



Project Name: \_\_\_\_\_ Date: \_\_\_\_\_

Developer Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Primary Contact Person: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Address: \_\_\_\_\_

Email: \_\_\_\_\_ Website: \_\_\_\_\_

### Evaluation Criteria:

The following development principles assess the project's alignment with the Greater Hill District Master Plan. Please indicate which principles the proposed development project fulfills.

#### 1. Community Ownership

##### Development Principles

- Promote Economic Justice**  
2.1- All housing developments within the Greater Hill District must minimize the displacement of residents and businesses.
- Utilize Neighborhood Strengths and Assets**  
5.3- Community groups placed within the Hill District should have priority to acquire vacant land and buildings as needed to improve the quality of educational, social service and recreational opportunities for Hill District residents.

##### Non-Displacement Strategies



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**Priority to Acquire Vacant and Publicly-Owned Property**

In disposing of vacant land and publicly owned property, the City and URA should give priority to community groups and service organizations based in the Hill District with the capacity to develop such properties in a timely manner.

**Co-Ownership Requirements**

All development projects receiving a subsidy from or through the City, County or URA should provide ownership opportunities for Hill District community-based organizations (CBOs) or Hill District faith-based organizations. The CBO or faith-based organizations should have an interest in the ownership, profits, developer fee and/or cash flow. If the CBO or faith-based organization provides development services beyond helping to secure community and government support for the project, the organization should receive a higher level of interest in the ownership, profits, developer fee and/or cash flow. In addition, the CBO or faith-based organization that has an ownership interest should have the ability to approve or reject major project decisions, and retain a right of first refusal to acquire the project if its sold.

## 2. *Economic Empowerment*

Critical to neighborhood revitalization efforts in the Greater Hill District is the implementation of wealth-building and social equity systems throughout all development activities. As a community controlled entity, a Greater Hill District CLT will offer opportunities to directly implement workforce development and equity building priorities.

*Greater Hill District Master Plan Alignment:*

Development Principles

**Promote Economic Justice**

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2.2- All development plans must include first source hiring provisions within the project labor agreements for all stages of work at any development site.

2.4- All development projects receiving a subsidy from or through the City, County or URA should provide co-ownership opportunities for Hill District Community-Based organizations and/or Hill District Faith-Based organizations. (We **extend this principle to include requests to philanthropic entities and investments from philanthropic entities.**)

#### Non-Displacement Strategies

##### **Enhanced MBE/WBE Commitments**

All developers must commit to a MBE participation rate of 30% and WBE participation rate of 15% on all contracts, including but not limited to pre-construction services (architectural, engineering, urban planning, market and traffic study consultants, and other real estate consultants) supply contracts and construction. Particular considerations must be given to Hill District businesses in fulfilling these requirements.

#### **Co-Ownership Requirements**

All development projects receiving a subsidy from or through the City, Pittsburgh Land Bank, County, or URA should provide ownership opportunities for Hill District community-based organizations (CBOs) or Hill District faith-based organizations. The CBO or faith-based organizations should have an interest in the ownership, profits, developer fee and/or cash flow. If the CBO or faith-based organization provides development services beyond helping to secure community and government support for the project, the organization should receive a higher level of interest in the ownership, profits, developer fee and/or cash flow. In addition, the CBO or faith-based organization that has an ownership interest should have the ability to approve or reject major project decisions, and retain a right of first refusal to acquire the project if its sold.

### *3. Capacity Building*



CLTs are one of many tools designed to establish permanent affordability within neighborhoods. The Greater Hill District CLT will be utilized as an educational platform, engaging the community about homeownership, land use, and overall neighborhood revitalization.

*Greater Hill District Master Plan Alignment:*

#### Development Principles

□ **Reflect Neighborhood Driven Civic Design**

Community residents should have ready access to all developing and finalized plans, proposals and studies regarding the Greater Hill District. Input from community residents must be included in the development stages of any plan or study affecting the neighborhood and community residents must have seats on development/study committees whose products will influence the Greater Hill District.

#### Non-Displacement Strategies

□ **Equity Protection Services**

In allocating housing and community development resources for the Hill District, the City and URA should prioritize “equity protection” services to help existing homeowners resolve tax, title and mortgage issues.

#### *4. Green Infrastructure*

As evidenced by the Greenprint, the Hill District values environmental and resource sustainability. Within a Greater Hill District CLT, there will be strategies aimed at balancing the built and natural environment.

*Greater Hill District Master Plan Alignment:*



### Development Principles

**Reflect Neighborhood Driven Civic Design**

The design of redevelopment projects should consider the social, cultural, and historic characteristics of the Greater Hill District's built and natural environment.

