and Economic Development

The goal of the Department of Community and Economic Development (DCED) is to foster opportunities for businesses and communities to succeed and thrive in a global economy, thereby enabling Pennsylvanians to achieve a superior quality of life. DCED administers programs in business assistance, community development, technology-based economic development, and international business. In City of Pittsburgh, most DCED funds flow through the URA.

DCNR – Pennsylvania Department of Conservation & Natural Resources

The DCNR is tasked by the State of Pennsylvania with maintaining the state's parks and forests. In this role, the DCNR provides grants for planning around parks and recreation to Non-Governmental Organizations (NGO's) and local governments.

DCP—Department of City Planning (City of Pittsburgh)

The Department of City Planning sets the framework for the City's development through policy and development review by the Planning Commission and through administration of the zoning ordinance. The department pursues community development by facilitating community planning processes, supporting community-based and technical assistance organizations and programs, and administering the Community Development Block Grant (CDBG) funds.

DHS—Allegheny County Department of Human Services

DHS was created in 1997 to consolidate the provision of human services across Allegheny County. DHS provides a wide range of services, including services for the elderly; mental health services (includes 24-hour crisis counseling); drug and alcohol services; child protective services; at-risk child development and education; hunger services; emergency shelters and housing for the homeless; energy assistance; non-emergency medical transportation; job training and placement for youth and adults; and services for individuals with mental retardation and developmental disabilities.

DPW—Department of Public Works

DPW maintains the City's infrastructure by resurfacing streets, preserving park facilities and rehabilitating public structures. The department also meets the environmental needs of Pittsburgh residents by collecting residential refuse and recyclables and controlling the animal population. It also ensures public safety by responding to weather-related emergencies such as flooding, land subsidence, snow and ice storms, and other disasters.

E

EDI – Excellence in Design Initiative

The Excellence in Design Initiative was a statewide competition sponsored by Pennsylvania Housing Finance Agency (PHFA) and the Community Design Centers of Pittsburgh and Philadelphia in 2007 that granted Homeownership Choice funds for new construction, single family homes based on the quality of the design. ELDI's designs for the Urban Prototype Houses came in first place and was granted \$600,000 to develop

the Prototype Houses on the 700 Block of Euclid Avenue. This project became known as 700 Euclid Phase I; as of 2010, three of the six houses have been sold.

ELCCC – East Liberty Concerned Citizens Council

A non-profit association advocating for development in East Liberty and Larimer.

“Equity Position”

Refers to the equity investor in a development. Banks are generally willing to loan 80% of a property's value. The balance of the money, 20% of the property's value, required to develop or purchase a property must be raised from other sources. This 20% position is referred to as the 'Equity Position.'"

ESOP—Empowering and Strengthening Ohio's People

The East Side Organizing Project (ESOP) was founded in 1993 to create organized leadership around issues impacting neighborhood life in the Cleveland area. In the late 1990's, ESOP began to shift its focus toward predatory lending and foreclosures. Over the past several years, much of ESOP's work has focused on foreclosure prevention in Cuyahoga County. ESOP is currently expanding its efforts throughout the state of Ohio. In August of 2007, ESOP changed its name to "Empowering and Strengthening Ohio's People" to emphasize the new state-wide focus. ESOP is a PCRG partner.

F

Fannie Mae

Fannie Mae is a government-sponsored enterprise (GSE) chartered by Congress with a mission to provide liquidity, stability and affordability to the U.S. housing and mortgage markets. Fannie Mae operates in the U.S. secondary mortgage market. Rather than making home loans directly to consumers, they work with mortgage bankers, brokers and other primary mortgage market partners to help ensure they have funds to lend to home buyers at affordable rates.

FDA – Friendship Development Associates

A non-profit CDC that works primarily in the Friendship neighborhood and adjoining Penn Avenue Arts Corridor.

FDIC—Federal Deposit Insurance Corporation

The FDIC is an independent agency created by the U.S. Congress to maintain stability and public confidence in the nation's financial system by, insuring deposits, examining and supervising financial institutions for safety and soundness and consumer protection, and managing bank receiverships. It provides deposit insurance, which guarantees the safety of deposits in member banks, currently up to \$250,000 per depositor per bank.

FFIEC—Federal Financial Institutions Examination Council

The FFIEC is a formal interagency body empowered to prescribe uniform principles, standards, and report forms for the federal examination of financial institutions by the Board of Governors of the Federal Reserve System (FRB), the Federal Deposit Insurance Corporation (FDIC), the National Credit Union Administration (NCUA), the Office of the Comptroller of the Currency (OCC), and the Office of Thrift Supervision (OTS), and to make recommendations to promote uniformity in the supervision of financial institutions.

FHA—Federal Housing Administration

FHA provides mortgage insurance on loans made by FHA-approved lenders throughout the United States and its territories. FHA insures mortgages on single family and multifamily homes including manufactured homes and hospitals. It is the largest insurer of mortgages in the world, insuring over 34 million properties since its inception in 1934. The FHA became part of HUD's Office of Housing in 1965.

