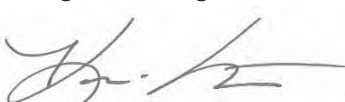


Building A BETTER OAKLAND

We're using a shorter format for our report this year, but rest assured that OPDC is not short on accomplishments. Toward our mission of a thriving community, we are proud to report our design advocacy work, client economic mobility, and new affordable housing are tangible impacts of our investment in the community.

Current conversations in Pittsburgh, led by Mayor Peduto and foundation leaders, resound with a commitment to equity and inclusion, which is on point with our mission and what motivates us each day. OPDC has for decades made it a priority and continues to work to ensure that all benefit from Pittsburgh's economic opportunities and can live in our neighborhood of opportunity. The need remains high, as 77% of Pittsburgh households living in poverty are headed by single moms—the majority of our clients at our Financial Opportunity Center. One in five children live in poverty. The Pittsburgh region's shortage of affordable housing units is in the tens of thousands. Our work is critical to addressing the alarming and critical need in our community, city, and region.

OPDC is aligned with the concern for equity—including equity for Oakland neighborhood residents to determine our community's destiny and maintain quality residential neighborhoods. We've spent the better part of the past program year looking at the feasibility of a community land trust to do just that. We are launching it this year to protect and preserve homeownership in Oakland. This tool for community control of homes is needed here in Oakland to combat investor speculation and maintain affordable home ownership opportunities. Oakland has world-class institutions—and we firmly believe we can have a world-class neighborhood as well. We look forward to telling you more about this big new crazy idea, incorporating your thoughts, and lifting our voices together to make it happen.


KEVIN STILES, PRESIDENT,
OPDC BOARD OF DIRECTORS


WANDA E. WILSON
EXECUTIVE DIRECTOR

“Land controlled by the Oakland community is the promise of the Oakland Community Land Trust.”



“The support of both City of Pittsburgh and University of Pittsburgh police have made it clear that the large, unruly parties which earned Dithridge Street the “party street” designation will no longer be tolerated. The efforts of so many community members and organizations have resulted in the best beginning of the school year that we have seen in a long time. — KATHY GALLAGHER, *Photo, far left*

