

Table (5)

2 WE KNOW "RENT CONTROL" PROGRAMS

ALREADY WORK IN MAJOR METROPOLITAN CITIES, & PORTLAND AND NEW YORK CITY.

1 HOW CAN WE GET AHEAD OF THE CURVE IN PITTSBURGH TO INSTITUTE ~~AND~~ ^A RENT CONTROL PROGRAM AS PART OF OUR CITY LEGISLATION?

* A look at the classified ads in rent-controlled cities reveals that ^x

~~△ Inflation~~

2nd ~~△~~ The website for a central location about homeownership

back up point

Rent control is part of system of rent regulation, administered by a court or a public authority which limits the changes that can be made in the \$ of re

- Price ceiling

- 2) ~~_____~~ - long term affordability more than 5 years, concrete language - of how to invest
~~_____~~, pushed out of affordability when income has slight income increase.
~~_____~~: Have concrete numbers for how many new units,

3) Rehab of vacant housing stock, infill development

- Social investment in families in need of affordable housing - training, education, educate on homeownership, Educate those in public housing.
- Clear outreach about affordable housing opportunities, flexible scheduling.
- Inclusionary Zoning for deep affordability
- Financial literacy education - flexible scheduling, educate people on how to keep their homes - educate on predatory programs
- "Maximize the impact of resources by ensuring lasting affordability" - Not let tax credits expired 15-30 years.
- Affordable housing should be designed as a stepping stone - need supportive services
- If a developer does not have good social

4

Service program + permanent affordable contract can't use public dollars.

- housing finance workshops - mortgages for NOWN - collecting all existing resources + doing community outreach
- Monitoring that these things are actually happening + report out,
- Community Land Trust; as an option of a tool - everyone can own a home affordably
- + also not make a profit off the house

Questions: Make resources more accessible how do they work on getting that to the community + ~~strong~~ as Supportive Services are required by Affordable Housing developer - have a local support system

- Diversity of Task forces / racially + orgs
- What's the point of us coming out / what are you going to do w/ this input?

1) ~~_____~~ - Oakland/Hill: Rise in student home ownership, predatory home buying for those student housing. High crime. Doubling cost of single family housing.

~~_____~~ - LC: Rapid increase of housing cost in 15 years. Managing scope.

~~_____~~: Hill: Fast changes, huge rise, location of big growth of Oakland, downtown, Hill.

~~_____~~: Rental housing going up a lot since 2007 - benefits from market rate affordable purchasers/flippers

~~_____~~: Hill: Speculator investors (mostly Asian), ramped increases, foreign investors (mostly Asian), ramped demolition. Employee of Hill: ~~_____~~ long time residents feel like an outsider/not in their home/neighborhood

Follow Up Questions: Door knocking to buy homes as is & then flip their homes or eliminate affordability.

~~_____~~ programs to protect: deferred loans to assist w/ home repairs. So they don't own their homes and mortgages - have kids inherit their homes any more. Can't understand it. - Is there a way to assist seniors w/ that

~~_____~~ AS a homeowner can benefit from housing value increase but don't like the neighbor hood changing.

(2) ~~_____~~: Students coming in, loss of longtime residents - students are transients - lose families have kids around to play w/ kids -

- ~~_____~~, Arsenal 25% mobility rate - shifting between schools - family permanence

- ~~_____~~: Policy to address the problems - requires the market to respond in creative ways/financing. Get solid policies that have developers answer to community

- ~~_____~~: history of tenant advocacy public housing to opportunity for residents to directly speak to developers, we know what the issues are so had do we get the solutions to developers,

2) ~~_____~~: ambiguous language - don't like protect cultural legacy of neighborhood specifically Black resident displacement - exasperation of it - racial component

~~_____~~: Behind on conversation - so much displacement already happen, closing down schools or bussing students - don't believe 30% is enough, for affordable housing,

Policies; ~~_____~~: Community outreach & integration of housing resources - homeownership classes



Why does the AHTF lack racial diversity?
And ~~dis~~representation from community
based organization doing this work in
communities?

Questions

Does mixed income housing developments include affordable housing?

^a ~~the~~ community process During revitalization efforts, how ~~does one include~~ can homeowners who already living in these neighborhoods be included in the efforts and helped in a variety ways so that they can stay.

Rent Control?