FHLB—Federal Home Loan Bank

A national network of privately owned wholesale banks in 1932 to ensure available funding for mortgages. Today, as the only wholesale source of community-building funds for neighborhood banks, the FHL Banks fill a critical vacuum by providing liquidity for small business, community development, rural and agricultural loans — as well as home mortgage financing.

FRB—Federal Reserve Board

A federal agency that is the main governing body of the Federal Reserve System. It is charged with overseeing the 12 District Reserve Banks and setting national monetary policy. It also supervises and regulates the U.S. banking system in general. Governors are appointed by the President of the United States and confirmed by the Senate for staggered 14-year terms. The Board is required to make an annual report of operations to the Speaker of the U.S. House of Representatives.

Freddie Mac—

Freddie Mac was chartered by Congress in 1970 with a public mission to stabilize the nation's residential mortgage markets and expand opportunities for homeownership and affordable rental housing. Their statutory mission is to provide liquidity, stability and affordability to the U.S. housing market.

G

GIS—Geographic Information Systems

A geographic information system (GIS) integrates hardware, software, and data for capturing, managing, analyzing, and displaying all forms of geographically referenced information. GIS displays data spatially, primarily in the form of maps, but unlike a static map, information contained in the database can be queried, manipulated, and analyzed. GIS is the basis for the web based PNCIS.

GJA – Garfield Jubilee Association

A faith-based non-profit organization that works primarily in Garfield.

GPNP—Greater Pittsburgh Nonprofit Partnership

The Greater Pittsburgh Nonprofit Partnership is a growing coalition of about 350 organizations that exists to unify the nonprofit sector. GPNP seeks to strengthen our region by improving the viability, impact, and effectiveness of the sector. Nonprofits of all types belong to GPNP—education, health and human services, arts organizations, and community development organizations. PCRG is a member of GPNP.

GSPIA—Graduate School of Public and International Affairs

GSPIA is a school at the University of Pittsburgh with highly accredited programs in international development, public affairs, and city management and urban policy. The school is a PCRG research partner, and is home to a number of centers, institutes, and initiatives, including The Innovation Clinic, which connects the academic programs at GSPIA with state and local governments, federal agencies, regional governance institutions, and nonprofit organizations in the United States to address real time problems they are confronting.

GTECH – Growth Through Energy and Community Health, Inc.

GTECH is a non-profit whose mission is to repurpose vacant land in urban communities. Their most common and visible presence is their efforts to use sunflowers to detoxify vacant lots throughout Allegheny County.

H

HACP—Housing Authority of the City of Pittsburgh

The Housing Authority of the City of Pittsburgh (HACP) is a municipal corporation, formed under the United States Housing Act of 1937, charged with providing decent, affordable housing for low-income persons. HACP provides publicly assisted housing comprised of traditional public housing, scattered sites and Housing Choice Vouchers (Section 8). HACP currently houses more than 20,000 Pittsburghers, manage more than 4,000 public housing units, and provide oversight of management on an additional 900 mixed-finance units.

HEMAP— Homeowners' Emergency Mortgage Assistance Program

HEMAP is a loan program designed to protect Pennsylvanians who, through no fault of their own, are financially unable to make their mortgage payments and are in danger of losing their homes to foreclosure. HEMAP funds loaned to prevent foreclosure are not a grant. These funds are a loan and must be repaid. This unique program, created by Act 91 of 1983, is the only one of its kind in the nation. HEMAP is a cost-effective means to prevent homelessness among Pennsylvanians. By giving assurance of steady mortgage payments, it allows homeowners to seek alternate employment, job training, and/or education when they need it most. The program is funded by State appropriations and repayment of existing HEMAP loans.

HERA—Housing and Economic Recovery Act of 2008

HERA, designed primarily to address the subprime mortgage crisis, was signed into law by former President George W. Bush in July 2008. It authorized the Federal Housing Administration to guarantee up to \$300 billion in new 30-year fixed rate mortgages for subprime borrowers if lenders write-down principal loan balances to 90 percent of current appraisal value. It was intended to restore confidence in Fannie Mae and Freddie Mac by strengthening regulations and injecting capital into the two large U.S. suppliers of mortgage funding. States were authorized to refinance subprime loans using mortgage revenue bonds. It also established the Federal Housing Finance Agency (FHFA) out of the Federal Housing Finance Board (FHFB) and Office of Federal Housing Enterprise Oversight (OFHEO). Fannie and Freddie were put under the conservatorship of the FHFA. The program will begin on October 1, 2008 and will sunset on September 30, 2011.

