

INVESTING IN OAKLAND



Oakland Planning
and Development
Corporation

ANNUAL REPORT 2021/2022



ABOUT THE COVER

OPDC is building four new-construction, energy-efficient single-family houses on Frazier Street as part of the Oakland Community Land Trust (CLT).

Once built, OPDC will sell the homes to income-qualified buyers at or below 80% of the Pittsburgh MSA area median income (AMI). The homes will remain affordable through the CLT to 80% AMI buyers permanently.

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Wanda E. Wilson,
Executive Director



Susan Holiday,
President, OPDC Board of Directors

GREETINGS FROM THE EXECUTIVE DIRECTOR AND BOARD PRESIDENT

We are often taken aback when someone we are talking to is surprised to learn that OPDC is an affordable housing developer.

“Oh, I had no idea,” they say. It happens quite often. It’s odd given that affordable housing development is a huge part of our work. You can imagine us knee-deep in spreadsheets a lot of the time—this is an accurate picture. Brick and mortar investments are one of the biggest ways that we’re investing in the future of Oakland and in a way that can make a big positive impact.

We invest in people too, of course. We support residents to become homeowners for those houses we are building or rehabbing. From raising credit scores to providing fresh food, articulating neighbor concerns to study help, we are connected with and investing in community residents.

We are investing for the future. The Oakland Community Land Trust is a long term strategy for ensuring a stable base of homeownership and residents at all income levels. The bear market is certainly grim, but our endowed fund, established through the sale of our Atwood property, will provide investment income to support our mission in perpetuity. The endowment is a symbol of the financial stewardship that residents expect as well as the long-term commitment to the neighborhood that residents deserve.

The sale of the Atwood property brought OPDC together under one roof, uniting us in presence, programming, and purpose. We aligned our programs to be better integrated also, with less silos between departments.

This is key to our identity as a grassroots, place-based organization—coming together, both as a team and a community. This is how we won multiple improvements to the Oakland Plan, the benefits of which will be invested right here in Oakland for a decade to come. The process proved what we know well: responding as a collective is the best way to face challenges, old and new, that impact us all.

Thank you to those who have joined us in these efforts over the past year—our funders, supporters, residents, and partners. You’ve made the work we share in this report possible.

INVESTING IN OAKLAND IN PERPETUITY

OPDC has been investing in Oakland since we were founded in 1980. Last year, we took a vital step to ensure that we will benefit residents for many more years to come.

In September 2021, we sold our former headquarters on Atwood Street to the University of Pittsburgh, an adjacent property owner. The building was old and not ADA accessible; we didn't need that much office space; and the prospect of unappealing proposals to the side of and behind our building loomed large. When the opportunity to sell was presented, we struggled with the decision. But after months of tough negotiation and analysis, we made the decision to sell.

The proceeds from the sale gave us the opportunity to do something big—to have a lasting, positive impact in the community. So we established an endowment to support resident needs and our mission for the long term.



HOW WE WILL USE OUR ENDOWMENT

1. *Strengthening affordable, equitable, inclusive homeownership opportunities*
2. *Strengthening capacity for community organizing, impact measurement, and fundraising*



An endowment is a way to keep the principal intact while generating investment income over time, which will be used according to these priorities set by our board.

Speaking to our priorities, OPDC Board Vice President Beatrice Charles said, “OPDC’s commitment to offering more affordable housing options is so important. It will allow families, old and new, to establish foundations in Oakland and for future generations to enjoy and keep their homes.”

As a part of the sale, OPDC received a university-owned house for inclusion in the Oakland Community Land Trust (CLT). This house is now owned and occupied by a family with young children on Coltart Street and is part of the Oakland CLT permanently. We invested the sale proceeds in the endowment account.

The terms of the sale also included a retail space in Sennott Square at no charge to OPDC for 10 years. This will allow an independent small business to relocate from the Atwood site rather than being displaced. OPDC’s proceeds from this retail space will support our work in the community.

As a result of the sale, OPDC consolidated all programming at 294 Semple Street. “We are thrilled to be following through on our long-term plan to bring all of OPDC’s operations under one roof,” said Wanda Wilson. “It’s great for our operations and team cohesiveness to have just one location.”

THE CLT IS GROWING

The Oakland Community Land Trust (CLT), a program of OPDC, is a nonprofit, community-supporting system of land ownership to promote equitable development and neighborhood stabilization. This strategy provides permanently affordable homeownership opportunities for low- to moderate-income households and ensures homes are available for regular homeowners, not just investors.