Pittsburgh Human Rights City
Accessible Affordable Housing

East Liberty

tax credit only 30 years

Lower Hill - only 10 years affordable

Prophets - might extend tax credits - our world become market

Oak Hill - 30 year

"delays the inevitable" what can we do about it

what can we do w/ rent control - pros + cons

transition old housing to new units - displacement
once people leave they might not come back

Walking Community

interest in lower hill - 12,000 res units - what % start at 20%

first 200 units - what % affordable for low wage

create a neighborhood with all amenities for all uses

* mixed income

different sizes - studio - number of bedrooms

mix of housing types - ranch type

build for all abilities

age in place

what about people making more but spending more

maybe not only income based

need measurable goals

more safety net policies
stitch together - fill gaps
reverse incentive

22,000 affordable
shortage
10,000 new needed

preserve + care for existing housing
invest in vacant homes + owned old home

open access to programs + renew
accessible

more single bedroom units

new development should all have affordable units
near transit + public \$

lottery for affordable housing - mixed income

affordable needs to include transportation

no eviction - need 18 mo notice

income - not only determinant

what does it take to establish rent control
steps

Our table ^{has} noted that defining affordability based on income ignores burdens such as ^{written fees} health care and student debt, ~~that can~~ ^{therefore} ~~so forth~~ people earning over a certain amount ~~but~~ can still need housing assistance. How can Pittsburgh define affordability and implement programs such as rent control to meet the needs of everyone who needs housing assistance?

~~Will the City meet~~

How will the City address the requirements of the Fair Housing Act to ~~address~~ ^{affirmatively further fair housing} help repair the damages of racist housing ^{and employment} policies of the past ~~and~~ and prevent the displacement of ^{low-income} black residents?

In light of ~~many~~ ^{decades} of racist ~~and~~ ^{housing employment and} ~~employment and~~ ^{help repair the damage} housing laws and policies, how will the City address the requirements of the Fair Housing Act to affirmatively further fair housing ~~task~~ and prevent displacement of low-income black residents from ~~de~~ their long-time neighborhoods and most critical needs for food, ~~and~~ ^{jobs} transit, ^{and} health care

In light of

Notes from Affordable Housing Task Force

Deborah Pittrell-Parker: "This process is controlled". New housing is being built that's not affordable. Low income tax credit cost goes up every year. I never hear anyone talk about rent controls. Why isn't there rent control. I want to see rent control presented to elected officials, policy makers. I've lived here all my life. I love it. I value others... but don't displace us. I don't want to lose my sense of community. Everything used to be connected.

~~inca~~ "We don't hear about buildings going up until it's too late to do something about it... I live in Oakland and rents going up so fast. I've been here for 40 years."

Community Benefit Agreements not respected

Once tax credits are gone, landlords
Affordability period: for both renting and owning. Affordability for who?

Instead of any national norm, should be based on community income and city Area Median Income.
Tax credit Lossing.
Development housing, once you're in housing, rent is based on bedroom size and AMI

Rent to own
Rehabilitation of existing structure
Who would do rehab

When you make your ~~recommendations~~ ^{present} to City Council will you recommend that "affordability" be redefined to meet the needs of Pittsburgh residents, based on

~~#~~ Pittsburghs

#3 Affordability

~~#~~ 4

Will ^{the City} you help repair the damages of racist housing policies of the past by redefining affordability according to ~~the~~ Pittsburgh's Area Median Income, more reflective of ^{lower income} black residents ~~in~~ ^{comes} in our city to prevent ^{their} displacement?

Will you help repair the damages of racist housing policies of ~~the~~ past by redefining affordability according to the income

When you make your policy recommendations will you as

~~Will you read~~

AHTF #5 - PANEUSTI QUESTIONS

1. WHERE CAN INFO BE ACCESSED REGARDING HOME OWNERSHIP?
2. WILL THERE BE A HOUSING TRUST FUND?
↳ STUDY INCOME TARGET
3. WHY AREN'T THERE RESIDENTS ON THE AHTF?
4. HOW CAN THE CITY APPROACH RENT CONTROL?
5. HOW IS AFFORDABLE ACCOUNTING FOR PEOPLE W/O DISPOSIBLE INCOME?
↳ PEOPLE WHO EARN \$40K BUT CAN'T AFFORD \$1,000 RENTS
6. HOW CAN EXISTING RESIDENTS STAY DURING REVITALIZATION OF NEIGHBORHOODS?
7. SENIOR HOUSING, GAP FINANCING FOR PROJECT - What additional sources available?
How are recommendations being tailored to neighborhood?
WHAT MODELS ARE BEING LOOKED AT?
8. WHY AREN'T GRASS ROOT GROUPS ON THE TASK FORCE? HOW DOES IT BECOME EASIER TO REHAB HOUSES + ACCESS FUNDS FOR REHAB?
9. QUALITY OF LIFE ISSUES ADDRESSED IN AFFORDABLE HOUSING?
HOW IS AFFORDABILITY DEFINED?