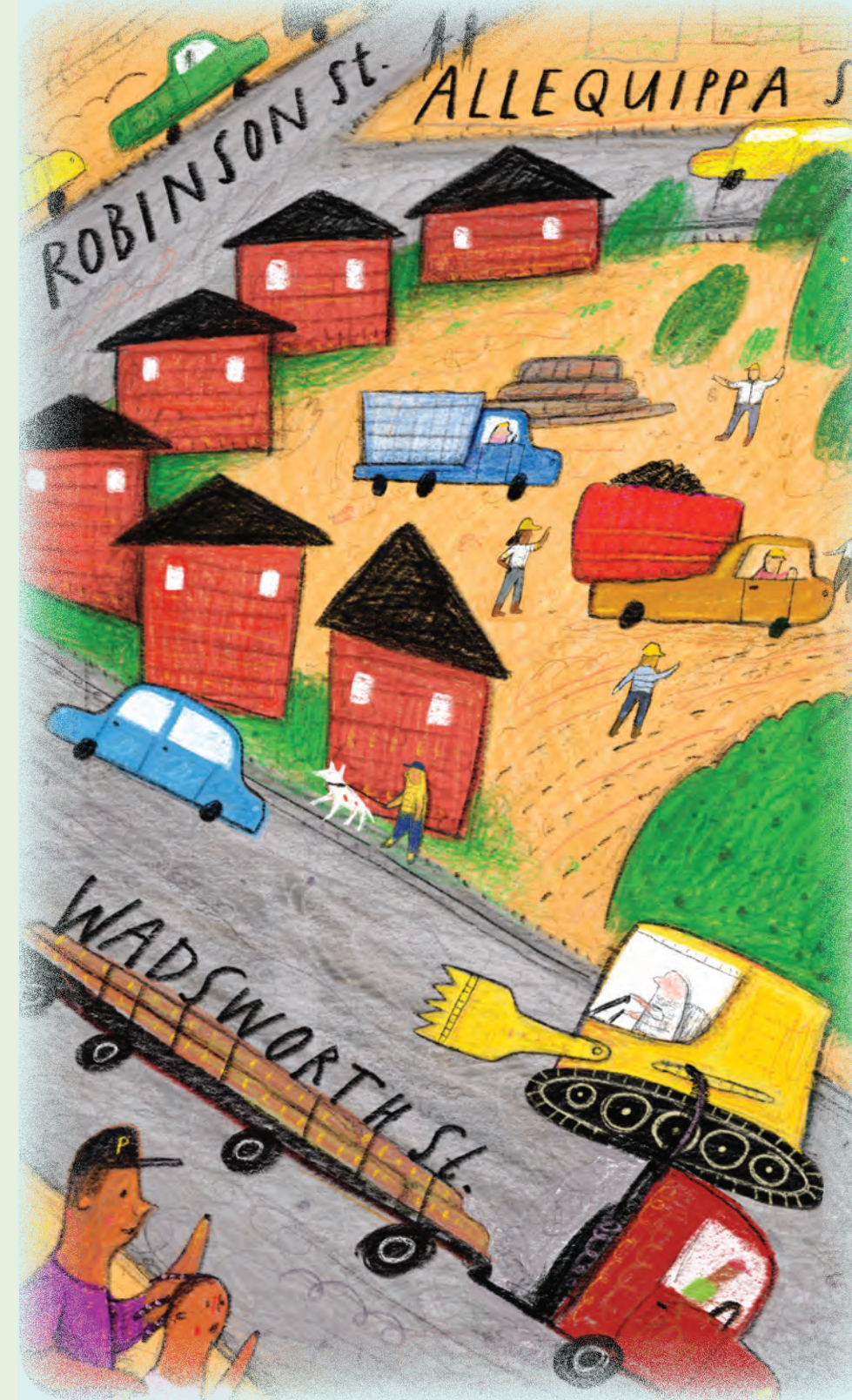
THE CULTURE HAS CHANGED. Five years of aggressive advocacy together is paying off. Since its 2011 beginnings, Oakwatch, Oakland's code enforcement group, has prioritized law enforcement of alcohol-related crimes. We interviewed 20 residents from throughout Oakland on their observations since that time. Of the 20, 15 reported a positive

change and progress towards the bigger picture goal: changing the perception that in Oakland, “anything goes.” Many residents, such as Elena and Joan, pictured here with Zone 4 Police Commander Daniel Herrmann, praise the zone's active leadership on this issue as the driving force behind this remarkable change.

“Oakland's crime rate, per thousand people, is now 31.6 — one of the lowest in the city, making Oakland among the safest areas to live and work.*

*City of Pittsburgh Department of Public Safety/Bureau of Police 2015 Annual Report

Reducing overcrowding in our housing remains a priority. This year, residents rejoiced when courts upheld the city's over-occupancy code after lengthy legal battles with two property owners. Strong collaboration with Pittsburgh's Department of Permits, Licenses and Inspections was crucial in these success stories. As more property owners are held accountable to maintain their properties in code compliance, Oakland will benefit from safer housing, fewer parking/traffic constraints, reduced air pollution, and less litter. Our ultimate goal is that the housing market will become less attractive to investors, opening up new home ownership and rental opportunities for working families who have been previously priced out.



“Having lived in West Oakland for just over a year now, the neighborhood has proven to offer both convenience and fun that has surpassed even our own expectations. Nestled between all of Pittsburgh's great neighborhoods and downtown, we have the ability to easily walk, bike or use public transit to restaurants, events and Schenley Park. We've established great relationships with many neighbors and are excited to be engaged in such a dynamic neighborhood! — BRANDON AND PERRIN BOONE, *Photo, right*

OAKLAND'S RESIDENTIAL NEIGHBORHOODS STAND AT THE TIPPING POINT. We believe it is possible to stem the tide of neighborhood disinvestment that has displaced Oakland homeowners. We believe that Oakland, the region's talent-magnet, economic-engine, and key gateway for visitors from across the globe, deserves thriving diverse residential neighborhoods. We have the opportunity to preserve and build upon Oakland's strengths and catalyze reinvestment by homeowners with a focused housing stabilization plan. An Oakland Community Land Trust (CLT) is the essential tool in that plan. CLTs enable permanent community control of land for the provision of affordable housing, homeownership, and other community assets. This tool will help the Oakland community achieve the housing goals in *The Oakland 2025 Master Plan*.