### Non-Displacement Strategies

**Priority to Acquire Vacant and Publicly-Owned Property**

In disposing of vacant land and publicly owned property, the City, URA , and/or Pittsburgh Land Bank should give priority to community groups and service organizations affiliated with the Community Land Trust in the Hill District with the capacity to develop such properties in a timely manner.

## 5. Cultural Legacy

The Greater Hill District is one of the most culturally and historically significant neighborhoods in the City of Pittsburgh. The community is dedicated to preserving and promoting its distinct culture in all development projects. A Greater Hill District CLT will incorporate strategies shaped to advance this cultural legacy.

*Greater Hill District Master Plan Alignment:*

### Development Principles

**Reflect Neighborhood Driven Civic Design**

3.5-All development plans must be designed to benefit existing and future community residents and businesses, while allowing for future growth of retail, residential and commercial spaces.

**Utilize Neighborhood Strengths and Assets**



5.2- Land use, public art and development plans must honor the historical and cultural legacy of the Hill District as a predominately African American neighborhood. Such plans should also abide by Historic Preservation standards set by the Historical Hill Institute or other neighborhood preservation entities.

#### Non-Displacement Strategies

**Support for Tenants in Redevelopment.**

All plans to redevelop publicly subsidized housing in the Hill District must include a comprehensive plan to support existing tenants in the transition to new, mixed-income housing. At a minimum, the plan should provide for multi-disciplinary services to respond to the multiple needs of families in transition.

### *6. Urban Design*

Quality urban design that balances traditional form with innovative redevelopment tactics is a trademark of Greater Hill District development. A Greater Hill District CLT will advocate for and champion creative design techniques, those which reflect both the Greater Hill District's aging and younger population.

*Greater Hill District Master Plan Alignment:*

#### Development Principles

**Reflect Neighborhood Driven Civic Design**

3.2.- All traffic and parking plans must minimize negative impacts on existing and future neighborhood residents.

3.4.-The design of all new development should recognize that the Hill District is primarily a residential neighborhood with neighborhood business districts that are at



the edge of the Pittsburgh Central Business District (See the “Bedford Hill District Pattern Book”).

3.5.-All development plans must be designed to benefit existing and future community residents and businesses, while allowing for future growth of retail, residential and commercial spaces.

□ **Utilize Neighborhood Strengths and Assets**

5.1-Land use, public art and development plans must honor the historical and cultural legacy of the Hill District as a predominately African American neighborhood. Such plans should also abide by Historic Preservation standards set by the Historical Hill Institute or other neighborhood preservation entities.

5.2 Community groups and service organizations based in the Hill District should have a priority to acquire vacant land and buildings as needed to improve the quality of educational, social service and recreational opportunities for Hill District residents.

5.3 All future development plans for the Hill District shall incorporate existing community plans (including the Green Print, Centre Avenue Design Guidelines, and the “Bedford Hill District Pattern Book”).

Non-Displacement Strategies

□ **Owner-Occupied Rehab**

In allocating housing and community development resources for the Hill District, the City and URA should prioritize the rehabilitation of owner-occupied homes through grants to low-income homeowners.



## 7. Advocacy

The Greater Hill District has historically championed and led efforts to develop equitable housing options for existing and future Hill District residents. The Greater Hill District will continue to be an innovator and leader for affordable housing throughout the City of Pittsburgh and will leverage a Greater Hill District CLT as the platform to incubate affordable housing policy.

*Greater Hill District Master Plan Alignment:*

### Non-Displacement Strategies

#### □ **Inclusionary Affordable Housing**

Overall housing development plans must include a mix of owned and rental housing suited for all income levels. For rental housing developments of 10 or more units (other than in the Lower Hill District), at least 10% of all units must, to the greatest extent feasible and subject to the regulations associated with any housing assistance resources utilized, be affordable to very low-income households (at or below 50% AMI). For for-sale housing developments of 10 or more units (other than in the Lower Hill District), at least 10% of all units must, to the greatest extent feasible and subject to the regulations associated with any housing assistance resources utilized, be affordable to low-income households (at or below 80% AMI). In allocating housing and community development resources, the City and URA should encourage a higher percentage of affordability and/or the use of deep subsidies to achieve deeper income targeting.

## 8. Equitable Funding



All fundraising efforts should be collaborative, involving the CBOs of impacted communities and organizations reflecting regional models.

*Greater Hill District Master Plan Alignment:*

Development Principles

□ **Promote Economic Justice**

2.4- All development projects receiving a subsidy from or through the City, County or URA should provide co-ownership opportunities for Hill District Community-Based organizations and/or Hill District Faith-Based organizations. (**We extend this principle to include requests to philanthropic entities and investments from philanthropic entities.**)