"PRICKING THE CONSCIOUSNESS"
?

11#3

Will there be any policies on rent control
and the "affordability factor" for housing in Pgh.

Affordable Housing Task Force

what about Pittsburgh brought all this to us?
Notes 4/5/16

Hill House Association

1) What changes & challenges have you experienced in your neighborhood related to housing?

Community is being deconstructed
NO one talks about rent control
no people that know about housing
poor people aren't on anyone's agenda
individual owners used to be part of the neighborhood
sense of community is lost

Utility bills are up & out
Investors are renting houses to students who will pay higher rates & investors don't keep up property + students clog up neighborhood
with cars
* good people getting priced out *
houses going up & no affordable housing to find
rent keeps going up & incomes aren't going up
Affordable housing is affordable for whom
black people don't make 40K
Students are taking over white people moved out and now they are moving back
policies need to have real teeth
paying 50% of income for housing
plans are not being
people from task force should be moderators
what happened to E Lib
all the people got priced out
planning is being ignored
don't have outside moderators
individual landlords no longer exist
better planning to prevent displacement

2) How well do you think that the housing goals put forward this evening will address the housing needs of the City?

Goals are way too broad; need specifics
long term practices displaced black residents

policies caused racial disparity
guarantee housing affordable based on avg income of each neighborhood
Crawford Square is not affordable
Norms should exist based off individuals community based on income to get into housing but your rent is based on bedroom sizing and % of AMI

community land trust vs 30 year for housing
Can't afford \$200-\$300k have built in Hill District or \$1k or \$2k rent
area medium income should not include such a large area - calc isn't fair
will city council do something? mayor?
rental properties are being owned by people outside of Pgh
individual landlords helped keep rent under control
housing makes profits for large corps

Changes
* Housing policies that address the mistakes of the past * follow HUD guidelines
* Black Grants aren't being spent according to law

* Creation & maintenance of truly affordable housing for Pgh residents (be specific in your definition)
* rent control housing is a must * define affordable

3) What types of housing policy & program opportunities do you think will be most helpful for the City in the coming year?
don't see affordable housing
what is the protocol of affordable housing
how is flat rent determined?

balanced mix of owners & renters
mandatory rental inclusion have 30% of Pgh income
being forced to move away from public transit
implement a rent to own
more home rehabs of existing homes depending on whomever comes in
study on the age of property owners who have homes that need rehabed
what is the high rise situation
Help the seniors more
stop making % - used \$ instead
give actual figures in the brochures

Questions for the Deliberative Community Forum

Deliberative Community Forums seek to "engage difference as a resource." They are an opportunity to learn about and to learn from the lived experience and practical wisdom of people from diverse backgrounds. At this stage, The Affordable Housing Task Force is seeking input from residents about priorities and opportunities for the current and projected future landscape of housing affordability in the City of Pittsburgh.

During the Deliberative Community Forum you will have the chance to discuss the following questions with other residents in small groups

- What changes and challenges have you experienced in your neighborhood/the city related to housing?
- How well do you think that the housing priorities and values put forward this evening by the Affordable Housing Task Force will address the housing needs of the City and the housing needs of you and your neighbors? What other housing priorities might you add to the list?
- What types of housing initiatives and programs do you think will be most helpful for the City in the coming year? What specific housing needs would you and your neighbors like the City to address in the coming year?

Notes

- North Side (Calif - Kirkbride) model where residents are supported in efforts to be homeowners
- Need to provide support to homeowners in areas being revitalized so that they can remain in the neighborhood and not be forced to sell & move.
- Development of a community land trust, community involvement and plan
- Contracts with development that mandated certain % of units affordable esp when monies for development come from govt monies

- INDEXING/BENCHMARKING FOR NEIGHBORHOODS
- HOW DO YOU INCENTIVIZE PRODUCTION OF AFFORDABLE HOUSING?
- CREATE A MECHANISM FOR WARNING

Workforce HOUSING → FOR PEOPLE MAKING TOO MUCH
 COMMUNITY BENEFITS AGREEMENT - HOW DOES THAT BUILT IN?

- PITTSBURGH IS NOT READY TO B.I.G TYPE DEVELOPMENT
- WHAT TYPE OF RESEARCH IS BEING DONE BY THE TASK FORCE?
- FOR MAKING TOO MUCH FOR SECTION 8, WHAT HOUSING IS AVAILABLE?

