

Inclusionary Zoning in Bloomfield

Department of City Planning

October 25, 2021

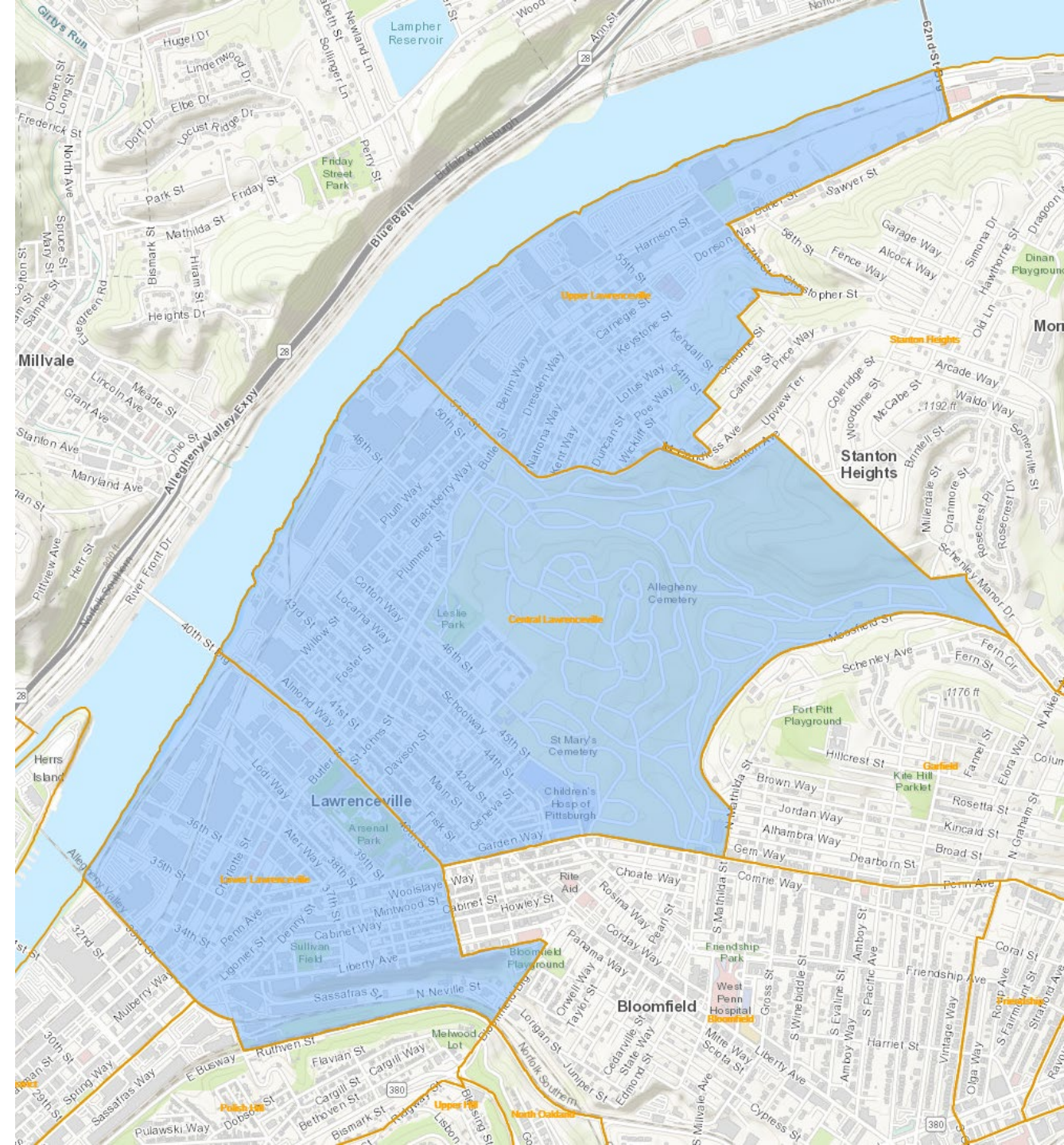


Overview

- Inclusionary Zoning Precedent – Lawrenceville Overlay
- What is Inclusionary Housing?
- What is Defined as “Affordable”?
- Incentivized Inclusionary Housing
- Mandatory Inclusionary Housing
- Overlay Districts
- Income Limits
- Requirements for Affordable Units
- Resources

