



Hill District, Pittsburgh PA

COMMUNITY

COLLABORATION

COMMERCE

CULTURE



HILL CDC

Special Community Meeting
March 26, 2019

Welcome

Agenda

- Welcome
- Regional and Hill District Context
- Hill House / Grocery Store Updates
- Hill House RFP Process
- Presentation
- Scoring!

Regional and Hill District Context

Greater Pittsburgh Region

Legend

Info

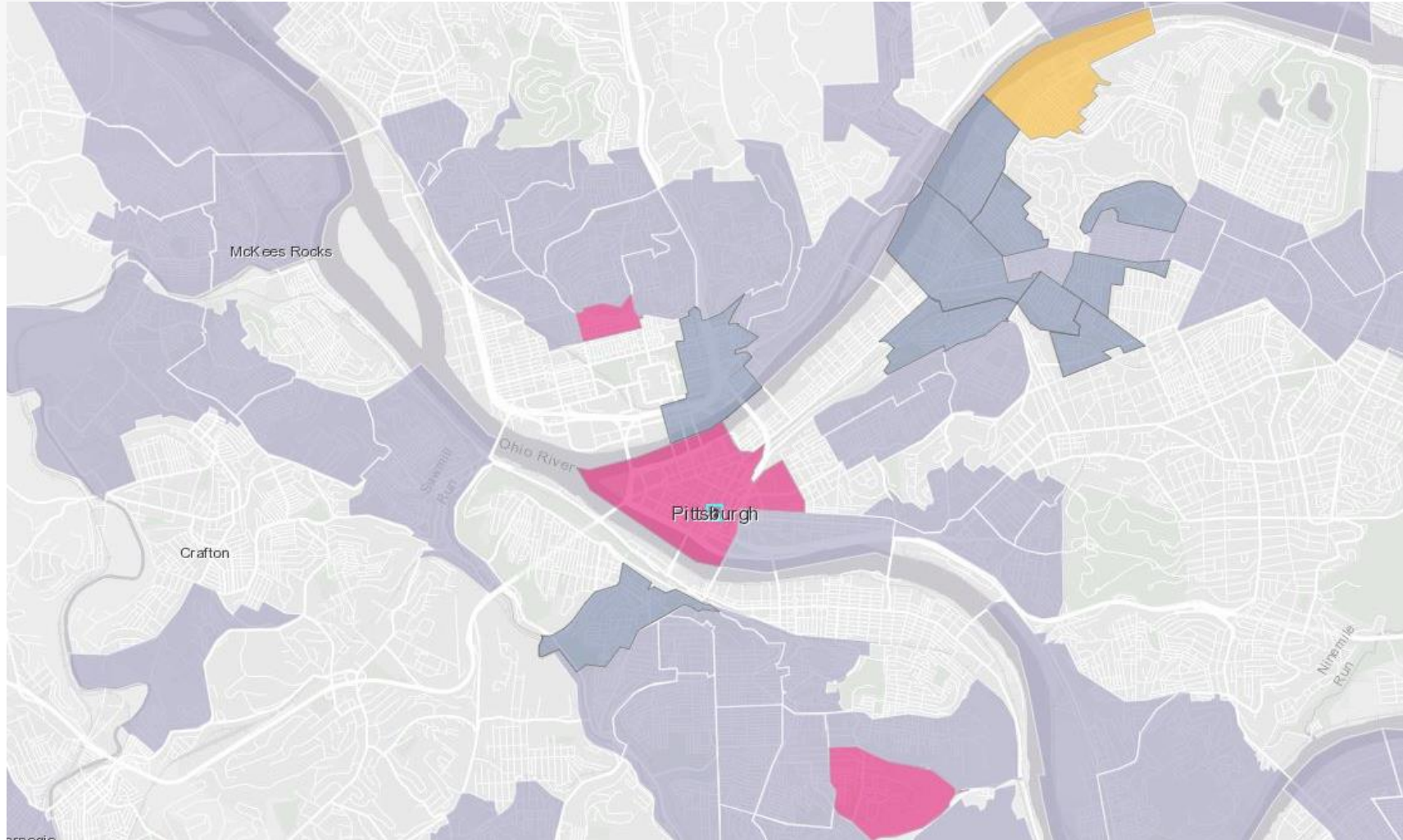
Displacement

- Black Displacement
- Asian Displacement
- Hispanic Displacement
- White Displacement