◦ THE SEQUENCE OF HOUSING OVER TIME [AGE + HOUSING]
 ↳ OTHER LAYERS IN ADDITION TO PROJECT-BASED + SECTION 8

◦ WHAT FUNDING IS AVAILABLE TO HELP SENIORS?
 ↳ REPAIR > COST INCREASE
 ↳ TAX

◦ CITY WIDE PUBLIC SAFETY MEETING

Q: HOW IS AFFORDABILITY DEFINED + IS IT REALISTIC?

HOW DO YOU ADDRESS QUALITY OF LIFE?

"AUTHENTICITY" OF NEIGHBORHOODS PRESERVE
 DIGITAL ACCESSIBILITY TO INFORMATION REGARDING HOUSING
 ACKNOWLEDGE LOSS OF COMMUNITY FABRIC

TABLE 10

- CHANGES -
- STUDENTS, NEAR OAK HILL - UNIVERSITY INADEQUATELY HOUSED STUDENTS IN THE NEIGHBORHOOD. SINGLE FAMILY HOUSING CONVERTED TO MULTI-FAMILY, TOO MUCH PARKING
 - AGING IN PLACE - SENIORS LIVING ON THEIR OWN
 - MAINTAINING AFFORDABILITY
 - HOW DO YOU GET PEOPLE TO STAY? (BY AN INCENTIVES)
 ↳ HOUSING REHABILITATION
 - WHAT ARE THE OPTIONS FOR PEOPLE WHO MAKE TOO MUCH AND TOO LITTLE?
 - AT WHAT AGE IS IT TOO OLD FOR PEOPLE TO LIVE TOGETHER
 - HOW IS AFFORDABILITY CALCULATED?
 - QUALITY OF LIFE - HOW IS IT CALCULATED/ACCOUNTED FOR?
 ↳ EXAMPLES OF PEOPLE FORAGING FOR CASH TO LIVE ON
 ↳ SINCE OF DESPERATION IN THE HILL
 - HOW DO YOU HOLD PROPERTY MANAGEMENT COMPANY'S ACCOUNTABLE?
 - NORTHSIDE - FABRICS OF NEIGHBORHOODS ARE CHANGING DRASTICALLY
 - PUBLIC SPACE/GARDENS BE USED AS CATALYST TO SPUR HOW CAN POSITIVE DEVELOPMENT IN THE NEIGHBORHOOD
 - STUDENT LOANS
 - YOUNG → OLD > HOW DO YOU FIND HOUSING FOR EVERYONE?
 ↳ IN-BETWEEN
 - YOUNG SAD + BLUE
 - NEIGHBORHOOD "ARTERIES" (COMMERCIAL DISTRICT HYBRID COMMUNITIES - WORKING HOUSING STABILIZATION - HOW DO THE NEIGHBORHOODS FUNCTION?
 ↳ WHICH NEIGHBORS DO YOU STABILIZE FIRST
 ↳ HOW DO YOU CREATE MORE DENSITY IN NEIGHBORHOODS?
 - WHAT IS THE AFFORDABLE DEFINITION FOR PITTSBURGH?

- ~~owner-occupied~~ housing stabilization and revitalization
- this is the work of Rebuilding Together organization
has focus on seniors, but helps others as well
- is income based - could be a program/initiative scaled larger
- ↳ this is a program suggestion for example of housing
- need policy around developers coming in and moving people out, those that get federal funding
- Area - "slum landlord" ... need protection for tenants

Question 1

- Taxes are a big concern
woman owns house in Hill District - prices going up all around her
* all of this big concern for seniors!
- B/C of all the development - taxes are going up
it takes a lot of paperwork - how do seniors manage it?
- one woman has trouble w/ groundloss in her backyard
can only obtain a case from the city but it's not helping
- Assessments - for two purposes - pricing people out
- looking at this as a social problem - this housing issue
is along race line
- How is the city going to communicate efforts to those
* who are not connected to ~~internet~~ ^{internet or working} long hours, or
seniors who don't have access?
communication effort
- Is city addressing racial disparity
- Crawford - is mixed income, ~~diverse~~ ^{diverse} neighborhood but w/ less African Americans -
Kobler
- new development by Civic Arena. 30% was supposed to
* be affordable but was it reduced?
is there inclusionary mandates for developers?

Question 2

~~Goal I~~ Goal I - on stabilizing communities -
group is wondering where work is being done on
~~stabilized~~ stabilizing.