HERO—Homeowners' Equity Recovery Opportunity Loan Program

HERO is a loan program designed to improve the financial situation of Pennsylvanians who are not able to afford their current mortgage payments. The HERO program provides for up to 100 percent financing but, instead of refinancing your current mortgage into a new loan, the Pennsylvania Housing Finance Agency (PHFA) purchases your loan directly from your current lender and then sets you up on an affordable repayment agreement. This program is for borrowers not eligible for PHFA's REAL program (REfinance to an Affordable Loan) or another mortgage refinance product available in the general market due to credit issues or owing more than your home's current appraised value. Funding for the HERO program is limited. Loans are reviewed by PHFA on a case-by-case basis as funding levels permit.

HHS – US Department of Health and Human Services

The largest bureaucracy in the Federal Government, HHS is tasked with a plethora of tasks ranging from public health to administering benefits. Recently, HHS provided \$700k grants to ELDI for the Eastside developments aimed at creating jobs for low income urban residents.

HILP—Home Improvement Loan Program (through the URA)

A loan program offered through Pittsburgh's Urban Redevelopment Authority to assist in the renovation or repair of your home. The interest rate is only 5.99% with terms of 10, 15 and 20 years with no equity requirements. You may borrow up to \$15,000 for a single unit home, although the home can have up to four units.

HMDA—Home Mortgage Disclosure Act

The United States Home Mortgage Disclosure Act (HMDA) was passed in 1975. It requires financial institutions to maintain and annually disclose data about home purchases, home purchase pre-approvals, home improvement, and refinance applications involving 1 to 4 unit and multifamily dwellings. It also requires branches and loan centers to display a HMDA poster. HMDA was designed by the Federal Reserve Board in order to help public officials to distribute public-sector investments, discover if financial institutions are serving housing needs of communities, and identify where there are discriminatory lending practices.

HOME—HOME INVESTMENT PARTNERSHIPS PROGRAM

HOME provides formula grants to states and localities that communities use — often in partnership with local nonprofit groups — to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership, or to provide direct rental assistance to low-income people. The program is administered by HUD. HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. Each year it allocates approximately \$2 billion among the States and hundreds of localities nationwide.

HOPE VI— (Housing Opportunities for People Everywhere)

The HOPE VI Program, originally known as the Urban Revitalization Demonstration (URD), was developed as a result of recommendations by the National Commission on Severely Distressed Public Housing, which was charged with proposing a National Action Plan to eradicate severely distressed public housing. The Final Report of the National Commission on Severely Distressed Public Housing recommended

revitalization in three general areas: physical improvements, management improvements, and social and community services to address resident needs.

HOPWA— HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

HOPWA provides housing assistance and supportive services to low-income people with HIV/AIDS and their families. HOPWA funds may also be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services.

HPCDC – Highland Park Community Development Corp.

A non-profit CDC that works primarily in Highland Park. HPCDC frequently partners with ELDI, using ELDI's staffing resources to undertake their real estate development projects in Highland Park.

HPRP—Homelessness Prevention and Rapid Re-Housing Program

On February 17, 2009, President Obama signed the American Recovery and Reinvestment Act of 2009, which includes \$1.5 billion for a Homelessness Prevention Fund. Funding for this program, called the Homelessness Prevention and Rapid Re-Housing Program (HPRP), is being distributed based on the formula used for the Emergency Shelter Grants (ESG) program. The program helps people pay security deposits, utility bills, moving bills and rent checks to either avoid eviction or move from transitional housing into their own apartments. The assistance lasts from three to 18 months. People on the verge of homelessness did not qualify for federal assistance previously.

HRP – Housing Recovery Program

This grant/loan source is managed by the Urban Redevelopment Authority and is used to provide gap financing for housing development activities.

HRA—Housing and Redevelopment Assistance (PA DCED)

A program offered through Pennsylvania's Dept. of Community and Economic Development. HRA provides state-funded grants for community revitalization and economic development activities at the local level. The program assists the community in becoming competitive for business retention, expansion and attraction.

HRP—Housing Recovery Program

A URA program that provides financing for developers who wish to rehabilitate a single-family home in the city of Pittsburgh. The newly remodeled homes are then sold to qualified buyers through the Housing Recovery Program - Developer. In order to make purchasing the rehabilitated homes affordable, the URA offers 0% deferred second mortgages to eligible buyers and the loan does not have to be paid back until you sell the property. The requirements of the construction financing dictate how much second deferred money will be provided for each individual property. For many properties deferred second mortgages can be up to \$45,000

HUD—U.S. Department of Housing and Urban Development

Established in 1965, HUD's mission is to increase homeownership, support community development, and increase access to affordable housing free from discrimination. To fulfill this mission, HUD will embrace high standards of ethics, management and accountability and forge new partnerships — particularly with faith-based and community

organizations — that leverage resources and improve HUD's ability to be effective on the community level.

HTC- Historic Tax Credits

Tax credits administered by the US Park Service and the Pennsylvania Historic and Museum Commission that provides tax credits for the renovation of historic properties based on 20% of eligible costs. Designated National Historic landmarks, properties in National Historic Districts, and properties deemed of sufficient historic import by the Historic & Museum Commission are eligible for these tax credits.