Gentrification



Eligibility



Legend

Info

Displacement

- Black Displacement
- Asian Displacement
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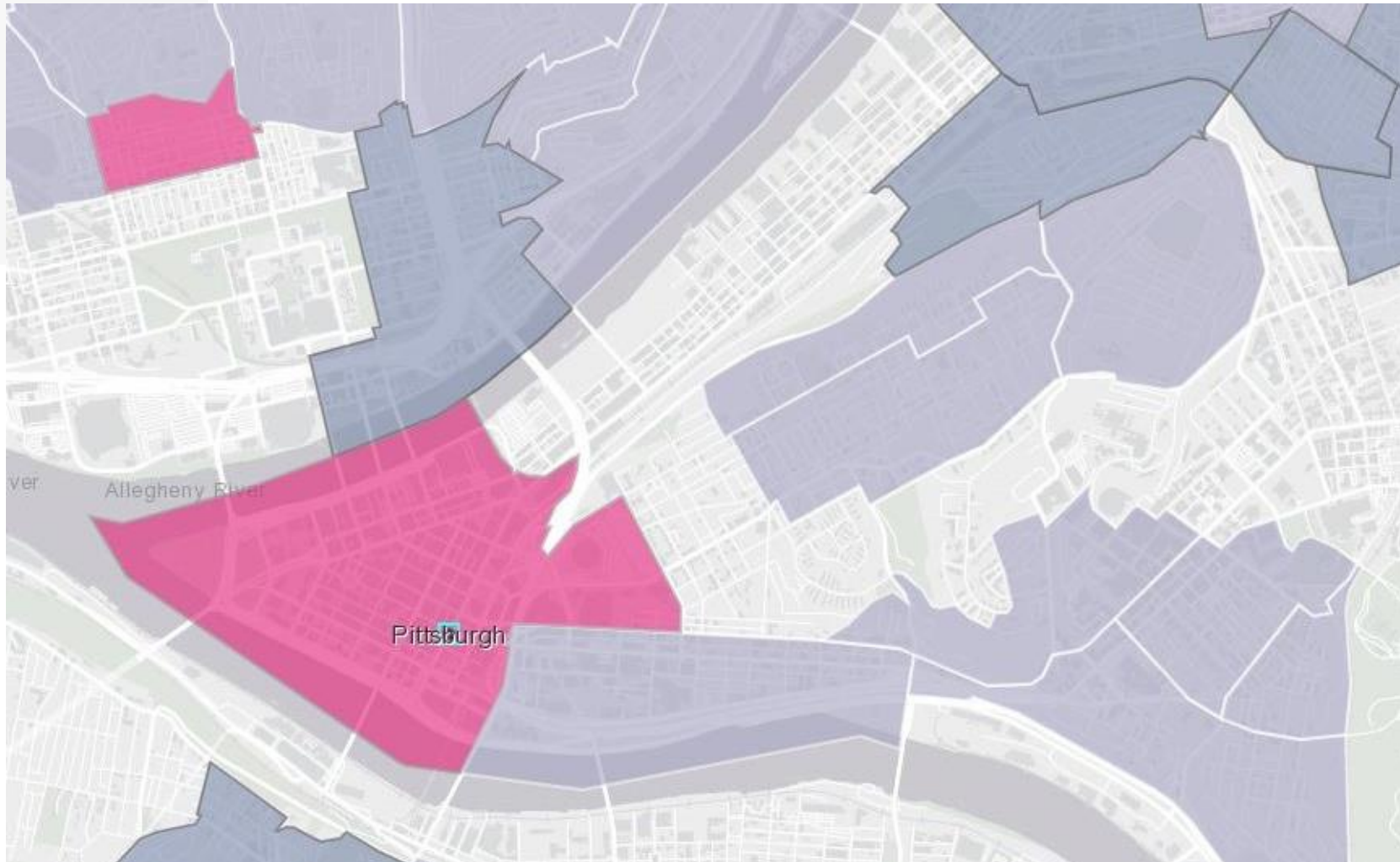
Gentrification



Eligibility



Hill District



- How do we preserve culture if we cannot prevent people or our institutions from being displaced?
- We must protect the “carriers of culture” if we desire to preserve the culture.
- This is a local and national issue!