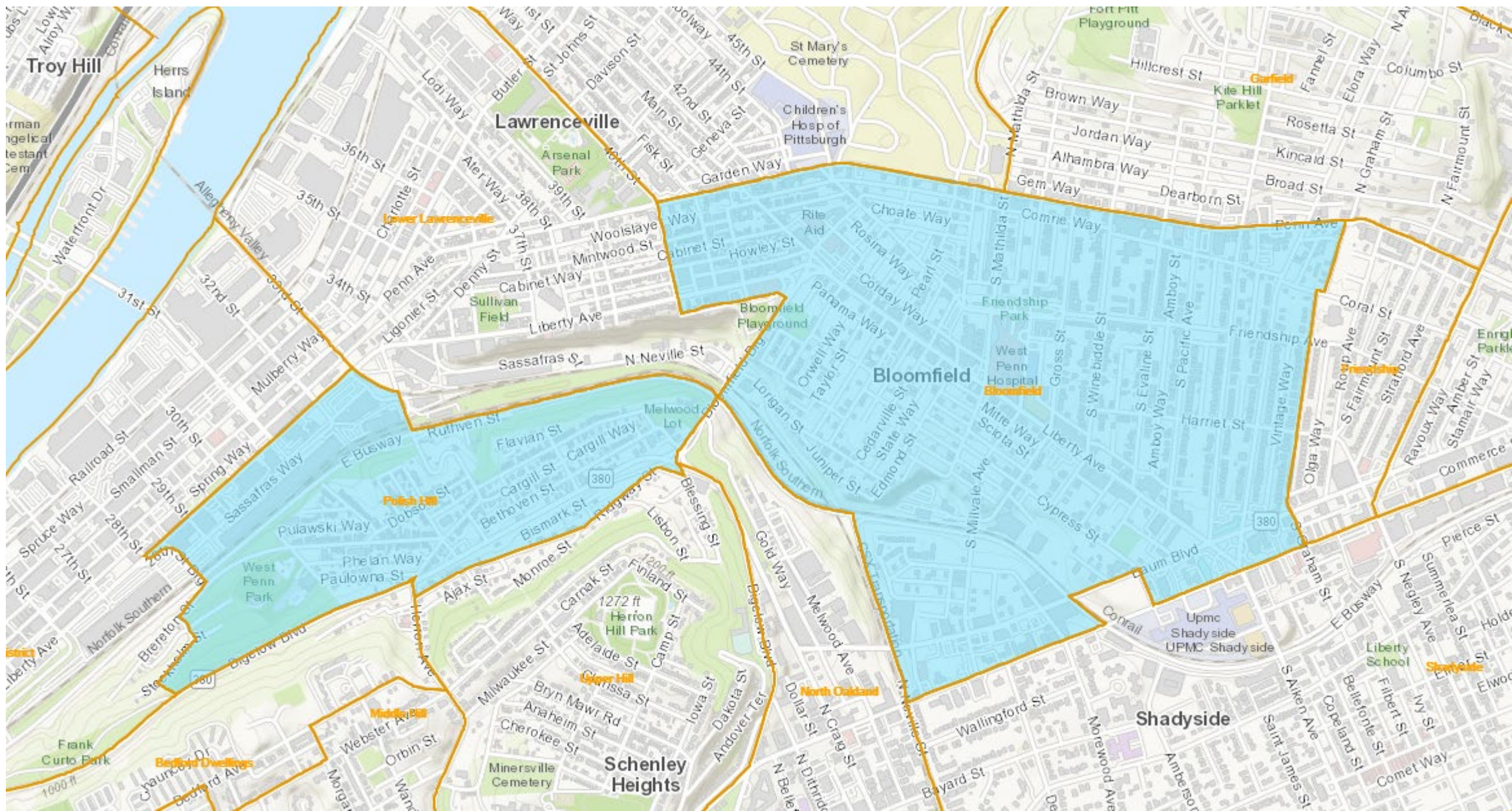
Inclusionary Housing Overlay District, Lawrenceville

