

mamalewski@aol.com  
Mon 3/14/2022 3:30 PM

No no and no! In case you did t hear me, NO!

Jessi Sundell Cramer <jessi.tattoo@gmail.com>  
Tue 3/22/2022 2:36 PM

Hello,

I'm writing today because I'm a resident of Bloomfield (254 Gross St 15224) and wanted to offer my comments on the proposed inclusionary zoning overlay to be discussed at the meeting April 5th.

I'm fully in support of inclusionary zoning for Bloomfield and Garfield. Being a mixed-income community with affordable housing adjacent to all of our wonderful business and social amenities is such a big part of what makes Bloomfield a great community to live in. We should do all we can to preserve this area's welcoming, friendly and community-minded spirit and that starts with keeping the area affordable for people of all income levels.

I would even be in support of going farther than the proposed 10% of affordable housing and calling for 15% or 20% affordable units. I see so many big developments sitting only partially filled in Lawrenceville and I don't want that to happen in Bloomfield. Building new housing is an excellent public policy goal, but only if that housing actually benefits the people who are in need of it, instead of just enriching out of town developers looking to make money on luxury condos.

Thanks for considering this important issue and for reading my comments. I look forward to hearing the developments on this issue.

Best,

Jessi Cramer

Bloomfield resident

Nancy Trocchio <ntrocchio724@hotmail.com>  
Wed 3/30/2022 11:11 AM

I am in favor of permanent inclusionary housing in Bloomfield. In fact, I would like it to be available for any project of 10 or more residential units instead of 20.

Nancy Trocchio  
Mathilda Street  
Bloomfield

Cassandra Masters <cassmasters1@gmail.com>  
Mon 4/4/2022 12:31 PM

I'm sending this email as written testimony in support of the Inclusionary Zoning expansion. Below is the entirety of my testimony:

Dear City Council,

My name is Cassandra Masters and I am a renter at 111 Pearl Street in Bloomfield, zip code 15224. I strongly support expanding the Inclusionary Zoning Overlay District to Bloomfield and Polish Hill.

I moved to Bloomfield recently, and it felt like sheer luck that I could find housing that fit my income level and needs. Affordable housing should not be precipitated on luck. The creation of ample affordable housing options requires sustainable policies that ensure people of all income levels can live comfortably, wherever they choose.

Given the rising cost of housing in Bloomfield and low amount of affordable units, the neighborhood is rapidly becoming a place that's welcoming for some, and not all. According to data from the Planning Department's ForgingPGH initiative, 40.85% of Bloomfield renters are cost-burdened by what they pay for housing. This is more than double the City-wide rate of 19.57%. Without effective policies in place, the number of cost-burdened renters in Bloomfield will continue to rise. Inclusionary Zoning has proven successful in Lawrenceville and created 40 affordable units. Let's build upon that success! The expansion of the Inclusionary Zoning Overlay District is a critical step towards creating a neighborhood—and city—that is welcoming for all.

Thank you for your consideration.  
Cassandra Masters  
Pronouns: she/her/hers  
(224) 325-2474

David Weber <[weberdavidp@gmail.com](mailto:weberdavidp@gmail.com)>

Tue 4/5/2022 11:15 AM

Hello,

Attached are written comments on the above-referenced topic. I have signed up to present this testimony during the public hearing later today, but wanted to provide written version for ease of review, for the record, and in the event time limitations prevent me from presenting all of the content.

Thank you.

David Weber  
5144 Friendship Ave. Pittsburgh, PA 15224  
412-616-7516  
[weberdavidp@gmail.com](mailto:weberdavidp@gmail.com)  
April 5, 2022

Pittsburgh City Clerk's Office

Testimony in Support of 2021-1707 Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article I, Section 902.03 Zoning Map, and amending Article III, Overlay Zoning District, Chapter 907: Development Overlay Districts, 907.04.A, to expand the boundaries of the Inclusionary Overlay District

Submitted by David P. Weber, 5144 Friendship Avenue, Pittsburgh, PA 15224. 412-616-7516  
weberdavidp@gmail.com

Good afternoon and thank you for this opportunity to provide testimony regarding the proposed extension of the Inclusionary Zoning Overlay District to Bloomfield and Polish Hill.

My name is David Weber and I live on Friendship Avenue in Bloomfield, within the proposed overlay district, and I STRONGLY SUPPORT fast adoption of the inclusionary zoning provisions.

Furthermore, I urge this council, the administration, as well as all stakeholders to develop and implement inclusionary zoning provisions on a city-wide basis. There are several reasons this overlay and expansion city wide.