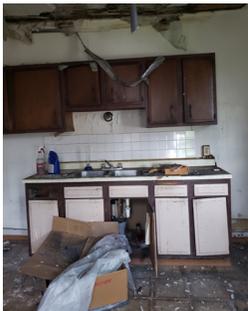
This past year, we secured more future Oakland CLT homes—13 properties in total. Nine of those properties were part of one significant acquisition, the Fellner portfolio, a sale that we negotiated directly with the owners. One of the sellers, Kim Fellner, has a long history in the neighborhood, including helping to launch and lead Peoples Oakland in 1970. We grew the number of CLT leases by three—two new owners and one senior homeowner.

Sheila Wilson was renting in West Oakland and heard about the CLT through her involvement in neighborhood meetings and events. The affordability of the CLT appealed to her, and she was able to purchase a home in West Oakland—her nephews didn't even have to change bus stops.

"The CLT is a pay-it-forward model," said Wilson, who is now a part of the Oakland CLT Stewardship Committee. "It's a great opportunity for my family."



Before and after photos of our work on Sheila's home



The Collins family

Jessica Collins had been living with her family in Greenfield for a year and a half before moving into her Oakland CLT home. Her children were able to attend the same school after the move.

"We like the neighborhood attractions," said Collins. "Both my boys did summer programs at the Natural History Museum. The neighbors are very friendly."

CLTs provide affordability and narrow the field of buyers, said Collins. "CLT homes are for people looking for a house to live in—not for those trying to make money."

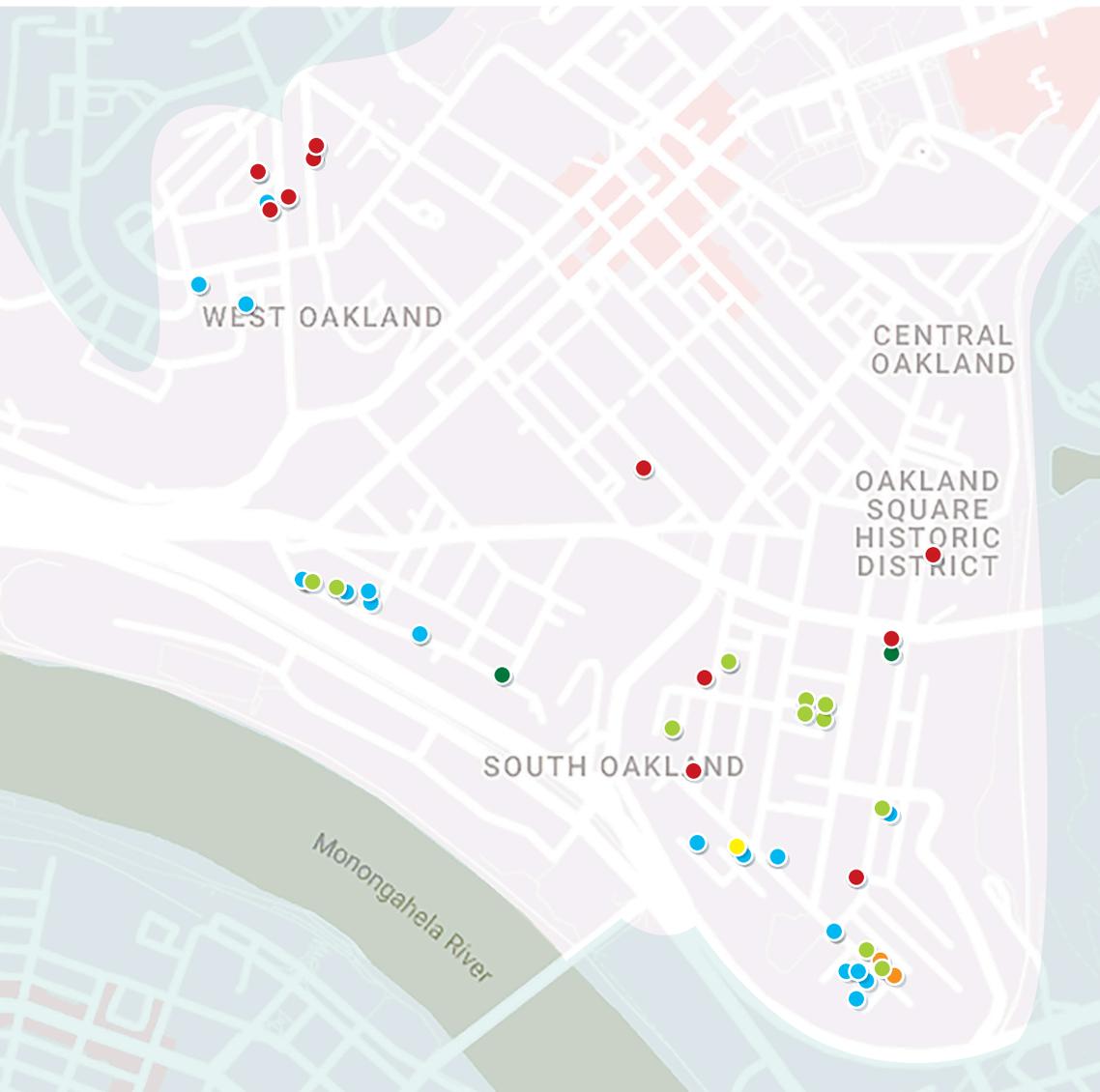
OPDC builds and refurbishes homes for use in the Oakland CLT with this demographic in mind. For example, we install upgraded amenities in former rental properties to make them attractive to homebuyers. The goal is to make people feel at home in Oakland.