- 2016 recommendation from Affordable Housing Task Force
- Introduced by Councilperson Gross in February 2019 for the Lawrenceville neighborhood
- Passed unanimously by City Council in July 2019
- 18-month interim planning overlay; with 6-month extension granted early 2021
- Became permanent on June 15, 2021 by unanimous City Council vote



Inclusionary Housing Overlay District, Bloomfield & Polish Hill

- Introduced by Councilperson Gross at City Council on July 13, 2021, for the Bloomfield and Polish Hill neighborhoods
- Will be voted on by Planning Commission on November 23, 2021
- Will be voted on by City Council likely around February
- 18-month interim planning overlay
- Draft legislation is the same as what was passed for Lawrenceville
- Affects any new construction containing 20 or more dwelling units
- Enforced by mandatory deed restriction



Inclusionary Housing

What is Inclusionary Housing?

- Ties production of affordable* housing to the production of market-priced homes; affordable housing becomes a package deal
- Seeks to ensure that a neighborhood can continue to offer new housing units at a variety of price points

What kinds of Inclusionary Housing do we have in the Zoning Code?

- Incentivized Inclusionary Housing
- Mandatory Inclusionary Housing

What is Defined as “Affordable”?

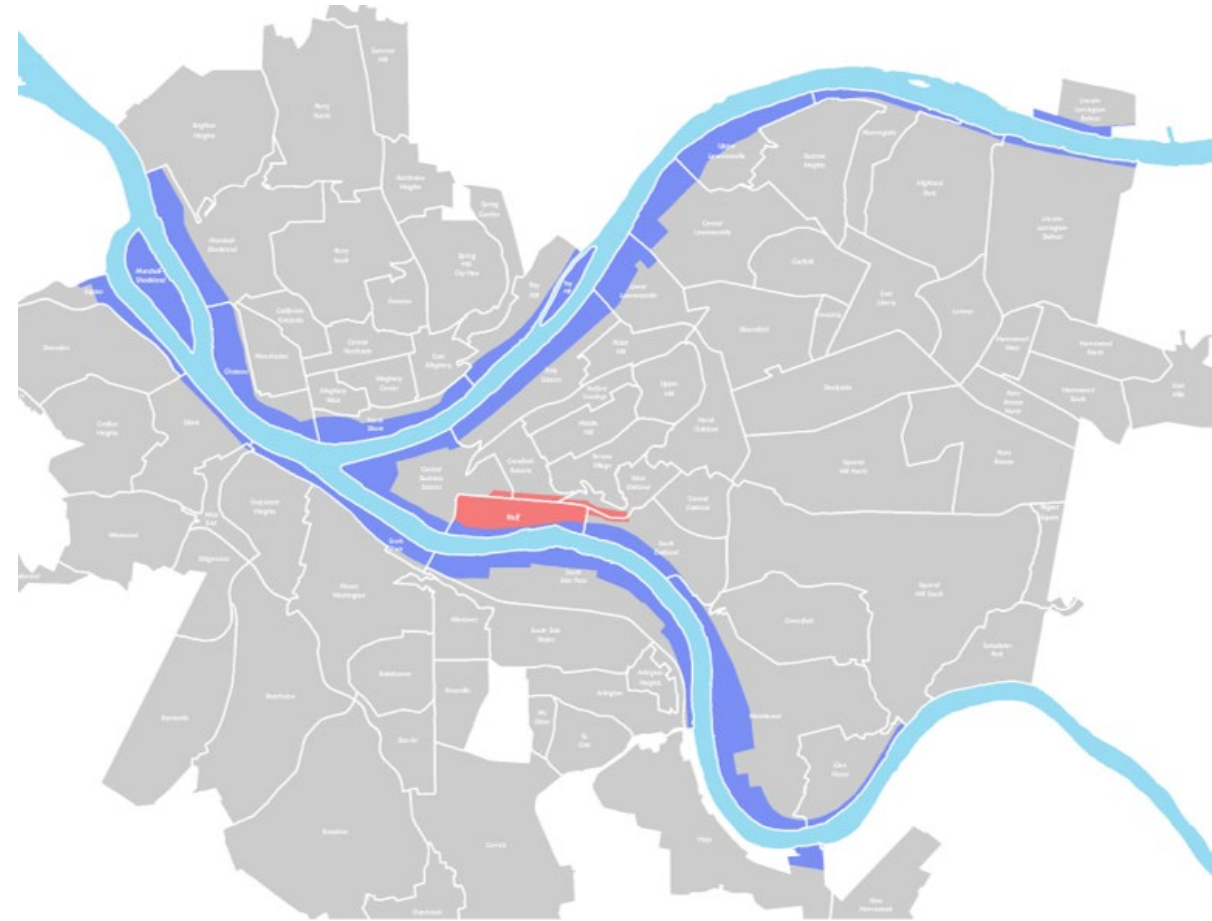
In existing legislation in Pittsburgh:

- **For renters:** Rent price set at no more than 30% of monthly income for households earning 50% of the median household income of the Pittsburgh metropolitan area (AMI) (includes utility allowance)
- **For owners:** Sale price set at no more than 28% of monthly income for households earning 70% of the median household income of the Pittsburgh metropolitan area (AMI) (includes payments toward 30-year fixed-rate mortgage + taxes/insurance + any HOA or condo fees, assuming 5% down payment)

Incentivized Inclusionary Housing

What is Incentivized Inclusionary Housing?

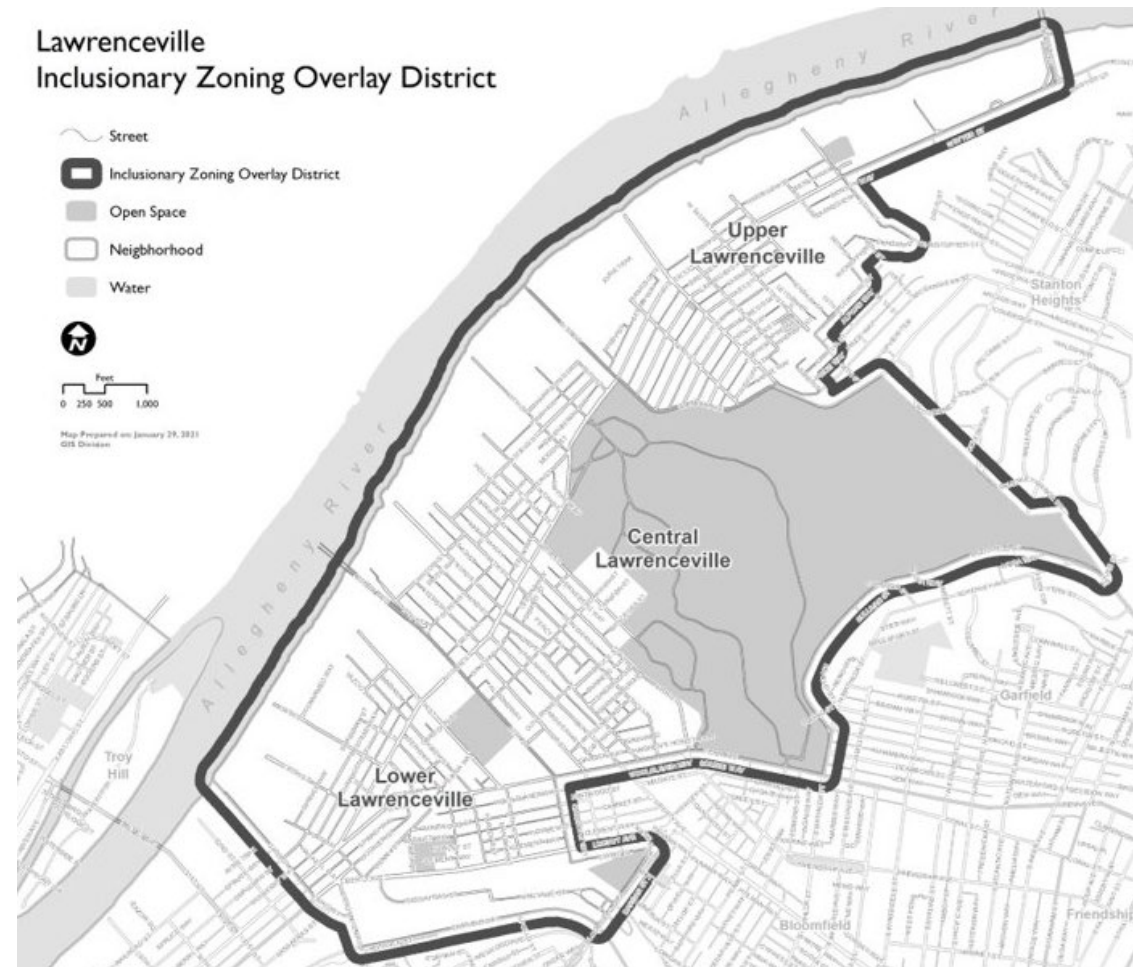
- Developer can choose to price some units to affordable standards, in exchange for some benefit, such as increased height or density, or closer proximity to the river
- Found in Riverfront Zoning Overlay Districts (RIV) and Uptown EcoInnovation District (UPR)