First, inclusionary zoning is not a new strategy. In December of 2012, HUD's Office of Policy Development and Research contracted with the Urban Institute to produce a study on Inclusionary Zoning. The study reviewed the effects of inclusionary zoning policies in Montgomery County MD, which began their program in 1977, and Fairfax Virginia, which began in 1992 (after a 1971 policy was struck down by Virginia courts and required a change in state law). While not all inclusionary zoning ordinances have been successful, inclusionary zoning policies have been implemented in hundreds of jurisdictions nationwide.

Second, inclusionary zoning is not a strategy that will significantly change the shortage of affordable housing. That requires other actions, primarily more funding, as well as more fundamental changes to land use policies and restrictions. Rather, inclusionary zoning is a strategy that will improve the equity and fairness of current housing options. Since the mid-1990's we have focused, both nationally and locally, on replacing concentrations of publicly assisted low-income housing (public housing and privately operated project-based rental assistance such as the old Federal American properties in East Liberty) with mixed income housing – encouraging and incentivizing the inclusion of market-rate housing within still largely assisted and affordable housing. Unfortunately, we have not done anything parallel in our private housing market. Research supports the idea that mixed income neighborhoods are thriving neighborhoods, and our policies governing housing development should reflect the value we put on maintaining economic as well as other kinds of diversity in our neighborhoods and our city. Inclusionary zoning represents a policy step, if only a small one, to promote and preserve the mixed-income characteristics of healthy neighborhoods.

Third, we are late to this approach. Much high-density market rate housing has been built and is being built in many city neighborhoods. For example, there was much development in Lawrenceville that pre-dated the inclusionary zoning overlay in that neighborhood, and the overlay does not seem to have had any negative impacts on development there. Meanwhile, new developments in the Strip District and

along Centre Ave. in Oakland, Shadyside, and East Liberty have proceeded without any income mixing. More options for higher-end rents, but nothing for other market segments. And

substantial additional housing development is being planned in these and other neighborhoods. The longer we wait, the less successful we will be.

Fourth, there is no indication that adopting well designed inclusionary zoning provisions hinders development. On the most practical level, if the market is strong enough to support a development of 20 or more units at market rates, then the market is strong enough for 18 of those units to marginally support keeping two of those units affordable. If the market can support 300 units, then it can support 30 of those units at an affordable rate. In a summary of the HUD-sponsored research noted above, HUD's PD&R Edge stated, "For developers, predictability appears to be the most important element of an inclusionary zoning program. They consider clear requirements and consistent administration necessary. Developers who were interviewed stressed the importance of being able to plan, estimate costs, and accurately calculate their profit." Considering this, we should expand the rule city-wide now, and as the market catches up in additional neighborhoods, the playing field will be level across neighborhoods, and predictable for developers.

There is also a growing body of research on the impacts of inclusionary zoning and other zoning practices. In March of 2021, HUD's periodical *Cityscape: A Journal of Policy Development* Volume 23, #1 focused on Regulatory Reform and Affordable Housing. Of the seven papers included in that issue, one focused on Inclusionary Zoning and Housing Market Outcomes, using the past studies and new data for the proliferation of inclusionary policies in jurisdictions in the Baltimore-Washington area. A technical study with only tentative conclusions showing modest impacts on housing pricing and affordable unit production that require more study, to this reader the most inciteful and relevant observation was the following: "The effects of IZ programs across the country are likely highly dependent on local housing market conditions and program design." What we do here needs to be measured here. I would also argue that the goals are not limited to production of affordable units, but the creation and preservation of mixed-income neighborhoods.

There is one additional reason to approve this overlay, and to extend the inclusionary zoning requirements to the whole city, and even the region. Under the Fair Housing Act, recipients of HUD funding, which includes the award of CDBG and HOME dollars to entitlement jurisdictions such as the City of Pittsburgh and Allegheny County (as well as funding for public housing authorities for public housing and housing choice vouchers) have an obligation to Affirmatively Further Fair Housing, also known as AFFH. This is not just a requirement to prevent discrimination, but rather it is a requirement that recognizes that the current housing system is NOT fair and requires grantees receiving and administering HUD funds to take affirmative steps to improve the fairness of the local housing systems. Inclusionary zoning is such an affirmative step.