Collins enjoys sitting out on her front porch, where she can sip coffee and listen to the birds. "When a house fits what a family needs, it helps them to rise a little higher."

One family and one home at a time, the Oakland CLT is assuring the viability of our diverse, unique, and historic residential neighborhoods for all who live here now and in the future.



PUTTING OAKLAND CLT ON THE MAP



- CLT
- Renovation complete
- Renovation pending
- Rental for homeownership
- New home under construction
- Future new home

INVESTING IN BLACK HOMEOWNERSHIP IN OAKLAND

Would-be Oakland homebuyers got the chance this year to participate in a unique program OPDC developed with a grant from the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) fund.

OPDC is deploying the grant funds to support low- to moderate-income Black, Indigenous, and people of color (BIPOC) families to become Oakland Community Land Trust (CLT) homeowners.

The program aims to address historic disparities in housing. Oakland’s rental market has eroded homeownership here—especially Black homeownership—for decades. OPDC designed the CLT to stabilize our neighborhoods and provide opportunities for wealth-building by securing homes for permanent affordability and owner-occupancy.

—continued on next page



Camille Dixon, Community Resources Manager at OPDC

We often hear that prices for affordable houses, while below market, are still too high. OPDC has experience working with public and private financing programs to help close that gap and put homeownership within reach.

This grant enables us to go further—to put money directly into the hands of new homeowners, increasing their financial security. Depending on income, participants will receive \$21,000 to \$31,000 in cash assistance they can use to purchase a CLT home, repair credit, pay down debt, or build savings.

We completed the participant application process and now have seven low/moderate income BIPOC families working towards homeownership.

In addition to financial assistance, OPDC financial coaching staff work closely with participants to prepare them to qualify for a mortgage. Camille Dixon, Community Resources Manager at OPDC, said it starts with understanding their financial picture.

“We do an initial meeting where we obtain all the things the bank is going to want when they purchase a home,” said Dixon. “The focus is on raising the credit score.”

Dixon listens to the expectations of prospective buyers to help them realize their goals. “Is your family growing or is it just you? Do you want to settle down in Oakland or are you looking for a starter home? We want the home to fit their needs.”

For awardees, preparing to join the land trust comes with its own set of responsibilities. “We go over documents that are particular to a CLT, like the lease agreement,” said Dixon.

“Understanding how the land is held to preserve permanent affordability is so important. The frame of mind is about investing in the future.”

Working towards owning within the CLT can make homeownership feel more tangible for awardees. “We can show them the homes we have. It’s easy for them to say, ‘This is my goal. This is what I’m working towards,’” said Dixon.

In June 2022, OPDC received a second PHARE grant of \$150,000 to support new home construction. This contribution will ensure that we continue to have a supply of homes available for purchase as we address historic disparities in homeownership.

INVESTING ON RETURN

By Kim Fellner

Sometimes the past gains unexpected resonance in the present, as it did this year for my family and OPDC.

At the age of 52, my mother, Anita Fellner—Holocaust survivor and dressmaker extraordinaire—assessed her financial situation and determined that she and my father needed more economic security for their old age. With one of her women friends, she began buying small rental income properties in the Oakland neighborhood of Pittsburgh, just south of the university. They purchased their first house in 1977 for \$8,200. Eventually, my mom owned seven small single-family houses and two duplexes.



Anita Fellner at work in the dining room—sewing center in NYC before moving to Pittsburgh

When my parents died in 2011, my siblings and I inherited the houses, as well as our mother’s long-time property manager. But this year, when our manager was ready to call it quits, we decided it was probably time for us to do the same.