I

IDA—Individual Development Account

A matched savings accounts that help people with modest means to save towards the purchase of a lifelong asset, such as a home.

K

KIZ—Keystone Innovation Zone

KIZs are DCED-designated zones that may be established in communities that host institutions of higher education – colleges, universities, and associate degree technical schools. These zones are designed to foster innovation and create entrepreneurial opportunities. They do this by gathering and aligning the combined resources of educational institutions, private businesses, business support organizations, commercial lending institutions, venture capital networks (including angel investors), and foundations (KIZ partners) In other words, where a partnership of these organizations is formed, a KIZ is possible. The program provides grant funds to community/university partnerships to generate job growth through tech transfer and entrepreneurship.

L

LC – Lawrenceville Corp.

LC is a non-profit CDC that works primarily in Lawrenceville

LISC—LOCAL INITIATIVE SUPPORT CORPORATION

LISC is a national organization with a community focus. They are dedicated to helping community residents transform distressed neighborhoods into healthy and sustainable communities of choice and opportunity — good places to work, do business and raise children. LISC mobilizes corporate, government and philanthropic support to provide local community development organizations with loans, grants and equity investments, local, statewide and national policy support, and technical and management assistance.

LIHTC—Low Income Housing Tax Credits

A tax incentive intended to increase the availability of low-income housing. The program provides an income tax credit to owners of newly constructed or substantially rehabilitated low-income rental housing projects. The LIHTC Program, which is based on

Section 42 of the Internal Revenue Code, was enacted by Congress in 1986 to provide the private market with an incentive to invest in affordable rental housing. Federal housing tax credits are awarded to developers of qualified projects. Developers then sell these credits to investors to raise capital (or equity) for their projects, which reduces the debt that the developer would otherwise have to borrow. Because the debt is lower, a tax credit property can in turn offer lower, more affordable rents.

Provided the property maintains compliance with the program requirements, investors receive a dollar-for-dollar credit against their Federal tax liability each year over a period of 10 years. The amount of the annual credit is based on the amount invested in the affordable housing.

LMI—Low- to Moderate-Income

The term “LMI” can refer to individuals or geographic areas. It is often used in context with the allocation of CDBG funds and other federal and state subsidy programs which are targeted at populations living at or below the area median family income (MFI). For HUD programs, “moderate income” households are those earning at or below 80% MFI; “low income” implies 50% MFI or below and “very low income” indicates incomes at or below 30% MFI. We often use the phrase “LMI neighborhoods” to refer to places that require additional subsidized investment through CDBG.

LRTF—Land Recycling Task Force

LRTF refers to the City of Pittsburgh Mayor’s Office Land Recycling Task Force that was established in the beginning of 2010 to study Comprehensive Land Recycling to scale in the City of Pittsburgh over the course of the two-year tax collections agreement with a 3rd party servicer, Jordan Tax Service. A stipulation of Pittsburgh City Council and the Mayor’s Office passing the agreement was that the City and stakeholders take the opportunity to study the systems of tax collections, homeownership preservation, and land recycling to determine if there is a feasible business plan for larger scale land recycling city-wide. LRTF will use the term of the four-taxing body (City of Pittsburgh, Allegheny County, Pittsburgh Public School, Pittsburgh Water & Sewer Authority) delinquent real estate and water & sewer municipal tax collections agreement to work in coordination with national consultants, state partners and other Pennsylvania municipalities to affect necessary State legislative change as well as develop the economic impact studies locally to determine and prepare policies to create a local model.

LU – Lawrenceville United

A non-profit advocacy organization that works primarily in Lawrenceville.

M

MFI—Median Family Income *(See also: Area Median Income)*

MFI is an annual income figure. Unlike per capita income, which is an average, the median divides income distribution into two equal parts: one-half below the median income and one-half above. The area median family income is used to determine the eligibility of applicants for both federally and locally funded programs. It sets the maximum limit that a household can earn to be eligible for housing subsidy programs, essentially defining who can be served given the particular funding source. Income limits

are calculated for specific geographic areas. They are based on HUD estimates of median family income with adjustments for family size.

MO—Mayor’s Office, City of Pittsburgh (Office of Mayor Luke Ravenstahl)

The Mayor’s Office houses several departments, including public safety, economic development, operations, budget, and youth policy. PCRG most often works with the Mayor’s Department of Neighborhood Initiatives.

MOU—Memorandum of Understanding

An MOU is often used, in place of a legally binding contract, to define a relationship between departments or partner agencies. It defines roles, responsibilities and expectations between parties.

MPO—Metropolitan Planning Organization

A MPO is a federally-mandated and federally-funded transportation policy-making organization in the United States that is made up of representatives from local government and governmental transportation authorities. In 1962, the United States Congress passed legislation that required the formation of an MPO for any urbanized area (UZA) with a population greater than 50,000 in order to ensure that existing and future expenditures of governmental funds for transportation projects and programs are based on a continuing, cooperative, and comprehensive (“3-C”) planning process. The Southwestern Pennsylvania Commission (SPC) is the MPO for the 10-county region.