This obligation to affirmatively further fair housing has never been effectively enforced. The Obama administration's ambitious AFFH rule was reversed by the Trump administration before it was really implemented. The Biden administration is currently working on an improved AFFH rule. HUD's Strategic Plan for 2022-2026, recently released, identifies Advancing Housing Justice as Strategic Objective #1.A. It states, in part: "HUD is working to fortify fair housing rights by implementing guidance and new rules that will increase protections under the Fair

Housing Act. In particular, the Department is working toward the successful rollout of an improved Affirmatively Furthering Fair Housing (AFFH) rule.

HUD anticipates issuing a proposed rule that will help recipients of HUD funding to take meaningful actions to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to equal opportunity . . . . Subject to finalization of those rulemakings, the Department anticipates having a focus on providing technical assistance for Federal agencies and grantees to meet their obligations at all levels.”

Considering this language, and information provided in various HUD webinars and listening sessions on these and related topics, it is clear HUD recognizes that local jurisdictions govern many housing-related issues, and thus will be looking to see that local discussions are taking place to identify disparities, develop policy solutions, and implement specific initiatives. It is possible that jurisdictions which do not take such actions may face reductions or withholding of some or all of those federal housing funds. Considering this, adopting Inclusionary Zoning, especially city wide, while continuing to discuss and develop other local reforms, will demonstrate that Pittsburgh is taking at least some meaningful action to Affirmatively Further Fair Housing.

One last comment: as we implement inclusionary zoning, we should NOT permit the inclusion of contractually assisted units such as project-based vouchers as meeting the inclusionary requirement. The point of inclusionary zoning is to establish a level playing field that requires all market rate developers to finance their development in ways that allow them to meet certain fair and affordable housing goals. Committing subsidies for affordable units in such developments essentially pays that developer to provide the units, which undermines the goals of the inclusionary zoning ordinance. Such subsidies are not available to all developers, creating an unfair development marketplace. Instead, any project-based vouchers included in a development should be IN ADDITION to the minimal 10% requirements of the proposed ordinance. To the extent the policy and implementation will consider vouchers at all, commitments from owners to accept vouchers for units that are not part of the inclusionary requirement and are considered market rate, but are within the payment standards of the voucher program, would be an additional step to create more fairness, inclusion, and mixed income neighborhoods in our city’s housing markets.

Thank you for your consideration.

David P. Weber  
5144 Friendship Avenue  
Pittsburgh, PA 15224 weberdavidp@gmail.com  
412-616-7516

Robert Helwig <robertphelwig@gmail.com>  
Tue 4/5/2022 11:31 AM

Dear City Council Standing Committee on LU&ED –

Thank you for reviewing my comments and for attempting to address the city's affordable housing shortage. My name is Robert Helwig, and I have lived and rented in Polish Hill since 2015. I found community in my neighborhood. Furthermore, its proximity to the East Busway is essential for my commute for work to the eastern suburbs and back into the city to attend school in the evenings. Like other Polish Hill residents, I worry about increased rents and cost of living generally. There is at least one reputable contingent in my neighborhood, the Polish Hill Civic Association, advocating for this inclusionary zoning ordinance and I share its support of comprehensive affordable housing policies throughout the City of Pittsburgh.

Our city adopted its Zoning Code to "[r]ecognize and preserve the uniqueness of Pittsburgh, including its natural and human-made environment" and "[m]aintain and strengthen the City's neighborhoods." Accordingly, amendments thereto should embody these policies. Implicit in these guiding principles is the understanding that many of our neighborhoods are distinctive and, therefore, Pittsburgh's zoning should account for nuance embodied by each. This legislation fails to advance these principles. Moreover, the 20-unit threshold for securing affordable units fails to acknowledge Polish Hill's existing housing stock and the topographical disposition that necessarily affects future housing development. The proposed ordinance demonstrates insufficient understanding of and/or apathy to its "natural and human-made environment." Polish Hill requires a neighborhood-specific inclusionary zoning overlay district that accommodates its distinct needs.

While this ordinance is inadequate with respect to my neighborhood, I support its passage as it more appropriately addresses the existing housing stock and potential for future housing development for Bloomfield. Thank you.

Smith, Jackie <jgsmith@pitt.edu>  
Tue 4/5/2022 11:30 AM  
Dear City Council leaders,

Dear City Council leaders,

I'm writing to provide some supplemental information to my remarks I plan to share at the public hearing today.

First is the link to the report I helped produce with colleagues that examines the causes and impacts of Pittsburgh's emphasis on privatization as a solution to addressing the city's housing needs. We find alarming trends and point to alternatives to how the city has addressed housing concerns.