On May 11, 2022, my brother Gene, my sister Jane, and I concluded the sale of my mom’s houses to OPDC. We were thereby able to return them to Pittsburgh’s dwindling stock of affordable housing and affirm our mother’s values—and our own.

I’ve always marveled that my mother, who was forced out of school by the Nazis at the age of 11 and escaped Germany on a children’s transport, was able to leave us this inheritance. But from the moment she arrived in the U.S. as a young war bride, it was clear that she and the idea of the American Dream were made for each other.

Together with my father, an opera musician who had also fled the Nazis, she set to work constructing a modest life and well-functioning family, first in New York City and, starting in 1965, in the Squirrel Hill neighborhood of Pittsburgh. With a flair for entrepreneurship and a well-honed sense of integrity, my mother built a lively dressmaking practice. Women of all ages and incomes came to our home as customers and remained as friends.

When we kids flew the coop, my mom turned the third floor of the Squirrel Hill home into an apartment and advanced from there to her Oakland real estate foray. Although she looked forward to the extra income, she had a personal affection for the houses she chose to own. “These are lovely little homes,” my mom told me at the time, “Are you sure you don’t want to live in one of them? They’re just right for a working person or small family.”

As it happens, my mom wasn’t the only family member to invest in Oakland. In 1970, as a graduate student at the University of Pittsburgh, I had helped to launch Peoples Oakland, a community group to confront the expansion of the university and the medical center into the surrounding neighborhoods. I learned my organizing craft on the same streets where my mother would become an unlikely property owner. Peoples Oakland wove together primarily Irish, Italian, and Black residents, plus a smattering of progressive students and academics, to confront the threat to their communities. Winning a greater voice in the city planning process, we managed to retard the expansion, but mostly failed to stop it.

I left Pittsburgh in 1973, and my brother and sister soon left for college. Although we often visited my parents, none of us ever lived there again. But when it came time to deal with my mom’s houses, we didn’t want them to become yet another speculative real estate venture. Seeking an alternative, I was able to track down an old colleague from my Peoples Oakland days. “Well, as it happens, there’s an Oakland Planning and Development Corporation,” my colleague told me. “And they recently founded an Oakland Community Land Trust.”

My subsequent conversation with OPDC Executive Director Wanda Wilson confirmed our shared interest to retain owner-occupied affordable housing and cushion the community against the steady march of the University of Pittsburgh, UPMC, and the developers who were demolishing single family homes to build pricey apartment buildings. “If you need to get this done in a few weeks, I won’t be able to do it,” Wanda warned me. “You wouldn’t believe the paperwork and financing involved. But if you have a few months, we’d love to make this work.”

The process turned out to be remarkably smooth. For me, the crowning touch was when I discovered that Andrea Boykowycz, the daughter of two fellow activists from my Peoples Oakland days, is now the deputy director of OPDC. It somehow makes the return of our mother’s houses to the community feel like a perfect circle, an enduring echo of resistance, respect and remembrance.

We think my mother would have been pleased. I know I am.



Kim Fellner



Anita Fellner with her grandson, Sam Friedman (1990)



The three Fellner siblings: Kim Fellner, Gene Fellner, and Jane Fellner (2011)

HELPING OUR TENANTS ACCESS PANDEMIC RENT RELIEF

OPDC owns and manages a portfolio of 100 apartments as a part of our commitment to quality, affordable housing in Oakland.

When the pandemic hit, many of our tenants fell behind on rent. Individuals and families struggled to meet basic needs due to industries being brought to a halt, limited childcare options, and persistent healthcare challenges.

In response to this crisis, OPDC provided significant staff support to help tenants apply for Emergency Rental Assistance Program (ERAP) funds.

ERAP was a federal program created to help renters deal with financial challenges related to the pandemic. Administered by local agencies, ERAP provided a cushion for tenants ahead of the eviction moratorium's end.

“Our process is to help tenants when they’re struggling financially,” said Camille Dixon, Community Resources Manager. “Thanks to ERAP, back rent became one less thing for them to worry about. They could pick up where they left off and say, ‘Now I’m back to work.’”

Submitting a successful ERAP application proved challenging for some tenants. Even though our offices were closed, OPDC staff assisted tenants on the phone to help them overcome barriers.

“It took collaboration,” said Dixon. “We went through the application with them, scanned documents, identified missing materials, followed up with local agencies. Our Property Management team did a lot of work behind the scenes to make sure our tenants were squared away.”