MRB—Mortgage Revenue Bond

Tax-exempt bonds that state and local governments issue through housing finance agencies (HFAs) to help fund below-market-interest-rate mortgages for first-time qualifying homebuyers. Eligible borrowers are first-time homebuyers with low to moderate incomes below 115 percent of median family income.

MUFFI – Mixed Use Facility Finance Initiative

A grant administered by Pennsylvania Housing Finance Agency (PHFA) awarded to projects that construct mixed use housing and retail developments.

MVA—Market Value Analysis

The MVA is a statistical tool created by The Reinvestment Fund (TRF) that uses market data to classify geographic areas and produce a map of the varying market types within the City. Seven market types are designated according to clustering similar characteristics, including housing units, residential, sales prices, vacancy, percent commercial, new unit permits, code violations, foreclosures and section 8 rentals. Each unique neighborhood has different needs and the MVA is a tool to help clarify where different market types exist, and what strategies are most successful in each area, rather than adopting a one-size-fits-all mentality when it comes to neighborhood revitalization. (also CMVA for Commercial Market Value Analysis)

N

NAP—Neighborhood Assistance Program (See also NPP)

The Neighborhood Assistance Act of 1994 (Act 48) authorized the Pennsylvania Department of Community and Economic Development to implement the NAP. This

program is made up of 4 separate components: the NAP Tax Credit, the Neighborhood Partnership Program (NPP), the Enterprise Zone Tax Credit (EZP), and the Special Programs Priority (SPP). The goal of the program is to encourage investments by Business Firms in projects for Affordable Housing Programs, Community Services, Crime Prevention, Education, Job Training or Neighborhood Assistance in partnership with Neighborhood Organizations that provide such assistance and services.

NBDR—Neighborhood Business District Revitalization

Program whose goal is to bring positive growth and sustainable improvements to the business communities of the city of Pittsburgh.

NCRC—National Community Reinvestment Coalition

The National Community Reinvestment Coalition is an association of more than 600 community-based organizations that promote access to basic banking services including credit and savings, to create and sustain affordable housing, job development and vibrant communities for America's working families. PCRG is an NCRC member organization.

NDC—National Development Council

NDC was formed in 1969 to increase the flow of capital for investment, jobs and community development to underserved urban and rural areas across the country. NDC is a community and economic development non-profit involved in training, technical assistance, and investment in affordable housing, small business finance, and direct developer services. NDC is the primary professional development organization for community development professionals. They offer a number of certifications, including Economic Development Finance Professional, Housing Development Finance Professional, and Rental Housing Development Finance Professional. PCRG hosted three NDC trainings in 2009.

NEC—Neighborhood Employment Center

Nonprofit organizations that assist unemployed and underemployed residents obtain employment, upgrade employment, or enroll in training programs that result in marketable outcomes.

NHTF—National Housing Trust Fund

The creation of a National Housing Trust Fund was authorized under the Housing and Economic Recovery Act of 2008 but remains unfunded as of August 2010. The fund's purpose is to increase and preserve the supply of rental housing for extremely low- and very low-income households, including homeless households, and to increase homeownership for extremely low- and very low-income households. HERA requires Fannie Mae and Freddie Mac to transfer a percentage of their new business purchases to the fund annually, but when both were put into conservatorship under the Federal Housing Finance Agency (FHFA), they were directed to suspend their contributions indefinitely. Affordable housing advocates nationwide continue to urge Congress to pass a bill that will fund the program.

NID—Neighborhood Improvement District

Special assessment districts enabled by the Commonwealth of Pennsylvania. Because they assess commercial and residential property, and because the funds can be used in a flexible fashion, they can be an extremely effective tool for groups seeking to revitalize neighborhood commercial districts.

NMTC—New Markets Tax Credits

NMTC is a tax credit program created in 2000 to spur private investment in businesses operating in low-income communities. The program is administered by the Community Development Financial Institutions Fund (CDFI), which is part of the U.S. Treasury. NMTC permits taxpayers to claim a credit against Federal income taxes for qualified equity investments in stock or capital interest in designated Community Development Entities (CDEs). These CDEs will then use up to 85% of these funds to make investments in qualified active low-income community businesses. The investor is given a tax credit spanning 7 years. For the first 3 years, the investor receives a credit equal to 5% of the QEI. For the final 4 years, the tax credit is increased to 6%.

NPA—National Peoples Action

A network of metropolitan, regional, and statewide organizations that build grassroots power. NPA works to build the collective political will to advance racial and economic justice. National People's Action has over 135 organizers and support staff working in communities across the country. Headquartered in Chicago, NPA was founded by Austin neighborhood activist Gale Cincotta and professional organizer Shel Trapp in 1972 and was originally named "National People's Action on Housing."

