

How the Hill District LERTA Happened

As community attention increases around the LERTA fund and how it is managed, it's important to revisit its origins and the purpose it was designed to serve.

Please read below for a detailed look at its history and the ways it is intended to benefit the community.

Over the years, the Hill CDC has not only worked to assure equity and access for all Hill District residents, but the organization has taken significant risks and bold stances to promote equitable policies city-wide.



Hill District, city and Penguins reach agreement; appeal dropped

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In 2015, the Hill Community Development Corporation (Hill CDC) reached a settlement agreement following its historic legal action against the NHL's Pittsburgh Penguins and the City of Pittsburgh regarding an initial proposed development for the Lower Hill District site.

Later, when the City Planning Commission failed to formally adopt the community benefits agreement as part of the Lower Hill's regulatory plan, the Hill CDC independently appealed in Court to protect benefits for the Hill District.

The outcome was historic: the creation of what was then the largest tax increment finance district in Pittsburgh's history (The Lower Hill LERTA), the formation of a Citywide Affordable Housing Taskforce, and a compliance monitor to ensure the implementation of the community benefits agreement known as the "Community Collaboration and Implementation Plan" (CCIP).

The Local Economic Revitalization Tax Assistance (LERTA) program will generate over *\$40 million* in tax revenue for projects and needs in the Middle and Upper Hill Districts. The Greater Hill District Reinvestment Fund Committee decides fund distribution, managed by the Urban Redevelopment Authority.

The Affordable Housing Taskforce led to the creation of Pittsburgh's Housing Opportunity Fund (HOF), which provides \$10 million annually for affordable housing needs and is managed by the Urban Redevelopment Authority (URA).

* (Note: Another \$40 million was supposed to be invested into Lower Hill infrastructure under the same control, however that portion will be retained by the developers due to renegotiations of the Lower Hill Term Sheet.) *

Learn more online at www.hilldistrict.org/lerta. You can watch every LERTA Committee Meeting through the URA's page here: <https://www.ura.org/pages/lower-hill-lerta-greater-hill-district-neighborhood-reinvestment-fund>