Marvin was working in a salon when the pandemic hit and put him out of work. When he finally returned, it wasn't long before he caught COVID. Over time, it would become apparent that he was suffering from long COVID, but he remained determined to get back on his feet.

OPDC coordinated with local agencies to make sure his ERAP application didn't get lost in the shuffle, and fortunately, he was able to receive the funds for which he applied.

“OPDC staff were consistent in keeping up on things. I expressed to them a couple of my issues with getting the pandemic relief money and they helped me out,” said Marvin.

This tenant's story demonstrates the protracted effects of COVID in our community. His is one among many—in all, OPDC's Community Services Team worked to connect tenants with \$111,600 in rent relief through Allegheny County's ERAP agencies, providing housing security and peace of mind during a time of great disruption.



OPDC affordable rental housing at 2520 Wadsworth

BRINGING THE FOOD BANK TO NEIGHBORS' DOORSTEPS

With our food distribution program, OPDC serves residents who have challenges accessing fresh groceries.

The need for this service became apparent at the beginning of the pandemic. Existing problems were exacerbated—Oakland does not have a grocery store, and shopping can be difficult for residents who don't have their own form of transportation. Being able to afford food while covering other expenses is also a struggle for our neighbors experiencing poverty and those on fixed incomes.

At the start of the pandemic, OPDC collaborated with partner organizations to offer hot meals, fresh produce, pantry items, and personal protective equipment at Frazier Fieldhouse. In response to the changing needs of the community, OPDC transitioned to a food distribution model in August 2021, partnering with Community Human Services (CHS) Food Pantry in Oakcliffe.

The way the program works is pretty simple. OPDC Community Engagement Specialists reach out to residents on a weekly, bi-weekly, or monthly basis to fill their orders. Then, on delivery day, our specialists go to CHS to bag and deliver groceries.

One such recipient is Holly Klein, who lives with her cat Buttercup at our Parkview building in South Oakland. She learned about the service when she got a call from one of OPDC's specialists. Now, she and her cat receive regular deliveries.

"They have it all noted down what I like," said Klein, a fan of Sunny D, avocados, and pâté for Buttercup. "Still, they always call and double-check to ask if I want anything else."



Taking orders and dropping off deliveries serve as important touchpoints for keeping on top of resident needs.

"We've met some neighbors who need more support services," said Sam Gallagher, Community Engagement Specialist. "When we check in, we can see that. We listen to what they need and connect them with resources."

The connection can be personal, too.

"That's what makes us different," said David Friedman, Community Engagement Specialist. "We want to hear how things are going, what's bringing them joy, to share with them how they can get involved in the neighborhood. We take the lead from them."

Jaymar Hill, a resident of OPDC's Oakland Affordable Living, said this added connection makes all the difference. "I really appreciate them. Through the hard times, they've worked with me. It's rare to find people who really care."

The food distribution program proved to be popular. Over the course of the year, we grew to capacity: 32 households comprising 50 individuals. With each delivery, "we get to understand the multiple layers that make each person who they are," said Gallagher. "It's my favorite part of my job."



COMING BACK TOGETHER WITH NEIGHBORS

Among the positive lessons we learned as we re-emerge from our online bubbles is the importance of a direct personal connection to our friends, colleagues, and neighbors.

Building, strengthening, and continually refreshing those connections takes enormous effort, especially when you're out of practice. But that has made coming together for small and ordinary acts like picking up litter, tacking a flyer to a bulletin board, or making a phone call to a stranger all the more meaningful.

The community members we worked with over the past year grasped this intuitively, and we learned a lot from them. We feel a renewed sense of optimism and opportunity when it comes to our grassroots, place-based neighborhood organization in Oakland, and we invite your continued engagement with us.

Let's Talk: A Community Conversation

Let's Talk meetings are interactive, resident-focused discussions featuring a monthly theme, presentations from community partners, and an open conversation.

Launched in summer 2021, Let's Talk was born out of the idea that there are a wealth of issues affecting Oakland and that a topic-specific, community-focused space was needed for neighbors to speak up and be heard.

"We wanted to engage with residents that had not previously come to OPDC meetings, like meetings about development and neighborhood quality," said Eric Macadangdang, OPDC Board Secretary, who helped to launch Let's Talk. "We wanted to make sure we are looking for and valuing people's perspectives on a wide variety of topics."

Over the course of the year, we invited local experts to engage with the public on topics ranging from public health to air quality to the tree canopy.

