



Annual Report

2016/2017 

Growing a Strong Community

[#OaklandMatters](#)

Oakland Planning and
Development Corporation



Letter



We are so grateful for our partners and community members who work hard every day to make the neighborhood a better place, serve those in need, and help make projects happen. If you haven't yet viewed our video, please take a moment to check it out on the home page of our new website, www.opdc.org. You'll get a sense of the enthusiasm for this place and for the community land trust — from those who live here and others from throughout the city. Please share with your networks — **#OaklandMatters**.

Partners are essential to our success. Our development team persevered with us to get our low-income housing tax credit development (Oakland Affordable Living) to the closing table so that we could issue a notice to proceed. It was worth all the red-lined contracts, conference calls, revised drawings, grant applications, and loan documents. Our hardworking team and our dedicated funding partners made it all happen. One of our institutional partners also stepped in to help us reach the finish line. UPMC values our housing development work and came alongside us to assist with OPDC's guarantee requirements. They are also providing important capacity for us with an in-kind donation of an owner's representative to work with us through construction completion. This creative approach to partnership makes a big difference in our work.

Each day, our network of professionals mentor our School 2 Career students as they explore their chosen career field. We depend on strong partners to serve our JobLinks Financial Opportunity Center clients — from credit building accounts, social service supports, and training opportunities — partners help us to serve our clients better.

We partnered with many other community groups around the city on some new approaches to persistent community challenges. We worked collectively with city officials to brainstorm and advocate for new tools to address neighborhood blight, improve neighborhood quality, and enhance community capacity for design review. This work culminated in an interactive session at PCRG's 2017 Community Development Summit where session attendees helped to craft solutions during the session.

You are also a supporter, a partner, with enthusiasm for our work in the service of the community good. We are grateful for you and look forward to continuing to partner to accomplish big things.

KEVIN STILES, PRESIDENT,
OPDC BOARD OF DIRECTORS

WANDA E. WILSON
EXECUTIVE DIRECTOR



JobLinks OPDC's personal approach makes a difference for our JobLinks clients. Our employment specialists work closely with participants to help them create resumes, improve their financial literacy, and build professional skills — all for clients to invest in their futures. In the past 12 months, JobLinks served 179 new participants, with a placement rate of 71%.

Among those individuals were Shayla Jenkins and Chymique Mackson. After spending five months with JobLinks, Shayla and Chymique secured employment in the construction industry. JobLinks provided assistance tailored to their needs: interview skills, tutoring for a constructing training course, and childcare planning, while also helping them build overall confidence in the workplace. Chymique reflecting on her time with JobLinks, says, **"I enjoyed the warm, hands-on, personal approach. It was a wonderful experience that I won't ever forget. They took the whole part of you and left nothing out. That was so profound to me. They may be small, but they do big things."**

School 2 Career (S2C) For the 12th consecutive year, S2C has upheld its 100% graduation rate, 100% college acceptance rate, and 100% Pittsburgh Promise eligibility rate. In recognition of the commitment and ambition displayed by our students, we now refer to S2C participants as Career Exploration Officers (CEOs).

Our CEOs are visionaries taking steps to reach their goals and demonstrating leadership in their communities, schools, and activities. S2C supports these young scholars and professionals as they prepare for 21st century careers and inspire their peers to invest in their futures.

Eleventh grader, Cheyenne Vining, exemplifies the passion and dedication shown by our CEOs. She participated in three S2C mentored work experiences and was also one of seven CEOs to travel to Harrisburg to advocate for afterschool programing. Cheyenne's outstanding performance earned her the Hill District HYPE and William R. Blakey Scholarship Award.