NPP—Neighborhood Partnership Program *(See also: Neighborhood Assistance Program)*

NPP tax credits are one of the tax credits authorized through the Neighborhood Assistance Program (NAP) through the Pennsylvania Department of Community and Economic Development. The goal of the NPP is to foster the development of collaborations among business firms, neighborhood organizations, local governments and residents to encourage long term investment in distressed areas. The hope is to foster new relationships in the area of community development. Under the NPP, businesses that make a substantial and long term commitment of 5 years in support of affordable housing, community economic development, crime prevention, education, job training and neighborhood assistance approved projects are eligible for a tax credit at 75% of the amount of the eligible contribution, or 80% for a commitment of 6+ years.

NRI – Neighborhood Reinvestment Initiative

A grant administered by Pennsylvania Housing Finance Agency (PHFA) that provides Homeownership Choice funds to construct single family homes in urban neighborhoods. ELDI was awarded \$1.25M in NRI funds in 2006 for the construction of 48 units of new and renovated housing. As of 2010, 24 units have been constructed.

NSLC – Northside Leadership Conference

NSLC is a non-profit CDC that works primarily in Pittsburgh's Northside. NSLC represents several Northside neighborhoods, and undertakes developments on their behalf.

NSP—Neighborhood Stabilization Program Grants

The Neighborhood Stabilization Program (NSP) was established by HUD for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. NSP1, a term that references the NSP funds authorized under Division B, Title III of the Housing and Economic Recovery Act (HERA) of 2008, provides grants to all states and selected local governments on a formula basis. NSP2, a term that references the NSP funds authorized under the American Recovery and Reinvestment Act (the Recovery Act) of 2009, provides grants to states, local governments, nonprofits and a consortium

of nonprofit entities on a competitive basis. The Recovery Act also authorized HUD to establish NSP-TA, a \$50 million allocation made available to national and local technical assistance providers to support NSP grantees. NSP is a component of the Community Development Block Grant (CDBG).

NTIC—National Training and Information Center

A national policy, research, and training center for communities who were tired of seeing their neighborhoods torn apart by federal housing foreclosures and bank redlining. Founded by Gale Cincotta, a housewife and mother of six, and Shel Trapp, a former Methodist Minister, the work of NTIC grew out of a belief that everyday people are the experts on the challenges they face and that strong neighborhoods form the foundation of a strong country. NTIC's history is grounded in holding members of both political parties, and corporations, accountable for the impact that their decisions have on communities across the country.

NWWPA—NeighborWorks Western Pennsylvania

NeighborWorks Western Pennsylvania is a non-profit organization with the mission of financial empowerment that promotes homeownership and stable communities in Western Pennsylvania. NWWPA—formerly Neighborhood Housing Services—offers free counseling, homebuyer education and financial literacy courses designed to help individuals and families achieve their dreams. NWWPA is a PCRG partner and member of the CD Collaborative.



OCC—Office of the Comptroller of the Currency

An independent bureau of the U.S. Department of the Treasury. The OCC serves to charter, regulate, and supervise all national banks and the federal branches and agencies of foreign banks in the United States.

OTS—Office of Thrift Supervision

A United States federal agency under the Department of the Treasury. The OTS supervises a national thrift industry that is built on homeownership—supplying affordable home financing for Americans from all walks of life.



PEIDC—Pittsburgh Economic & Industrial Development Corp.

The PEIDC serves as the City of Pittsburgh's industrial development corporation for real estate development. Conceived in 1994 as a City-only entity, it now serves both Pittsburgh and portions of the Steel Valley Enterprise Zone. While PEIDC receives administrative, financial, accounting, economic, legal, and other support from the URA, it is a distinct entity. As such, it is able to purchase real estate for development lease or resale and obtain private and public financing.

PHCF – Pittsburgh Housing Construction Fund

This is a grant or loan program managed by the Urban Redevelopment Authority to provide gap financing for housing developments.

PHDC—Pittsburgh Housing Development Center

An affiliate of the URA, the PHDC serves as a housing developer in downtown Pittsburgh and the City's neighborhoods. The URA provides staff and office space. As a non-profit developer, the mandate of the Corporation is to initiate, plan, finance, develop, and manage housing development throughout the City, and to emphasize particularly on development in low and moderate-income census tracts and for low to moderate-income persons. The Corporation may act as sole developer or engage in joint development with other developers.

PHFA—Pennsylvania Housing Finance Agency

The Pennsylvania Housing Finance Agency was created by the General Assembly in 1972 to provide affordable housing for older adults, persons and families of modest means, and persons with disabilities. To date, the Agency has financed more than 130,000 houses and 54,000 apartment units while assisting 40,000 homeowners threatened with foreclosure. PHFA provides fixed-rate loans to homebuyers, administers the HEMAP program, holds contracts with foreclosure counseling agencies (including PCRG), and provides debt and equity for the development of multifamily rental housing.

PHOP—Pittsburgh Home Ownership Program

Provides below market rate first mortgage financing for the purchase of new or existing homes in move-in condition located in the City of Pittsburgh. Down payment/closing cost assistance grant funds are available for all borrowers.

