

ZONING TEXT AMENDMENT REPORT

ZONING TEXT AMENDMENT

ZONING: All Base Zoning Districts
PROPOSAL: Council Bill 2021-1913 Affordable Housing Impact Statements
ACTION REQUIRED: A report and recommendation to City Council
DATE: December 7, 2021
SUBMITTED TO: The Planning Commission of the City of Pittsburgh
FROM: The Zoning Administrator

FINDINGS OF FACT

1. Council Bill 2021-1913 was introduced in Council and referred to Planning Commission on September 29, 2021 for the Commission's report and recommendation.
 2. The legislation amends sections Zoning Code Sections 922.10.E.2 (Project Development Plans), 922.11.B.3 (Preliminary Land Development Plans) and 922.11.C.2 (Final Land Development Plans) to require Affordable Housing Impact Statements.
 3. The legislation adds the following language to the Planning Commission review criteria for the application types:

The proposed development must adequately address housing impact of the development on the surrounding community by providing an impact statement or analysis which shall include, but is not limited to, information regarding the types of housing proposed, the targeted market demographics, affordable dwelling units within the development and within the market, and number of dwelling units proposed to be demolished. For proposed developments without a housing component, the applicant shall provide a statement or analysis which shall include, but is not limited to, anticipated housing demand and affordability level of housing needed to serve new demand.
 4. The City Planning Department is currently undertaking a Housing Needs Assessment that is expected to be completed in January 2022.
 5. The legislation provides some general parameters for what might be included in an affordable housing impact statement, but after the Housing Needs Assessment is completed, this could be more focused on what should be included and where geographically it would be most helpful to have this data collected.
 6. After Planning Commission makes a recommendation to City Council, City Council is required to hold a public hearing on the legislation within 120 days and then take action 90 days after that. Prior to the City Council public hearing, 21 day posted notice is required. During this time, the final Housing Needs Assessment will be completed.
 7. The legislation, if enacted as currently drafted, includes the requirement for an Affordable Housing Impact Statement for all Project Development Plans, which includes a number of projects such as exterior renovations downtown and in the public realm districts over \$50,000 that do not have an impact on housing demand or need.
 8. In accordance with Section 922.05.F, the Planning Commission shall review Zoning Code text amendments based on the following criteria:
 - a. The consistency of the proposal with adopted plans and policies of the City;
 - b. The convenience and welfare of the public;
-

ZONING TEXT AMENDMENT REPORT

- c. The intent and purpose of the Zoning Code;
- d. Compatibility of the proposal with the zoning, uses and character of the neighborhood;
- e. The suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- f. The extent to which approval of the proposed zoning map amendment will detrimentally affect nearby property;
- g. The length of time the subject property has remained vacant as zoned;
- h. Impact of the proposed development on community facilities and services; and
- i. The recommendations of staff.

Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The Councilman's Office has provided a Statement of Compliance with this criteria.

MOTION

That the Planning Commission makes a **positive recommendation** to City Council on the Zoning Code Text Amendments with the following condition:

City Council shall work with Department of City Planning Staff to review the final Housing Needs Assessment when completed and incorporate any data or reporting recommendations relative to Affordable Housing Impact Statements.

SUBMITTED BY:

Corey Layman, Zoning Administrator