Sean Thomas, a 2009 graduate of S2C, attributes a large part of his personal and professional development to the opportunities that were extended to him by S2C. This past year, he continued to engage with S2C, holding a seminar for young men and offering them advice about their futures. Sean says, **"I want to give back to a positive program through helping students and leading them in the right direction. S2C went beyond providing professional and academic opportunities, also teaching me how to create plans to achieve my goals and how to advocate for myself."**



Opportunity Matters

Oakland Matters

Homeownership People in Oakland are inspired by the Oakland Community Land Trust (CLT). Our work selling homes exclusively to homeowners is a fit for those looking for a community-valuing buyer for their home. We now have homes under renovation as part of the CLT. The sellers, or their families, have the peace of mind that their home will be valued by a homeowner as a place to raise a family and contribute to the community the way they did for so many years. We also connect people with each other — to connect sellers directly to those who seek to purchase a home as their residence, which also contributes to neighborhood stabilization. Providing an option other than investor speculation is critical to neighborhood health. Through our targeted housing interventions, we will stem the tide of



neighborhood disinvestment and assure the future viability of our diverse, unique, and historic residential neighborhoods. Oakland resident and OPDC board member Julia Erickson says, **"Diversity is abounding here and I just think it's so precious and it needs to really be advocated for as much as possible."** People want to be here; OPDC can be the connective tissue for new Oakland homeowners.

Another asset is Oakland's proximity to many of the region's largest employers. Living near work is valuable to many, and is growing in demand. Alpana Singal, her husband Manav Gupta, and their children, were searching for a home near her job at one of UPMC's Oakland hospitals. A South Oakland home OPDC had recently renovated fit the bill — it was move-in ready and close to work. **"OPDC did a great job in preserving this house and this location and we love them for this,"** says Manav Gupta, now a South Oakland homeowner.

Community Land Trust At the core of our work is creating opportunity for all in Oakland. In addition to securing homes in the hands of the community and

guaranteeing homeownership in perpetuity, the CLT is a tool to ensure equity by providing affordable homeownership opportunities. A CLT separates the ownership of land from the ownership of the house. The CLT owns the land permanently; the homeowner owns his/her home and leases the land from the CLT. Leases will specify that the home must be the owner's primary residence. Leases for homes sold affordably will specify that the house be resold at a price affordable for another moderate income buyer in the future. Providing homes that are affordable to regular, middle-income, working people is part of the CLT strategy and will also help maintain diversity and stability in Oakland. West Oakland resident Nadine Masagara-Taylor says, **"We want to be that community that welcomes families with open arms. With the community land trust, Oakland will be accessible to families — to be able to provide and have that sense of equity that's needed in the city of Pittsburgh."**

This year, OPDC created the Oakland CLT Advisory Board, to include residents and CLT homeowners, to oversee the community goals of the CLT. We have identified five target areas throughout Oakland to concentrate our efforts, cluster CLT homes near each other, and build on existing assets. Our ultimate goal is to increase owner occupancy rates to 50% in each of these target areas.





Affordable Housing As Oakland continues to see growth in new developments, housing costs are also on the rise and many residents are at risk of no longer being able to afford to live in Oakland. OPDC remains committed to providing affordable housing options in Oakland.

This year we closed on a \$16 million financing package for Oakland Affordable Living, a 49-unit low-income housing tax credit development. Financing was made possible through Pennsylvania Housing Finance Agency, the City of Pittsburgh Urban Redevelopment Authority, and the Federal Home Loan Bank; PNC Bank is our tax credit investor. This development will increase OPDC's portfolio to 101 rental units, 95% of which are affordable to low-income residents.



Equity Matters



We provided relocation assistance to existing tenants of Allequippa Place, which is being renovated as part of the development. We will notify those residents when we are ready to accept applications in 2018 for the new apartments. We look forward to applications from neighborhood residents as well.

"I've been in this community since 1968 when I was a Pitt student — now I'm retired and living on a fixed income, but I don't want to leave to have to find something affordable," said Liz Bennett, one long-time Oakland resident planning to apply for a unit in the new building. **"This neighborhood is wonderful. It's diverse and the location is so convenient. There's nowhere else I want to live. This project is going to make a big difference here."**





Volunteers We at OPDC continue to be inspired by the efforts that community members make to engage and invest in the neighborhood. This past year, 80 university students worked with OPDC staff to landscape, weed, and clean various green areas within the community. Forty of those volunteers distributed “good neighbor” packets to educate off-campus students about living respectfully in Oakland. Volunteers served 525 hours to collect 238 bags of trash during our Adopt-a-Block events. With the support of 22 landlords in our annual summer dumpster project, we collected nearly 38 tons of trash. Members of the Oakland Green Team volunteered to complete community development projects, including tree plantings, community garden conservation, and vacant lot and city step clean ups.