PIDA—Pennsylvania Industrial Development Authority

The Pennsylvania Industrial Development Authority (PIDA) provides low-interest loans to local nonprofit industrial development corporations (IDCs) for eligible businesses that commit to creating and/or retaining jobs and to IDCs directly for the development of industrial parks and multi-tenant facilities

PMI—Private Mortgage Insurance

Private Mortgage Insurance (PMI) is insurance that protects your lender against non-payment should you default on your loan. It's important to understand that the primary and only real purpose for mortgage insurance is to protect your lender—not you. As the buyer of this coverage, you're paying the premiums, so that your lender is protected. PMI is often required by lenders due to the higher level of default risk that's associated with low down payment loans. Consequently, its sole and only benefit to you is a lower down payment mortgage. Costs typically fall between one-half and one percent of the loan amount, depending on the size of the down payment and loan specifics

PNCIS—Pittsburgh Neighborhood and Community Information System

(PNCIS) is a property information system that collects integrated information on community conditions and provides it to local stakeholders. The PNCIS features an interactive map for users and registered users receive full access to all data in the PNCIS. Registration is free for community organizations. PNCIS is a partnership of the University Center for Social and Urban Research (UCSUR) at the University of Pittsburgh, the Pittsburgh Partnership for Neighborhood Development (PPND), the City of Pittsburgh, and other stakeholders.

PPND—Pittsburgh Partnership for Neighborhood Development

PPND is a non-profit community development intermediary that allocates financial support from corporations, governments, and philanthropies to local communities with plans for improvement. PPND makes strategic operating grants, low-interest loans, and grants for pre-development efforts and other catalytic community projects. Since 1983, PPND has partnered with investors and community organizations to direct more than \$1.5 million annually to business district revitalization, high quality affordable housing, and job placement programs.

PRA—Pittsburgh Regional Alliance

The Pittsburgh Regional Alliance (PRA), the marketing affiliate of the Allegheny Conference on Community Development, markets the benefits of conducting business in southwestern Pennsylvania to companies all over the world that are growing, relocating or expanding. The PRA also works to support the growth of existing regional employers.

PWSA—Pittsburgh Water & Sewer Authority

PWSA provides water and wastewater services to approximately 250,000 consumers throughout the City of Pittsburgh and in surrounding areas.

R

RAAC—Redevelopment Authority of Allegheny County

Assists in the generation, stimulation and management of economic and community growth. It achieves this mission by acquiring and preparing real estate for economic development activities, managing finances from various public sources and facilitating the reuse of vacant, tax-delinquent or blighted property. RAAC is also responsible for administering the Economic Development Fund, a \$50 million low-interest revolving loan fund that creates and preserves jobs in the region.

RDHIP – Rental Housing Development and Improvement Program

This loan program is managed by the Urban Redevelopment Authority and provides gap financing for rental housing development. This loan is a cash flow loan that is repaid as the property is able to repay it.

REAL—Refinance to an Affordable Loan Program

PHFA's REAL program offers attractive 30-year fixed rates. Because it combines 100 percent financing with flexible credit underwriting, it may offer relief to homeowners who otherwise may not qualify for typical mortgage refinance programs.

REO—Real Estate Owned Property

Real estate owned or REO is a class of property owned by a lender, typically a bank, after an unsuccessful sale at a foreclosure auction. This is usually the case as the amount owed on the home is probably higher than the value of this foreclosure property. As soon as the bank repossesses the property it is listed on their books as REO and categorized as an asset (non-performing), and the bank will try to sell the property, usually assigning it to an asset manager. REO properties present barriers and opportunities for community development, as they can harm the value of the real estate

around them as they sit vacant and can be easily sold to real estate speculators due to their affordable price.

RIDC—Regional Industrial Development Corporation

The mission of the Regional Industrial Development Corporation of Southwestern Pennsylvania is to catalyze and support economic growth and high-quality job creation through real estate development and finance of projects that advance the public interest. Through public, private, and institutional partnerships RIDC develops real estate to ensure the region can capture emerging and existing growth opportunities across diverse industry sectors.

S

SCA – Student Conservation Association

The Student Conservation Association is a non-profit focused on environmental awareness and activism in Southwestern Pennsylvania. Their most common and visible activity is the Green Cities Fellowship, which brings interns to East End neighborhoods to work on cleaning and greening activities.

Section 8—Housing Choice Voucher Program

The Housing Choice Voucher Program is a type of Federal assistance provided by HUD dedicated to sponsoring subsidized housing for low-income families and individuals. It is more commonly known as Section 8, in reference to the portion of the U.S. Housing and Community Development Act of 1974 under which the original subsidy program was authorized. A voucher may be either "project-based" (where its use is limited to a specific apartment complex; public housing agencies (PHAs) may reserve up to 20% of its vouchers as such.[10]) or "tenant-based" (where the tenant is free to choose a unit in the private sector, is not limited to specific complexes, and may reside anywhere in the United States where a PHA operates a Section 8 program). Individuals or families with a voucher find and lease a unit (either in a specified complex or in the private sector) and pay a portion of the rent (based on income, but generally no more than 30% (40% being the maximum at time of lease-up) of the family's income).