- feels like a new focus which is positive
don't need to start all over
- downtown feels like the city is accommodating
affluent newcomers... a retail disparity has
occurred
- * - lack of retail in Hill District
- stability of this neighborhood feels nonexistent
- same is happening in Garfield

* rent stabilization - is that included in the
Policy recommendations of the Task Force?

transportation also becomes an issue when people
are pushed out

~~Q~~

① where do we
Access to information, for
all incomes, for programs
& assistance for seniors &
homeowners ~~United Way~~
United Way

② Our table discussel

Q2

- THEY ALREADY HAVE THEIR MINDS MADE UP.
- WHY IS THERE A HOTEL IN MY NEIGHBORHOOD THAT I CAN'T AFFORD?

DUSTIN
GIBSON
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Q3

- IT'S REALLY TECHNICAL...
- + WE NEED LOTS OF TOOLS IN TOOLBOX.
GETTING PEOPLE READY TO BECOME HOMEOWNERS
- + THE PLAN HAS TO BE JUST AS QUICK/AGGRESSIVE AS DEVELOPERS.
- + HAS TO
- + WE NEED TO HAVE DAMAGE CONTROL AS WELL

HOW TO GIVE PEOPLE HOPE OR
EXPLAIN TO THEM THAT THEIR
OPINIONS MATTER? WHEN

WHAT CAN AN AVERAGE PERSON

DO WHEN LOTS OF THESE ~~ARE~~
CHANGES ARE ALREADY IN PLACE?

WHAT IS GOING TO HAPPEN TO
LOW INCOME PEOPLE?

Table 9

- Is the Task Force ready to put the findings into actionable projects?
- What gap funding can be provided to developments and how do we get banks to support more affordable housing.

notes from Kristin

AFFORDABLE HOUSING 3/29

Q1 • Penn Plaza - resident - eviction - 66 yo
20-30 years of dislocation
this is first year it is being discussed
since 1990 - no one has said anything
adults + children suffer
new people - walnut - are not sitting down
w/ residents

what are they going to replace it with?

former • Hill 6 - hill - no one listening
Lib highrises resident
concerns are not new but voices fall on
deaf ears

★ "we as poor people are always in a
reaction mode"

★ City officials know many programs but
residents still don't

If we don't want to have a ~~to~~ sincere convo
about race, the census doesn't change
testified ~~at~~ at many events / walks /
but no one listens.

"But this is good"

we have lost 30K units of housing.

- daughter has a master + cant live in E-Lib.

not a neigh anymore - corporate
not child-oriented, built for singles
↳ seen as a loss of neigh value

↳ don't know neighbors
google bringing ppl in from out of state
↳ use ppl from city for rebuilding
↳ " " " "

- Bedford Manor -

moved to Homestead - priced out
effects communities of color more

- when bldgs are torn down they
don't build enough to replace

- builders getting tax breaks / funding
but don't consider ppl who held
this city together

★ - new ppl in city do not know hard
times so they vote in a way
that doesn't consider poor ppl

- needs to be preventative measures
\$ that comes in from the feds goes to stadiums, roads, etc. → should go to housing

Q2 GOALS

needs assessment - ~~we~~ we have been assessed to death

- ↳ we already know
- ↳ waste of tax \$ → city just wants to hire friends
- ↳ do it in house

Community Assessment - ppl on boards ~~arent~~ have no housing instability

~~we~~ AFFH doesn't exist in PGH
↳ ppl have to go out
↳

- Girl moved to Penn Hills → can't get anywhere on transit ^{due to moving}

★ We have to change style of living/job b/c of transit → decar

"all the city has to do..."

— Stabilize Houses → ~~sees~~ ^{sees} friends have
been discriminated against → wants
to buy → purchased by corporation

Animal Rescue - why?

when people need housing
"its like the city is against common
people living here"

— Creating Quality

— give people neighborhood choice

— often AFFH is in an undesirable place.

★ — Figure out things that may not be politically ^{feasible}

— How do these goals become reality?

Developers — mandate community process on:

type of BLDG

green space

target rents

— family oriented

— google is not invested in the city

"raping us and the city is allowing it
to happen since 1993"

Q3 Education - ppl don't know till something happens
- booklet/pamphlet in all rental offices

Rent based on income

Inclusionary zoning

↳ mandatory

↳ commercial + residential development pay into AF#H trust fund

↳ must have community control

↳ Developers always make \$

↳ should not be hinged on the gift of Fed \$, incentives, etc.

put

Questions

Are there long term residents sitting on the task force?

Can we require Developers to produce a Community Impact Report?

AFFORDABLE HOUSING, 3/29

~~Issues~~

- Friendship is highly developing, which is affecting subdiv ~~devel~~ apts too.
- Timing is an issue - it will be too late by the time this gets passed.
- We know about Penn Plaza, but even surrounding neighborhoods are experiencing private relocation and shifting boundaries.
- # of units has decrease - scale not meeting demand.
- I couldn't afford my house now if I didn't own it.
- general public don't keep up with all the different housing policies.