“We have lived here for 18 years and it's a terrific neighborhood. It's a very mixed neighborhood with many different kinds of people but we all look out for one another. We have wonderful neighbors and always feel safe. We feel blessed to live in this house and hope many more people can take advantage of the programs OPDC offers. — ANNA HILLIARD, *Photo, below right*

THIS SUMMER, THE PENNSYLVANIA HOUSING FINANCE AGENCY AWARDED LOW-INCOME HOUSING TAX CREDITS FOR OUR OAKLAND AFFORDABLE LIVING PROJECT. The development will provide housing that low-income families need and can afford in a location close to transit, jobs, and education. The project will include three-bedroom units sized for families and units that are accessible for persons with disabilities. Oakland Affordable Living increases OPDC's portfolio of affordable apartments to 101 residential units.

“All 49 units will be affordable for the next 30 years.

Our project team includes Loysen + Kreuthmeier Architects, Sota Construction, Diamond and Associates, and Regional Housing Legal Services. Obtaining the tax credits was a breakthrough towards our goal of maintaining diversity and affordability in a high-priced market.





“S2C holds students to a standard of professionalism and offers great individual support, resulting in what we experience as focused, motivated young people that have been able to contribute valuable perspectives to the areas we are exploring.”

— LINDSEY SCHERLOUM, Educator for Youth Programs, Carnegie Museum of Natural History

FOR THE 11TH CONSECUTIVE YEAR, S2C MAINTAINED ITS 100% GRADUATION AND PITTSBURGH PROMISE ELIGIBILITY RATE. Students in our largest graduating class ever were accepted into top-notch universities including Seton Hill College, Penn State University, and Washington and Jefferson College.

Career mentors at organizations across the city make our program unique, successful and life-changing for students fighting to overcome poverty. This year, students completed internships in their fields of interest at the Carnegie Museum of Natural History, the Pittsburgh Ballet Theatre, the Carnegie Science Center Fabrication Lab, and the UPMC Department of Anesthesiology, among many others.

“Those who take advantage of JobLinks’ financial capability training are more likely to obtain a job and twice as likely to keep it than those who focus only on employment.”

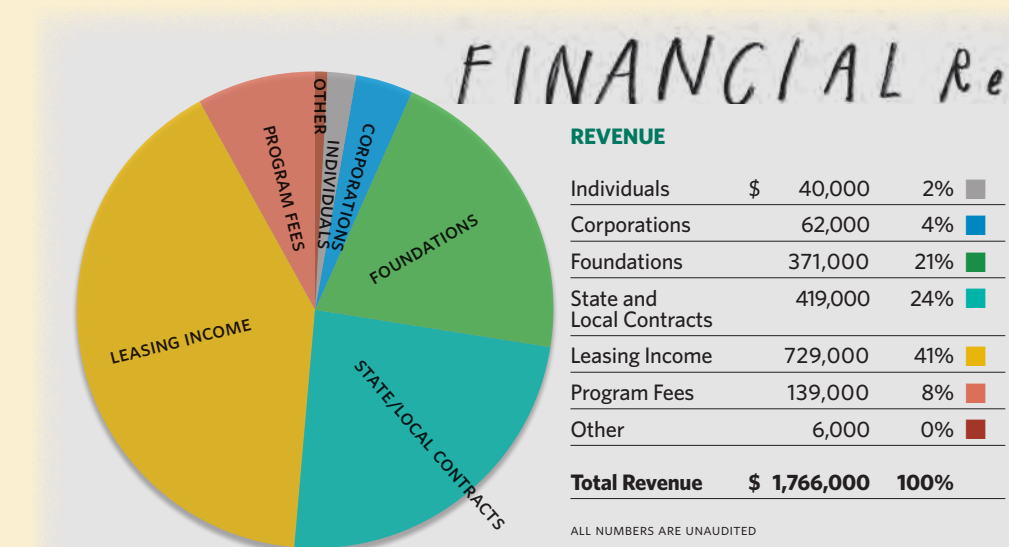
OPDC’S JOBLINKS PROGRAM IS ONE OF THREE FINANCIAL OPPORTUNITY CENTERS IN ALLEGHENY COUNTY, working with people from all over the region to find the right job and build financial stability. We have served 416 people in the last 12 months, with 190 people landing jobs. The JobLinks model goes beyond traditional career services. Under one roof, our clients open bank accounts, raise their credit scores, create budgets, manage debt, access food stamps, prepare tax returns, and establish emergency savings accounts. Take Julia Smith. She came to JobLinks through the City of Pittsburgh’s EARN program. She enrolled in our Home Health Aide training program and