"When you get out and talk to people, they have a diverse array of concerns, hopes, and dreams about what their neighborhood can be. Let's Talk helps to break down the misconception that Oakland is one thing or idea. There are layers," said Macadangdang.

Eric Macadangdang,
OPDC Board Secretary



Let's Talk proved to be a vital tool when the Department of City Planning moved the Oakland Plan process online. The plan and zoning proposals were extremely complicated, and the community needed more opportunities to come together than the City provided.

Hundreds of you joined our Let's Talk meetings on the plan and zoning proposals, our most well-attended of the year. Clearly, there was a need for more engagement, and the feedback we received was encouraging: attendees told us that we communicated in ways they could understand, keeping conversations on track while focusing attention where it mattered most for residents.

We will continue to engage with topics of interest to the community while also seeking to bring in neighbors who have not joined Let's Talk in the past.

Oakwatch: The Oakland Code Enforcement Project

Oakwatch: The Oakland Code Enforcement Project works to improve the quality of life in Oakland by bringing people and institutions together to identify code violations, advocate for their remediation, and monitor the outcomes.

"We can connect with landlords. We can report 311 concerns," said Liz Gray, Neighborhood Quality Consultant at OPDC. "There is a cause-and-effect relationship when it comes to enforcement, which is why we care about the rules."

Oakwatch has made a difference in our community for the past decade. We work closely with residents to understand the biggest concerns and prioritize those to enforcement agencies. Oakwatch continues to work pro-actively with city inspectors, property owners and renters, elected officials, and public safety officers to address quality of life issues and code violations throughout Oakland.

With the pandemic, fewer students in Oakland and fewer social gatherings meant fewer trash containment problems. Even so, we filed 902 tickets for 508 properties over the last year, including 16 properties with five or more tickets—almost all for refuse violations of various kinds.

"I've seen more residents and students reaching out regarding code issues and working with Oakwatch to move things forward to resolution," said Gray. "The increased attendance by residents at housing court has made a big impact on proceedings."

Oakwatch holds quarterly meetings on the third Wednesday of the month at 7:00 p.m. In between meetings, we provide monthly resources from partners in the community.

MOBILIZING VOLUNTEERS FOR OAKLAND'S STREETS



Last year, we transformed the Adopt-a-Block program from a monthly “volunteer and donut” hour into a more intentionally organized, team-based cleanup program. Under the new system, each team focuses on a specific block throughout the year as opposed to cleaning up various routes.

The hope was that students would have the chance to develop a real sense of ownership for the blocks where they live and provide consistent attention and feedback for us about neighborhood quality and safety issues.

We are pleased to report that this worked very well. Adopt-a-Block teams took pride in their routes—and achieved better results than past years.

Community Assistance intern Emelia Sargent led the charge, recruiting seven enthusiastic teams, delivering supplies, collecting waivers and reports, and coordinating pickup with the Department of Public Works. Across 28 events, 253 volunteers collected 105 bags of trash.

Volunteers also pounded the pavement during the Garbage Olympics, a Pittsburgh-wide competition between neighborhoods to see who can get the most litter, debris, and garbage off our streets. We organized teams across Oakland neighborhoods, collecting 112 bags and two 5-gallon buckets of trash thanks to the efforts of 74 volunteers.

Clutter for a Cause is a collaborative program organized by OPDC and the University of Pittsburgh as a way to reduce students’ waste when moving in and out of their residences, whether they be on or off campus.

“Think about it in terms of scale,” said Community Programs Specialist Maura McCampbell, who has helped to organize past Clutter for a Cause events. “You’re packing up your room. You have two to three boxes of things you will not take home with you. Now, multiply those three boxes by 10,000. That’s what’s being sent to the landfill every year and what we’re trying to save.”

Clutter events allow students and community members to dispose of unwanted useable items. OPDC and Pitt then work together to get those items into the hands of people who will give them a second life. Students can buy donated items on campus at the Thriftsburgh sale. Any leftover items will go to donation centers throughout the Pittsburgh region.

In August 2021, Clutter for a Cause finished with a record collection: 3,970 pounds of re-useable durable items collected from Oakland streets for re-sale and re-distribution.

PUTTING DOWN ROOTS IN OAKLAND

The threat to Oakland’s tree canopy made it into the Oakland Plan, and for good reason—well-supported trees reduce the risk of heat islands, improve air quality, and lift spirits with their natural beauty. Unfortunately, new development continues to put Oakland’s tree canopy at risk.