→ TABLE 15

- I grew up in Larimer. Changes I see is that now there are a lot more rentals, which don't build community. This is a tight, knit community.
- Challenge for people to buy homes
- Challenge in getting people to understand policy
- Case managers don't follow rules - they hoard bus passes and other benefits
-
- It's tough to navigate the system, especially for the working poor.

TABLE 6

- Squirrel Hill has an expensive market and has little vacant land
- Affordable housing only serves 50% AMI - not the most vulnerable people

TABLE 7

- Why do we fight with developers
- Some communities don't know about zoning and the process to advocate
- Transparency + accountability
- What is the process?
- It's not just people who are displaced - it's also businesses
- developers need to ^{provide} ~~have~~ more access to information

TABLE 7

- How do you define community?
Lawrenceville has many communities. Which community are you trying to stabilize?
- developments should not have skywalks
- Too much happens after the fact, very reactive
 - ↳ we need to be more proactive + aggressive
 - ↳ comp plan w/ strong implementation needed.
 - ↳ need a long range strategy

Table 11

- Redeveloped buildings are unaffordable
- TRANSIT near affordable housing ↓
- Pittsburgh has a ^{affordable} housing gap of 21,580 units (according to a report - PA Regional Housing Alliance)
- Need a way to get people
- ACCESSIBLE housing! (ADA)
- People being pushed out lack vehicles and get pushed out to the suburbs where there is little transit (Penn Hills) → QUALITY of LIFE ~~issue~~

PROPOSED IDEAS

- Changes needed in zoning code
- No more tax abatements,
or make them tied to things in return
- make affordable housing mandatory for new developments.
- inclusionary zoning for large developments
- How do you prove that you deserve the affordable unit?
- Is mixed income the best option?
- It's not just housing - need a sense of community, day care, and social services.
- Will this meet the need?

The Process

Table II

- This process is very jargony
- What is the real market?
 - Need based or potential based?
- Will this actually help, or will it just be a tick-off the box?
 - tired of meetings, need ACTION
- The language is

AT meetings, NEED

- languages interpreters
- local facilitators rather than consultants from the neighborhoods
- childcare
- disability interpreters
- food

• Need follow up meetings

This is NOT TRUE engagement

QUESTIONS

- How do we leverage new development to be equitable for all people?
- How is affordable defined? (simple and understandable)
- How can low income people be involved in the task force?
- At what percentage is something affordable?
- New affordable housing should be accessible + near groceries + transit + workforce
- How many goals have you accomplished?
- How will you gather input from community members?

QUESTIONS

- Will historic preservation be considered?
- accountability + transparency
- Housing assistance + resources.
- How do we hold private developers accountable?
- How do we keep community engaged?
- Creative financing?
- What will we do to not be San Francisco?
- How do you create neighborhoods of choice? Mixed income?
- Projects that get ^{public} subsidies shouldn't should give back

QUESTIONS

- Why are there new units being built ^{not} near transit?
- neighborhoods should be about
 - housing - transit
 - work / house force
 - schools - food
- What role can private citizens ~~be~~ to be informed?
- How do we ensure the "true" market demand for all people has been addressed?
- Will the task force require ^{Permanently} zoning code changes?
- Where is the data inventory?
- What is being done to desegregate?

QUESTIONS

- Who sits on the Task force?
- Why no residents on the task force?
- Why is RACE not considered?
How will you address AA's directly?
- East Liberty Transit Center has no art unit
- Workforce Development
- Access to amenities

-
- ① Jargon
Feasibility study
needs assessment
framework
- ② Why no Lawrenceville/strip?
gentrification
Policy mech.
task force
viable
- ③ Engagement
- ④ No concrete answers - too early in process

◦ What is the City's plan to bring in middle income home owners occupied housing.

◦ Are there any plans to offer education on home ownership, programs to buy a home, identify reliable sources for remodeling/fixing a home after purchasing.

◦ Why are other neighborhoods getting investment, for example, East End.

Table 5 questions

- ① How can AHTF ~~educate homeowners of resources available to them, but also~~ work w/ schools or educators to build the community?
- ② How can resources be more effective and equitable to reach underserved communities?

Affordable Housing Deliberative Forum Q1

Shenaden

- Affordable housing - Section 8 ruins neighborhoods - people leave, trash.
- Have to have affordable housing + respect neighborhood. Inspectors don't respond.
- People don't take care of their yards.
- Find a way to maintain the neighborhood + have affordable housing w/out driving people out.