SNAP—Sector/Neighborhood Asset Profile and/or Sector/Neighborhood Action Planning

"PGHSNAP," sometimes referred to as "SNAP" serves as the data and map foundation for "PLANPGH," the City's Comprehensive Plan process. All of the datasets presented in PGHSNAP are already available to the public in one form or another, but are housed in many different locations, with varying degrees of difficulty in accessing them. Also, many of them are organized at differing levels of analysis and aren't available by Pittsburgh neighborhood. PGHSNAP has taken those datasets and organized them by neighborhood--all 90 of them--and put them into an easy to understand format. SNAP is easily downloadable and can inform neighborhood planning and strategy decisions.

SPC—Southwestern Pennsylvania Commission

SPC is the region's forum for collaboration, planning, and public decision-making. As the official Metropolitan Planning Organization (MPO) for the ten-county region including the City of Pittsburgh and the counties of Allegheny, Armstrong, Beaver, Butler, Fayette,

Greene, Indiana, Lawrence, Washington, and Westmoreland, SPC is responsible for planning and prioritizing the use of all state and federal transportation funds allocated to the region, and have been partners in the GoBurgh Initiative.

SSLDC – Southside Local Development Corp.

A non-profit CDC that works primarily in Pittsburgh's southside and hilltop neighborhoods.

T

TIF—Tax Increment Financing

TIF is a tool to use future gains in taxes to finance current improvements (which theoretically will create the conditions for those future gains). When a public project such as a road, school, or hazardous waste cleanup is carried out, there is often an increase in the value of surrounding real estate, and perhaps new investment (new or rehabilitated buildings, for example).

This increased site value and investment sometimes generates increased tax revenues. The increased tax revenues are the "tax increment." Tax Increment Financing dedicates tax increments within a certain defined district to finance debt issued to pay for the project. TIF is designed to channel funding toward improvements in distressed or underdeveloped areas where development might not otherwise occur. TIF creates funding for "public" projects that may otherwise be unaffordable to localities, by borrowing against future property tax revenues.

TOD—Transit Oriented Development

TOD refers to neighborhood-scale, compact, mixed-use development within walking distance of public transportation. TOD is a key element in sustainable communities. The primary benefits of TOD include reducing sprawl and protecting existing neighborhoods, reducing commute times and traffic congestion, improving environmental quality and open space preservation, encouraging pedestrian activity and discouraging automobile dependency.

TRF—The Reinvestment Fund

TRF is a national leader in the financing of neighborhood revitalization. TRF began in 1985 as a small community development organization working in Greater Philadelphia, it has now evolved into a progressive, results-oriented, socially responsible community investment group that today works across the Mid-Atlantic region.

TRID—Transit Revitalization Investment District

Authorized by the Transit Revitalization Investment District Act passed by the Pennsylvania State Legislature in 2004, TRID promotes government interaction with the private sector, including public/private joint development projects, and encourages planning and implementation of TOD on a regional scale. Pennsylvania's TRID Act authorizes public transportation agencies to acquire and improve property located within a designated TRID for real estate development purposes and enter into joint development activities for construction of transit support and access facilities (vehicular access, parking, pedestrian ways, building foundations, signage, etc.).

U

UDAG- Urban Development Action Grant

This grant/loan program is managed by the URA (see below) and is used to provide grant and loans as gap financing for development projects.

UDF—Urban Development Fund

Urban Development Fund's mission is to provide loans and equity to fund real estate development in the nation's most disadvantaged communities. Developers and businesses in these highly distressed communities struggle to get any financing at all. Through the use of the NMTC Program, UDF is able to provide financing at rates and terms that are very advantageous to its borrowers.

URA—Urban Redevelopment Authority

The Urban Redevelopment Authority of Pittsburgh (URA) is the City of Pittsburgh's economic development agency. The authority's goals are to create jobs, increase the city's tax base, and improve the vitality of businesses, neighborhoods, and the City's livability as a whole. The URA was incorporated in 1946 and was one of the first redevelopment authorities in Pennsylvania. The URA offers a variety of programs and financing products that range from assisting low income clients achieve home ownership to reclaiming brownfields for new development and helping communities reinvent themselves. Most Federal and State redevelopment funds flow through the URA.

V

VPWG—Vacant Properties Working Group

VPWG is a program of PCRG and is a collaboration of non-profit, community-based organizations, financial institutions and other stakeholders who have an interest in eliminating blight and revitalizing communities. The program works collectively towards the eradication of vacant and nuisance properties within the neighborhoods of the City of Pittsburgh and Allegheny County. VPWG concentrates on two areas of programming: public policy development and real estate acquisition.