This past year, OPDC, TreeVitalize Pittsburgh, and the University of Pittsburgh joined forces for fall and spring tree plantings. Community Programs Specialist Maura McCampbell and a community forester conducted neighborhood walk-throughs to identify potential planting locations, OPDC reached out to property owners to invite participation, the Student Office of Sustainability at Pitt helped recruit volunteers, and everyone came together on planting day.

Many of our volunteer campaigns are aimed at students, but tree planting is an exception. The solidarity across all types of Oakland community members was apparent—53 volunteers, young and old, renters and homeowners, worked side-by-side to plant 32 trees, including lilacs, magnolias, and redbuds, around the neighborhood.

The next time you pass a tree in Oakland, give it a hug. It could be one that we planted!



FIGHTING FOR JUSTICE AND OPEN PROCESS: THE JOURNEY TO THE OAKLAND PLAN

The Oakland Plan, a 10-year roadmap for our neighborhood's future, was adopted on June 14, 2022, by the City Planning Commission. The Department of City Planning (DCP) facilitated the planning process; OPDC participated. Oakland has had a lot of plans, especially The Oakland 2025 Master Plan. What's different about this one is that the city now has a process to formally adopt neighborhood plans so that recommendations direct city policy and investments.

During the nearly two-year planning process, OPDC staff and board members were deeply involved. We provided in-depth analyses and discussed the planning process at community meetings, but we found it challenging to engage the community in the process. Because of the COVID 19 pandemic, DCP moved the process online with mixed results. It was difficult for all members of our community to grapple with the complicated plan content via virtual meetings and a website that some had difficulty navigating. This became even more complicated when there was large-scale rezoning proposed that was done outside of the plan process.

"The Oakland Plan process was already complex," said Kathy Gallagher, president of Bellefield Area Citizens Association. "But it became unnecessarily complicated when Council Bill 2021-1906 was thrown into the mix. Residents were confused."

To help the plan serve Oakland's residential community, OPDC focused on a handful of key priorities during our participation in the process. We advocated for inclusionary zoning so that new apartment buildings will have affordable units included in them. This supports economic inclusion. We advocated for equitable development so that new commercial developments could generate resources to help Oakland neighbors. We argued for strategies to have density of undergraduate student housing close to campus—at prices that students can afford. This relates to our advocacy for recommendations to preserve and enhance our residential neighborhoods.

"I didn't feel there was adequate emphasis on permanent residents," said Gallagher of the plan. "We want a balance of people who live here all the time and make Oakland their home."

Once DCP issued a draft of the plan, OPDC provided exhaustive comments, both big and small. As for major themes, we made sure affordable homeownership was a priority recommendation with the Oakland Community Land Trust a prominent tool

for achieving it. We argued that the Community Reinvestment Fund provide benefits collected in Oakland directly to the Oakland community. We urged clarity about subsidized student housing as a key component for a successful housing strategy, and that typical funding sources for affordable housing would not apply to undergraduate students. Therefore, other resources—from the university itself—are needed.

In the draft zoning proposals, we called for all campus, hospital, and classroom uses to be allowed only in EMI districts, not other mixed-use zones. We also pointed out areas that DCP needed to reduce proposed heights in new zoning districts to minimize negative impact on adjacent residential context.

When the final draft plan was presented to planning commission, it was clear that "a lot of our changes made it into the recommendations," said OPDC Executive Director Wanda Wilson. "There are a lot of positive things in this plan, even though we didn't have the amount of community input that we wanted." The commission approved the Oakland Plan at that meeting. They approved the zoning proposals with conditions.

The Oakland community can work together over the next ten years to implement the plan—to realize the goals of racial and economic justice, quality development, and excellent urban design that will be well worth the effort.

"With the Community Service Hub planned for Herron Hill Pumping Station, we're addressing preservation as well as community building."

*-Kathy Gallagher,
Bellefield Area Citizens
Association president*

*From left: Erik Mednis, Kathy Gallagher,
MaryAnn LeDonne, Kelly Mednis*



THANK YOU KARLA STALLWORTH FOR 20 YEARS WITH SCHOOL 2 CAREER

Karla Stallworth never planned to get into education. And yet, she leaves behind a two-decade legacy of working with high school students as director of School 2 Career (S2C).

Ms. Karla, as her students called her, started her career as a bank officer. In the summer of 2001, she took some time away to find her passion and purpose in life.

A friend told her about a job opportunity at S2C, then a program of Breachmenders Ministries. Ms. Karla applied despite doubts that she was qualified to work with high school students.

Unsurprisingly, Breachmenders offered Ms. Karla the job. While she was mulling it over, a group of S2C students came to her home to help with yard work. She worked alongside them, to the surprise of one student. “Nobody has ever worked with us,” the student said. “You’re the first person to talk with us when they send us out on these projects.” Ms. Karla took the job the next day.

