

Planning Commission Hearing on Inclusionary Zoning:

November 23rd, 1:00pm

<https://pittsburghpa.gov/dcp/planning-commission>

Next Monday's ShurSave Development Activities Meeting:

Monday, November 1st at 6:30pm <https://bit.ly/2YBoY0Q>

BDC Contact Info:

Christina Howell, Executive Director

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Call us at 412-681-8800

Councilwoman Gross/District 7 Office:

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Notes

34 participants

1. First implemented in Lawrenceville
 - a. Christopher Corbett and Councilwoman Gross instrumental in achieving IZ
 - b. Became permanent in June 2021
2. Bloomfield introduced in July 2021 by Councilwoman Gross
 - a. Set to be voted on by council on Nov 23, 2021
 - b. After a vote by the planning commission, it will go to city council early next year
 - c. This will be an 18-month temporary overlay
 - d. Development over 20 units affected by the legislation
3. Inclusionary housing/zoning ties production of affordable housing to the production of market rate housing - becomes a package deal
 - a. Incentivized & mandatory are the 2 types
 - b. Incentivized = developer can provide units for a benefit - could be access to waterway, higher density or height
 - c. Mandatory = is the Bloomfield proposal, applies to significant rehab/reuse or new construction over 20 units
 - i. Requires that 10% of units be priced at affordable guidelines
 - ii. Lawrenceville has created 40 units since the zoning began
4. Affordable housing defined
 - a. No more than 30% of income spent on housing costs for renters
 - i. Based on Area Median Income earning at 50%

- b. No more than 28% of income spent on housing for buyers
 - i. Based on Area Median Income earning at 70%
- 5. IZ does not change the existing zoning, layers on top
- 6. Income levels specified in legislation
 - a. Renters = applies to those making up to 50% AMI, depends on family size
 - i. Will be required to move out if income increases at the end of their lease
 - b. AMI = half make less than, half meet more, calculated yearly
 - i. Calculated monthly cost allowable per household includes all taxes & insurance
- 7. Affordable rental units have to be the same size and quality of the market rate units
 - a. Provision in legislation that provides for the ability of the developer to pay for affordable housing somewhere else in the community within a quarter of a mile
- 8. Units required to remain affordable for 35 years

Page up on City Planning website where people can read more about IZ and submit comments

- 1. Presentation will be circulated after meeting
- 2. Feel free to contact Phil by emailing philip.wu@pittsburghpa.gov

Councilwoman Gross

Example: Milhaus built unit at Butler/40th includes approx 250 units none of which are affordable

Question/Answers

- 1. 2nd phase of Milhaus (Arsenal 201) development in Lawrenceville - what will those residents be paying?
 - a. Studio/1 person, tenant will make around \$29,700, rent is \$742, still eligible if they make less
 - b. 1BR/2 people, priced around \$795
 - c. 2BR/3 people priced around \$955
- 2. Questioner strongly supports IZ. Who is responsible for monitoring the tenant's income, who monitors the compliance of the building owner over 35 years
 - a. Property managers do initial income check
 - b. City conducts audit, then does recertification every year
 - c. applicant /developer has to provide enforceable commitment to those units
 - i. Audit done from Housing Authority in partnership with URA
- 3. Doesn't want luxury housing and these prices seem too high