AFRICAN AMERICAN CULTURAL HERITAGE ACTION FUND

MARCH 28-29, 2019 | NEW YORK CITY



Cultural Preservation Leadership Summit



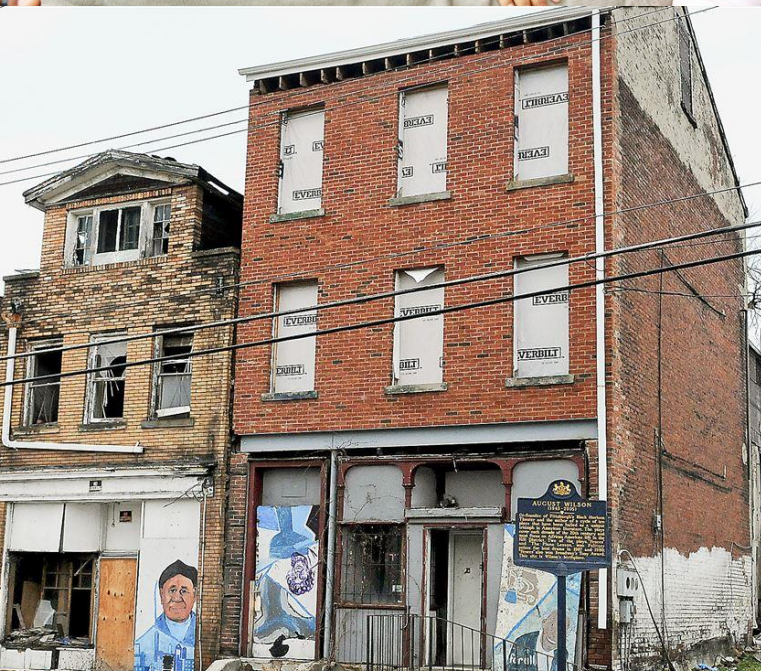
Darren Walker Phyllicia Rashad
ADVISORY COUNCIL CO-CHAIRS

How will we do it?

FOLLOW THE MASTER PLAN



People, Places, Institutions...



Development Principles and Non-Displacement Strategies

- **Address/Right Historical Wrongs**
- **Promote Economic Justice**
- **Reflect Neighborhood Driven Civic Design**
- **Promote a Green and Healthy Environment**
- **Utilize Neighborhood Strengths and Assets**
- **Economic Opportunities**
- **Homeowner Support**
- **Renter Support**
- **Preserve Affordability**
- **Community Ownership and Equity**

Development Principles

Appendix A

DEVELOPMENT PRINCIPLES

The Hill District Planning Forum has adopted the following Development Principles which will serve as a foundation for the Master Plan and guide all land use, project approval and subsidy allocation decisions affecting the Greater Hill District:

1. **Address/Right Historical Wrongs**

- 1.1. The Mellon Arena and the Melody Tent sites sit on the Lower Hill District, thus these sites are part of the Greater Hill District. Going forward, these sites will be referred to as the Lower Hill District.
- 1.2. Any development plan for the Lower Hill District should aim to restore the pre-Arena street grid as part of creating a new mixed use neighborhood that is connected into adjacent Hill District neighborhoods..
- 1.3. Land use and development plans for the Lower Hill will preserve no physical remnant of Civic Arena/Mellon arena and the resulting displacement of 8,000+ Hill Residents and businesses.
- 1.4. New developments in the Lower Hill must include 'right of return' preferences for individuals, families, organizations, and businesses displaced by urban renewal to the greatest extent possible.
- 1.5. New development in the Lower Hill must include space for Hill District businesses (see Non-Displacement Strategies) to the greatest extent possible.
- 1.6. New development in the Lower Hill must include affordable housing (see Non-Displacement Strategies) to the greatest extent possible.

2. **Promote Economic Justice**

- 2.1. All housing developments within the Hill District must minimize the displacement of residents and businesses.
- 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.
- 2.3. All development contracts must require a minimum MBE participation rate of 30% and WBE participation rate of 15%. Compliance with this principle will monitored by a 5 person committee; 3 of the 5 committee members will be Hill District Residents/Stakeholders.
- 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 (see Non-Displacement Strategies).