In 2007, S2C became a program of OPDC when Breachmenders closed. “Coming to OPDC was huge for S2C—it allowed the program to grow.”

Ms. Karla redeveloped the S2C program, drawing on her time in banking and accounting. “In finance, you can’t just jump to the end of the balance sheet—you need to ask yourself, ‘What are the steps? And how are you going to accomplish your goals?’”

School 2 Career end-of-year event (2011)



Ms. Karla with her daughter, Katrice (2014)



Microsoft Office Specialist training (2014)



New Pittsburgh Courier's 2018 Women of Excellence Award

An “honorary S2C student,” Ms. Karla was someone with whom the kids could identify: she attended an inner-city school, didn’t have parents who had experience applying for college, and lacked guidance for navigating the professional world.

“The students inspired me as much as I hoped to inspire them,” said Ms. Karla. “Getting to know them and seeing them grow was fulfilling. It’s all about that ‘aha’ moment—the 9th grader who finally gets it.”

So what was S2C’s biggest success story? Ms. Karla can’t choose just one. “Success is still being written. The odds have been against our students from the beginning. Now, they’re determining their own path and definition of success. To see what they’ve accomplished and overcome has been incredible.”

The same can be said of Ms. Karla. Her uplifting legacy and curriculum will guide our work as we adapt OPDC’s youth programming to the changing educational landscape in Oakland.



“I’ve always shared challenges or mistakes because we’re all growing up Black in Pittsburgh.”

OPDC FINANCIAL REPORT 2021/2022

Income

Individuals	\$ 10,500
Corporations	54,900
Investments and Gains on Sale of Assets	1,579,300
State and Local	143,800
Foundations	85,000
Earned Income	321,600
State and Local Home Repair Grants	100,200
Leasing	465,100
Total	\$ 2,760,400

Expenses

Administration	\$ 376,000
Community Engagement and Services	281,600
Youth Engagement	110,700
Home Repair Grants	100,200
Property Management	557,600
Oakland Community Land Trust	105,000
Total	\$ 1,531,100

Assets

Cash and Cash Equivalents	\$ 2,884,700
Accounts Receivable	5,000
Prepaid Items	7,700
Notes and Interest Receivable	1,416,700
Project Development	3,802,400
Property and Fixed Assets, Net of Depreciation	1,128,500
Total	\$ 9,245,000

Liabilities

Accounts Payable	\$ 35,800
Lines of Credit and Construction Financing	830,500
Current Portion of Long-Term Debt	12,700
Unemployment Savings and Vacation Accrual	31,700
Security Deposits Held	60,600
Long-Term Debt	4,620,600
Forgivable Debt	75,000
Total	\$ 5,666,900

Individual Donors

Through 6/30/22

Andrea Boykowycz
and Golan Levin
Adam Butkus
Beatrice Charles
Gil and Ellen DeBenedetti
Jonathan and Judith Erlen
Elly Fisher
Kathy Gallagher
Martha Garvey
Edward Gentile
Michael Grabe
Robert Harper
Keith Hayden
Evelyn Hines
Michael Hogel
Sean Hughes
Patrick Hughes
Brenda Jordan
Ellen Kight
David Korman, in memory
of Henry Cianciosi
Blair Kossis
James Kossis
Constantina Lardas
Kemon and Kalliope Lardas
Nick and Zoe Lardas
Thomas Luxbacher
Janice Markowitz, in memory
of Henry Cianciosi
Maura McCampbell
James McCrea
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George Rosato
Mary Shaw and Roy Weil
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Kate and Rick St. John
Laura Swiss
Peggy Walsh
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Funders

City of Pittsburgh
DeFrancesco Rental Properties
Dollar Bank
Highmark Health, in memory of
David Blandino
Huntington Bank
McAuley Ministries
Neighborhood Allies
NexTier Bank
Paramount Contract Services
Pennsylvania Department of
Community & Economic
Development
Pennsylvania Housing Finance
Agency
PNC Foundation
Urban Redevelopment Authority
Wagner Agency
WesBanco

Staff

At 6/30/22

Jeremy Blache-Schwartz
Andrea Boykowycz
Alethia Bush
Jared Cline
Camille Dixon
Oyo Ellis
David Friedman
Lizabeth Gray
Maurice Hayes
Darnell Jackson
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Oakland Planning and Development Corporation
294 Semple Street, Pittsburgh, PA 15213

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