Fairywood

CITY
INSPECTORS

- Projects closed
- Affordable housing would be welcomed
- Plenty of empty houses on the street.
- Call City + they never come, then the houses fall down + it's too late - we're losing housing
- Taking rates + paying landlords, but slumlords don't fix up houses
- Constantly call 311, but building inspectors don't come.
- Houses fall down + are demoed, catch fire - City would rather tear them down than fix them.
- Empty lots aren't maintained, are overgrown.
- Neighborhoods in the West End are becoming un-nice, neighborhoods in the East End are becoming nice.
- People buy the houses super-cheap + then they don't live there + don't care about the property.
- Fairywood had amenities, then a flood and amenities disappeared, raised rents + lost school.

#2

- Closed the projects + move the people into the neighborhood - got vouchers
- Who do you call when someone doesn't respect their houses when they come into a neighborhood with affordable housing.
- Send extra help - inspectors, cleaning, etc. + take responsibility for not destroying the neighborhood.

o Missing: Affordable housing for seniors

In Fairywood seniors are trying to move out bc. taxes, utilities, rent too high!

- Screen people in affordable housing (trial basis - 2 yrs).

• SLUM LANDLORDS ARE THE PROBLEM.

Section 8 ensures you keep the property clean

• CITY INSPECTORS ARE A PROBLEM.

idealistic
slum org - housing - 6 story building, scenic, amenities

- Politics play a lot in what goes on.
- Garbage in street

#3

301. on housing a disincentive? In Public Housing - Section 8.

• For Sale housing rehab - would work best in Sheraden bc of abandoned. Put folks to work + put houses back on market - that would be best

- Afraid of someone buying houses + becoming a slumlord.
- Housing training programs - responsible owners. Mortgages should reflect
- Mixed Income housing

- Sheraden is still an affordable place to live. How do we get the Task Force to handle people moving out + heading to Sheraden-Fairy?

311 is laughable.

* Format
Air Grievances first

The discussion began with complaints about the state of the current housing: many vacant, dilapidated, neglected. One participant mentioned that there are 5 vacant houses on her street. Several participants agreed that building inspectors do not do their job. Often they "inspect" houses from the street, never leaving their cars.

There is little sense of community. Renters are often transients who do not become invested in the community. Many landlords and many tenants make no effort to maintain the property, so some occupied but poorly maintained housing also reduces the attractiveness of the neighborhood.

The dispersion of the residents of the former Broadhead Manor project into the neighborhood with no regard to the effect on the existing residents created additional problems.

There are few community resources that would help foster a sense of community. There is no post office or bank branch. A locally owned grocery store, the Sheridan Market, closed because losses, partly due to crime, kept the owner from making a living. It has become impossible for a small business to succeed in the area. There are few places that are safe to walk.

There are few resources for youth to spend time constructively. While some participants cited a lack of parks, another claimed that there is a nice park but the youth do not use it.

There is a lack of street lighting. Recently two lights were installed near a school bus stop, but the rest of the street is dark where students need to walk on winter mornings.

Suggestions for task force process and area improvements:

- Task force members should walk through some of the area, talk with residents, ask questions
- The city should consider a recreation center with organized programming. One participant identified a former school building on Landis Street that could be repurposed.
- There is a need for some program to help people, often but not always employed single mothers, who earn too much for section 8 housing but not enough to afford buying a house.
- Some bars should be closed.

Forum process:

Two participants began the evening by expressing criticism of the process and an opinion that nothing would come of it and it was a waste of time. After a while, one of these participants then became involved in the discussion and contributed a significant portion of the information above, but still declared again at the end that it was a waste of time and did not fill out a survey.

The other participant became agitated when I asked that they not discuss the process but begin the discussion of the questions, and she began to leave. Someone who I think was part of the staff came over, walked away with her and must have convinced her to return. She did then participate to some extent, but I don't think she filled out a survey. I appreciate the person who came to speak with her, because I could not see how to do so at any length and work with the other participants. I do think I could have handled her initial complaint more gently.

I came away with the impression that this area has been neglected by the city. Some people are very discouraged and cynical about any apparent attempt by the city to listen to them or solicit their opinions as being just for show and not a serious effort to include them.

Sue Broughton

Table 6

What are the mechanisms for ongoing input,
feedback & accountability w/tp
community members (including advocacy groups
& low-income people)?
(ie. sharing meeting minutes)

⇒ Are you willing
to email minutes and the final
report to people who
attended this meeting?