Advocacy Oakwatch: The Oakland Code Enforcement Project continues to be a resource for effectively addressing neighborhood concerns. Every month, residents work alongside building inspectors, police, elected officials, and other partners to ensure that Oakland is a livable and safe environment for all. OPDC’s regular attendance at housing court keeps the lines of communication open between magistrate, inspectors, property owners, and the Oakland community. Our testimony at zoning and planning hearings holds property owners accountable to city ordinances and

protects the neighborhood from harmful impacts of those who seek to flaunt those ordinances.

Development Review OPDC’s work to interface with developers and facilitate community input about development projects has a powerful impact. At community meetings hosted by OPDC, Oakland residents get the information they need to give input and testimony about proposed projects. Rather than experiencing isolation, residents are a part of a collective effort to advocate for quality projects and against harmful ones. Fear is replaced by tangible actions and clear communication with decision makers. OPDC provides the forum for important community connections — at an OPDC town hall, elected officials were pleased to hear directly from voters about a threatening proposal and residents left feeling satisfied that their voices were heard.



Community Matters



Thank You

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Peoples Oakland in memory of Ronald A. Wilson
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Sean Hughes in memory of Judith K. Wilson and Ronald A. Wilson
Martha Ann Terry in honor of Wanda Wilson
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Michelle H. Lally in memory of James Lally
Laurie Cohen in memory of Peter Oresick
Brenda Jordan in memory of Florence E. Jordan
Anna Hilliard in honor of Anna M. Hilliard

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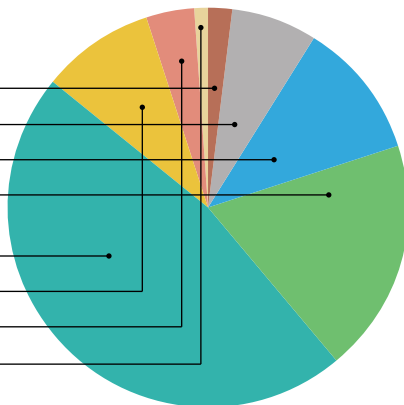
Jason Vrabel

2016-2017

Revenue

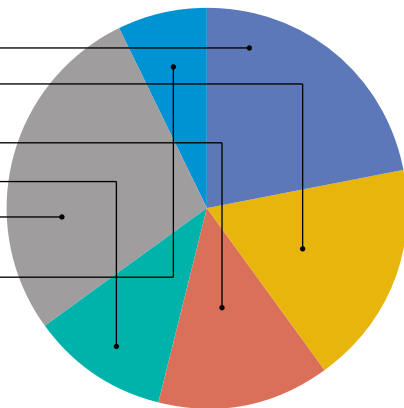
2%	Individuals
7%	Corporations
11%	Foundations
19%	State and Local Contracts
47%	Leasing Income
9%	Program Fees
4%	Property Sales
1%	Other

ALL NUMBERS ARE UNAUDITED



Expenses

22%	Administrative
18%	Community Programs
14%	JobLinks
11%	School 2 Career
28%	Property Management
7%	Community Partnerships



OPDC

2016/2017





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"In Oakland, our Community Land Trust will benefit the community by sustaining a critical mass of homeowners and providing affordable housing to preserve Oakland's quality of life for the long term." — PETER BREWTON
"We love Oakland. It's a beautiful place; it's a beautiful place to raise a family." — MANAV GUPTA "Living in Oakland you are surrounded by all the best the city of Pittsburgh has to offer." — KEVIN ACKLIN

Be Part of Growing a Strong Community. 
#OaklandMatters