quickly landed a job. Then she worked with our Financial Coach to file her income tax return, obtain an affordable life insurance policy, and is now looking to improve her credit score and build up a savings account. **Julia says, “I tell everyone the same thing — if you need a job and are truly motivated, JobLinks won’t let you down. They guide you through every single step of the process. I’m looking forward to working with them on my longer term goals of fixing my credit and getting some savings together.”**

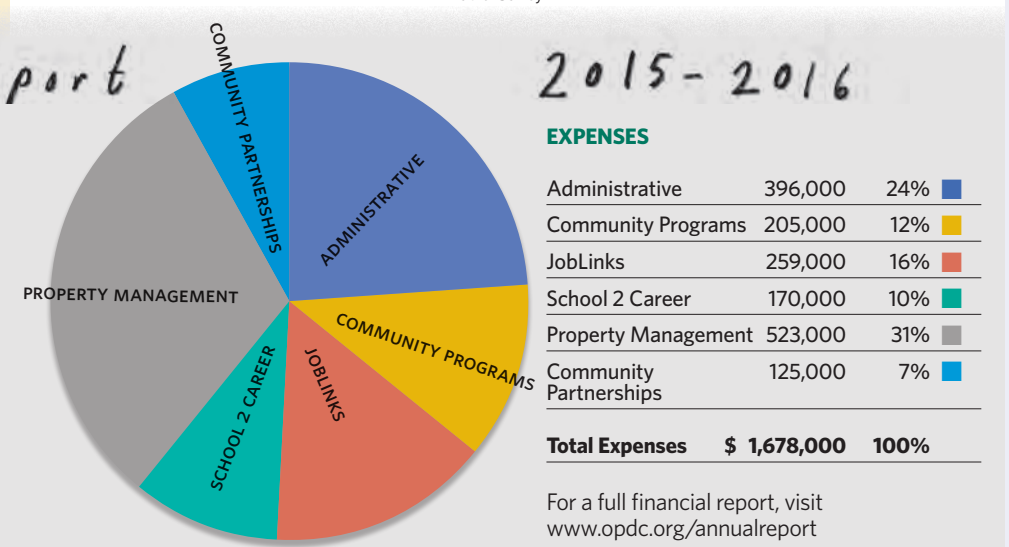
COMMUNITY PROCESS MATTERS. On all development projects, we align with the Coalition of Oakland Residents to ensure the community has the information they need to raise their voices in the interest of neighborhood quality. We insist that development be compatible with *The Oakland 2025 Master Plan*, conform to zoning, and be informed by a broad-based community process. We’ve been successful in this watchdog role of objecting to objectionable proposals and the community is the better for it.



Given the alarming cyclist and pedestrian fatalities in our community this year, bike and pedestrian safety is of paramount importance. We convened a group of public officials and community stakeholders in fall 2015 to press for tangible safety improvements to our streets. We continue to advocate, with the Oakland Green Team, for safety improvements and multi-modal options — not more cars — as the answer to Oakland’s growth and development challenges.



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