

Justin Belton

Manager of PHDC Housing Development

Justin Belton is an affordable housing developer with more than a decade of experience advancing community-driven housing initiatives, with a strong focus on expanding affordable homeownership opportunities. He serves as Manager of Housing Development at the Pittsburgh Housing Development Corporation, a nonprofit affiliate of the Urban Redevelopment Authority of Pittsburgh, where he works to stabilize neighborhoods and create pathways to ownership for low- and moderate-income households.

Justin collaborates with community organizations and neighborhood leaders to rehabilitate and reinvest in existing housing stock, helping residents build long-term stability and wealth through homeownership. His work emphasizes thoughtful rehabilitation, strong partnerships, and long-term neighborhood stability.”

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Experience

Urban Redevelopment Authority of Pittsburgh (URA) - Pittsburgh, PA **Jan 2019 - Present**
Manager of Housing Development
- Leading acquisition and development strategy for up to 56 units of housing across 13 neighborhoods

Project Development Manager
- Advanced development of single-family and mixed-use development in collaboration with community, philanthropic, corporate, and governmental partners

Program Development Specialist
- Oversaw operations of Residential Façade and Homeowner Accessibility grant programs.
- Assisted in advancing predevelopment activities related to single-family housing rehabilitations.

Pittsburgh Community Reinvestment Group (PCRG) - Pittsburgh, PA **Sep 2017 - Present**
Executive Ally – Project Manager
- Developed $25 million capitalization plan for affiliated Community Development Financial Institution
- Engaged with banks and foundations to develop relationships and access capital
- Tracked metrics of success and develop best practices

City of Pittsburgh: Office of Innovation and Performance - Pittsburgh, PA **Sep 2016 - June 2017**
Ally – Project Manager
- Researched and developed an asset management database for all city owned IT assets. Used to determine underserved and overserved departments of city government, decrease ordering time of IT equipment, provide lifespan estimates of equipment, and increase employee efficiency.
- Collaborated with heads of 27 city departments over 70 locations
- Coordinated schedules for members of the Hardware Inventory Team.

Public Allies - Pittsburgh, PA
Team Service Project Member **Oct 2016 – Present**
- Developed Youth Workforce Development Committee to address access to opportunity
- Worked interchanging roles to assist in the creation of a community based event in Homewood
- Engaged with community members and stakeholders to determine assets and room for improvement
- Collaborated with 3 Non-Profit organizations and 1 governmental agency

SUNNYSIDE UP CNRC - Morgantown, WV **March 2016**
Independent Contractor
- Developed a property ownership database of 698 tax parcels located within the Sunnyside TIF District.
- Analysis of this database was able to determine majority parcel owners, majority unit owners, areas of undeveloped or dilapidated properties, percentages of in town vs. out of state ownership, ratio of owner occupied to rental units, and estimated 10 year property value change.

TAILPIPES GOURMET BURGERS – Morgantown, WV **May 2013 to May 2016**
Delivery Manager
- Managed the hiring, scheduling, training, and organization of tasks for 10 employees.
- Designed mapping system for 50 plus apartment and business complexes within the established delivery zone to increase efficiency of delivery runs and act as a training tool.

- Addressed and resolved customer services issues.

WEST VIRGINIA UNIVERSITY: OFFICE OF SUSTAINABILITY (WECAN) – Morgantown, WV Aug 2013 to May 2014
Eco-Rep

- Acted as student ambassador for the Office of Sustainability at WVU.
- Worked within WVU residence halls to 1) increase awareness of the sustainability concepts of people, planet, and prosperity 2) inspire behavioral changes in students that create a culture of sustainability on WVU's campus 3) develop and implement sustainability projects initiated by WVU Facilities and Services.
- Achieved outcomes through a combination of outreach events and activities, public education campaigns, and other office and operational duties as needed.

ABLE LANDSCAPING – Morgantown, WV May 2012 to Aug 2012
Assistant Manager

- Supervised operations of five employees.
- Organized work plans for multiple project sites and ensured that tasks were accomplished safely and efficiently.

SUNNYSIDE UP CNRC - Morgantown, WV Mar 2011 to Dec 2011
Intern

- Created a Business Directory for the neighborhood of Sunnyside including store front photos, maps, contact information, and summaries of 74 community businesses.
- Developed the Sunnyside Green Initiative, a project designed to promote environmental sustainability, energy savings, and cost savings through focusing on energy efficient property renovations and creating a sustainability matching grant.
- Developed a number of other small projects including an alleyway realignment study to increase efficiency of space and access to trash pick-up and a population count within the TIF boundary of Sunnyside to determine trends of growth.

U.S. CENSUS BUREAU – Morgantown, WV **April 2010 to Aug 2010**
NRFU Clerk

- Conducted quality control interviews to support data collection for the 2010 U.S. Census.
- Provided clerical and administrative support.