3. **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 Principles

development/study committees whose products will influence the Greater Hill District.

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

- 3.1. Ground level retail and street activating uses are encouraged as supported by market demand for all new development west of Crawford Street in the Lower Hill.
 - 3.2. All traffic and parking plans must minimize negative impacts on existing and future neighborhood residents.
 - 3.3. Traffic and parking plans must minimize noise and pollution, while also maximizing resident access to parking and the roadways leading to their homes.
 - 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.
4. ***Promote a Green and Healthy Environment***
 - 4.1. All plans for the Hill District must include provisions for green and sustainable development. This includes ample green space, trees, parks and playgrounds, and LEED certified building standards, as outlined in the Hill District Green Print and other plans.
 - 4.2. The design review process for all new proposed projects should seek to preserve the views from the Hill District in all directions (as per Green Print). Development of the Lower Hill must not impair views of Downtown from Crawford Street to the greatest extent possible.
5. ***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

Appendix B

NON-DISPLACEMENT STRATEGIES

To ensure that the Greater Hill District is developed in a way that benefits the existing residents, the Management Committee has adopted the following Non-Displacement Strategies to govern development activities in the Greater Hill District:

Economic Opportunities

First Source Hiring. All developers must meet with a Hill District-based employment center or program to review project based job descriptions and establish realistic, mutually agreed upon hiring goals. Developers must agree to interview pre-qualified Hill District residents before advertising to the public at large and to provide a hiring priority for Hill District residents.

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 consideration must be given to Hill District businesses in fulfilling these requirements.

Homeowner Support

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.

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.

Condemnation-Free Development. Except in the case of a substantial and imminent threat to health or safety, eminent domain may not be used to acquire occupied property for redevelopment.

Renter Support

Build First. Except in the case of a substantial and imminent threat to health or safety, all proposals for the redevelopment of an occupied rental property must minimize the involuntary displacement of residents to the greatest extent feasible, by, for example, building replacement housing first before requiring residents to move, by relocating residents on-site and redeveloping the site in phases, or by master leasing temporary relocation housing (preferably in the Hill) for those who may choose to return to the redeveloped property

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.

Preserving Affordability

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.

Non-Displacement Strategies

One for One Replacement. All plans to redevelop publicly subsidized housing in the Hill District must include, to the greatest extent feasible, a plan to preserve the existing project-based rental subsidy.

Community Ownership/Equity

Priority to Acquire Vacant and Publicly-Owned Property. In disposing of vacant and publicly-owned property, the City and the 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 co-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 it is sold.

Grocery Store Updates

Grocery Store / Dollar Bank

- Dollar Bank and Shop 'n Save are now **CLOSED!**
- Hill CDC has reached out to two technical support agencies that handle grocery store transitions in food dessert neighborhoods
- In discussions with Giant Eagle's Curbside Express to potentially start a food delivery service in the Hill District, which can be a good interim solution for food access.
- In communication with Councilman Lavelle, Rep. Wheatley and URA to help find new grocer.

Hill House RFP Process

How did we get here?

- **August – December 2018** – Growth Fund, Elected Officials, and Hill House negotiating MOU and community engagement process
- **December 2018** – Elected Officials filed a stay to stop the sale of Hill House
- **January 2019** – MOU between Growth Fund, Elected Officials, & Hill House was signed
- Hill House Association started receiving \$125K/month from the Growth Fund
- **January 18th** – URA officially released RFP for Hill House properties

- Responses originally due Wednesday, **February 13th at 2:00 PM**
- Due Diligence Issues – Developers signed and submitted a letter of complaints about not having proper access to Hill House to complete their bids.
- As a result, the RFP Deadline was extended to **February 27th at 2:00 PM**
- Hill House Association was closed from January 21st until 2 weeks ago for reported water issues. Details have not been made available.

- Despite extension, URA ultimately only received 2 bids
 - 1 for One Hope Square
 - 1 for all 4 properties
- Proposals presented to the Development Review Panel (DRP) on **March 19th**
- One proposal received an 80% or higher score at the DRP
- Tonight, you will get a presentation of that proposal
- The community's choice is still in your hands, please score accordingly!



Q&A