Pittsburgh's Affordable Housing Crisis: Is Privatization the Solution? Report available at:  
[https://www.ucsur.pitt.edu/center\\_reports.php](https://www.ucsur.pitt.edu/center_reports.php)

In that report we reference the research by former UN Special Rapporteur on the Human Right to Housing, Leilani Farha, who happens to be visiting Pittsburgh this week. Our team at Pitt and

the Commission on Human Relations has arranged for Ms. Farha to meet with City leaders tomorrow, April 6th, and if you would like to arrange a time to talk with her while she is here, please get in touch with me or with Jessica Rohe-Cook or Jam Hammond to arrange for that.

Here is the schedule of events we've arranged, and recordings of public lectures will be provided on that website: <https://www.ucis.pitt.edu/global/hj-heinz-foundation-visiting-fellow-leilani-farha>

Many thanks for your attention to this critically important issue.

Sincerely,

Jackie Smith, Professor of Sociology  
University of Pittsburgh  
Fulbright Canada Research Chair in Globalization and Cultural Studies McMaster University  
Institute on Globalization and the Human Condition (Winter/Spring 2022)  
Co-organizer, Pittsburgh Human Rights City Alliance

Pallasch, Cian <CPallasch@pahouse.net>  
Tue 4/5/2022 1:40 PM  
Good Afternoon,

Good Afternoon,

I will be delivering testimony via the cablecast at the current Public Hearing on inclusionary zoning. I wanted to send also a digital text copy of my remarks in case that is easier for your records and in case I go over 3 minutes and get cut off or need to abbreviate the testimony.

Best Wishes,

Cian

Cían Pallasch | Constituent Services Advisor

State Representative Sara Innamorato | District 21  
5154 Butler St. | Pittsburgh PA 15201  
Phone: 412.781.2750 | Fax: 412.781.2892

Good Morning Councilwoman Gross and Members of Pittsburgh City Council,

My name is Cian Pallasch. I am a resident of Greenfield. I also work at Representative Innamorato's office and provide direct constituent services to our neighbors across the 21st House District. The current district includes Bloomfield, the new lines for D21 will

include parts of Bloomfield and Polish Hill. Today I am speaking on behalf of the Representative and our office's support of the Inclusionary Zoning expansion.

First, I would like to thank Councilwoman Gross for drafting the bill, as well as the community groups for providing input into the legislation. Your stories humanize policy.

As a resident of Lawrenceville, the Representative spoke in favor of the Inclusionary Housing Interim Planning Overlay District in Lawrenceville in 2019. Since then, we have seen Inclusionary Zoning create 40 much-needed new affordable units in the community.

We need to expand upon that success.

As you know, the affordable housing shortage in Pittsburgh is taking the greatest toll on working families and seniors on fixed incomes. According to a January 2022 report from realtor.com, Pittsburgh rents across the city shot up 18.6% year over year, more than double overall inflation.<sup>1</sup>

Many of the new developments in our neighborhoods produce homes for the well-off, leaving few housing options for working families. As a result, workers are forced to live far from their jobs and community, increasing personal transportation costs. For our seniors on fixed incomes, they face the impossible decisions to choose between healthy foods and medicine or leaving the place they've called home for their entire lives.

Our office and other legislative offices address these disparities daily while preparing property tax and rent rebates for our low-income seniors, or helping displaced residents find new housing far from their jobs, transit options, and long-standing communities.

For decades, local inclusionary housing programs have proven to be one of the most effective tools for producing new homes affordable to working families and creating strong, diverse neighborhoods with a range of housing choices. Nearly 800 other cities have adopted inclusionary housing policies since the 1970s as a complement to other local, state, and federal strategies to address an affordable housing shortage.

With the imminent development of the former ShurSave site likely to reshape the Bloomfield neighborhood, we need this policy intervention now so we can have a more balanced approach to development that ensures people of all incomes can call Bloomfield home.

The housing crisis is a deeply complex, intersectional problems that demand complex, intersectional solutions at all levels of government: this fight will take a full toolbox of polices and allies in every community. Our office will continue to be partners in the Pennsylvania State House that prioritize development tools and resources to address the housing needs of working-class Pittsburghers throughout our region.

Thank you for listening to my testimony and thank you for considering this expansion.



Respectfully,

Cian Pallasch  
810 Greenfield Ave  
Pittsburgh, PA 15217  
Constituent Services Advisor  
Office of State Representative Innamorato  
5154 Butler Street  
Pittsburgh, PA 15201