Mandatory Inclusionary Housing

What is Mandatory Inclusionary Housing in Pittsburgh?

- Applies to every new construction, substantial rehabilitation, or conversion/reuse project with 20 or more units for sale or for rent
- Developer **MUST** build 10% affordable housing units, but without an incentive like increased height or density, etc.
- Since first piloted, the IZOD has affected 40 properties in Lawrenceville (35 rental, 5 for-sale)



Overlay Districts

What is an overlay district?

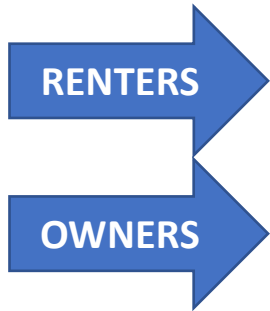
- It does not change the area's existing zoning category(ies)
- An overlay is placed on top of the existing zoning district and adds another layer of zoning requirements — in this case, the requirements for Inclusionary Housing

Income Limits

What income levels may participate as renters / owners?

- To rent, a household can't earn more than 50% Area Median Income (AMI); renters who at any point exceed 80% will be required to move out of units at the end of their lease
- To own, a household must make under 80% AMI and must continue to live in the home as long as they're under 80% AMI
- AMI means that half of households in the region earn less than that amount (the median) and half of households earn more
- AMI is calculated every year for the Pittsburgh metro area by HUD

Income Limits



Pittsburgh Metro Area AMI for 2021				
	1 person	2 person	3 person	4 person
50% AMI	\$28,000 (\$700/month)	\$32,000 (\$800/month)	\$36,000 (\$900/month)	\$39,950 (\$999/month)
80% AMI	\$44,750 (\$1,119/mo)	\$51,150 (\$1,279/mo)	\$57,550 (\$1,439/mo)	\$63,900 (\$1,598/mo)

Requirements for Affordable Units

- Developer must build 10% of units as affordable housing (again, applies to developments with 20 or more new, converted, or substantially rehabbed units)
- Units must be scattered throughout the building or development
- Units will need to be the same size, have the same finishes, and have access to the same amenities
- If on-site inclusionary units not deemed feasible, developer can develop them off-site, no more than 1/4 mile away, as a special exception granted by the Zoning Board of Adjustment, with at least 12% affordable units
- Units must remain affordable for a minimum of 35 years; if units are sold, the 35-year clock starts fresh

Resources

Engage PGH website: <https://engage.pittsburghpa.gov/izodx>

IZ legislation text:

<https://pittsburgh.legistar.com/LegislationDetail.aspx?ID=5028912&GUID=AB2C7FE5-8215-484A-BCDE-7CE223CAD8A4&Options=ID%7cText%7c&Search=&FullText=1>

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