Education

WEST VIRGINIA UNIVERSITY – Morgantown, WV Graduated 2013
Bachelor of Arts in Geography with focus on Urban and Regional Development
Minors: Landscape Architecture and Communication Studies
Study Abroad - Mulanje, Malawi May 2011 to Jun 2011
Studied the effects of climate change on agriculture, economics, and spatial distribution of communities

Community Leadership

Venture Outdoors - Junior Board Member Jan 2018 – 2021

- Planning Committee and Diversity Committee

Public Allies Sep 2016 – Aug 2018

- 40+ full day professional development and social justice trainings over 3600 hours of service

Mayor of Pittsburgh's Civic Leadership Academy March 2017 - May 2017

- 10 week leadership training focused on operations of 15 city departments and authorities



Bret Miller

Senior Director of Operations and Finance, Hill CDC

Born and raised on a farm in the Pittsburgh Metropolitan Area, and as resident of the City of Pittsburgh since the mid 2000s, Bret brings over a decade of experience in Operations, Finance, Real Estate Development, and Personnel Management to the Hill CDC team. With a Bachelors of Science in Business Administration from the Tepper School at Carnegie Mellon University, Bret is adept at building organizational capacity through the lens of People, Process, and Technology. In his past positions, he has closed multi-million dollar

commercial and residential real estate developments, managed the operations and financials of a Pittsburgh-based real estate brokerage and development firm, and managed a portfolio of corporate benefit plans for some of Pittsburgh's top companies.

As the Senior Director of Operations and Finance, Bret contributes to the Hill CDC's overall mission by designing, implementing, leading and supporting fiscal and operational management systems, procedures, and processes. He is a senior leader in strategic decision-making and day-to-day operations, that is driven by the Hill CDC's mission of revitalization of the Hill District in accordance with the Greater Hill District Masterplan. He oversees all budget and fiscal functions, policies and procedures, as well as human resource functions, IT and systems, procurement, asset, facilities and risk management. Bret is passionate about the Hill CDC's direct efforts for equitable real estate development, affordable housing, and strategies for placekeeping and preserving the African American cultural legacy in the Hill District neighborhood.

Outside of work, Bret enjoys spending time outdoors with his wife, Brittany, their son, Jack and daughter, Robin. An avid recreational athlete, he can also often be found on the tennis court, baseball diamond, ski slope, or golf course in his relentless quest to make it to the big leagues!



Marimba Milliones

President & CEO, Hill CDC

Marimba Milliones is president and CEO of the Hill Community Development Corporation (Hill CDC) in Pittsburgh Pennsylvania's historic Hill District neighborhood. She is a practitioner of and national thought leader in equitable development. Her work is focused on assuring equity in urban-core redevelopment involving low-moderate income residents, communities of color and cities. Milliones advocates for and utilizes intentional planning and development practices that honor people, place, culture and the market. She believes

in win-win models. To this end, Milliones led negotiations of a community benefits agreement with the National Hockey League's Pittsburgh Penguins to assure equitable development for a historic tract of land in the heart of fast-growing Pittsburgh. The establishment of a city-wide affordable housing task force, and the largest tax financing district in the history of the City of Pittsburgh were sealed as a part of the negotiations.

Milliones' policy advocacy over the years has resulted in a more equitable approach to development throughout the City. She has designed processes that assure that marginalized communities can be self-determinative in real estate development including community-level review and approval of projects requiring public subsidy. Her organization has pipelined and is preparing over 400 renters for homeownership; and recently launched a residential and commercial community land trust. Most notable is Milliones' work towards building a Black cultural and commercial neighborhood district anchored by the restoration of the historic New Granada Theater, new office space and storefronts, and 40 units of artist-preference affordable housing. The $55M+ mixed-use development effort will be an iconic example of how culture is a surefire economic development tool.

Milliones has received numerous recognitions and has served on numerous boards including the transition team for Pennsylvania Governor Tom Wolf's Department of Community and Economic Development. A graduate of North Carolina Agricultural and Technical State University with a Bachelor of Science in Education, and a Master of Science from Duquesne University in Multimedia (Interactive) Technology, she is a passionate communicator who utilizes her educational background to deepen conversations and dismantle complex concepts for everyday people, especially Hill District residents. She is a member of Leadership Pittsburgh Class XXXI and LeadNow Pgh II. Milliones is a Gallup Certified Strengths Coach and brings a strengths-based approach to organizational and community development. She has been recognized by the New Pittsburgh Courier, YMCA, Onyx Woman, Talk Magazine and others. In 2015, she was recognized by Pittsburgh Magazine as one of Pittsburgh's 15 Future Powerbrokers. She was recently listed in Pittsburgh Business Times' 2020 List of the Top 20 people to know in Construction in the Pittsburgh Region.

PHDC.