Do you have specific
tangible numbers/goals to
accompany your general goals

Are you considering strategic
~~strategies for low interest~~
affordable loans so folks
can remain in their
own homes - either to fund
rehab, keep up w/ ↑ taxes/assessments

How to ensure that
affordable homes ~~to~~ ensure
accessibility for disabled residents -
handicap accessibility/
access to transportation/food

Finance options for shared
housing & remaining in your homes

ARE YOU RESEARCHING
STRATEGIES TO ALLOW EXISTING
RESIDENTS TO REMAIN IN THEIR
COMMUNITIES?

How WILL YOU ENSURE
THAT NEW AFFORDABLE
HOUSING IS ACCESSIBLE
~~BOTH~~ FOR ^{INDIVIDUALS} ~~THOSE~~ WITH
DISABILITIES, ^{AS WELL AS INCREASING} ~~AND TO~~ ACCESS TO
TRANSIT AND FOOD?

Do you have strategies
for financing affordable &
accessible so residents
can remain in P6H

Panel Questions

① ~~Are you content w/ the growth of Pittsburgh housing? If not do you expect~~

1. what is ^{your} vision for the upcoming framework of affordable housing in the context of Pittsburgh's economic growth?

· inclusive zoning

2. ~~What do you personally feel~~

How what is the price ^{of} for affordable housing for Pittsburgh's 90's neighborhoods?

· A monthly average for a 1, 2 bedroom?
· studio, etc.

↳ no more than $\frac{1}{3}$ of your income

↓
who's being taken into consideration

Gap financing group

Honoring Trust Fund

Q: Outside the working teams the TF has put together, what price ranges have been discussed as affordable?

to in our table topics around access to good amenities like hospitals, good-paying jobs, schools, good transportation & grocery stores have all come up. In ^{Affordable} the Housing

~~Authority~~ Task Force has affordable in its name.

~~We've seen new dev~~ Affordable prices may vary depending on a variety of factors.

#1.

There are existing ^{affordable housing} programs & opportunities for small business owners, ^{current} residents, ^{future} ~~development~~ ^{stakeholders}, & ~~development~~, what is the city doing to educate all of these groups?

#4

Are there policies that focus on how to avoid the displacement of African-Americans (specifically)?

- left to fight with developers
- What is process for development
- Goals are great - but ultimately what is process to make sure they happen
- Need for community voice + accountability
- How do these get approved

Add: community process

- proactive plan for city
- access to information
- access to transportation

defining communities - what does stabilize existing communities mean?

What is a community? → Google complex?

- Community preempting developers - there are fights, but after the fact
- More partnership between city + community
- Having a community plan of what we want the city to look like
 - ↳ Land what is the plan to make this happen
 - ↳ find a way to integrate newcomers
- Housing and transportation must be considered together (and jobs)
- Look to other cities

③ Need for low-income mortgage product from banks models for city to get people mortgages

- Expansion of public housing for more than 30 years
- Stipulations on housing VRA - takes time to get into property
- City needs to pressure developers to incentivize housing
- Master plan for the city - should have standard number for the city
- Pressure on developers to chip in
- Application for tax abatement from developers
- Land bank has potential - but what's happening
- Section 8 waitlist
- Home ownership
- Stippling reinforcement of traditional housing

★ Mixed income housing

different solutions

Candi, Alex, Howard, Lora, Kathryn, Maggie, Elizabeth, Christina, Carolyn

1. Wilkesburg - ridiculous, ghost town

Bloomfield - rents being raised, have to move outside
of city

transportation
challenges

displacement

East Liberty - gentrified,

Penn Plaza evictions - people forced out of town

Hill District - had to move out house to East Liberty now
rent is raising - nothing better to building
can't move - unless out city

Looking for housing in triangle - found 3 bedroom, most 2 bedrooms
are above what you'd be comfortable

Greenfield - majority homeowners, past 10-15 years change to
younger pop. how long can this go on before affordability
changes. Could be the next neighborhood

Bloomfield - rent has gone up, but conditions of house have
gone down.

- Communication is poor - people don't know its an issue

- Oakland new high rises

2. Too late

- wonderful goals

- Not sufficient - what will happen after this input

- Ideally communities should decide these goals

- Not uncommon to have bad landlords

- Guarantees of protections

- When will this happen?

- Geography is important - preserving housing around transit

- Suresome under contract - what will happen there
accountability

Tiny House in Garfield may inflate the property assessments & thus the taxes

Tax increase caps?

Feeling of urgency - happening fast - need pursue all these things in parallel

Crack down on slumlords, not accepting Section 8 vouchers

Note though that some Section 8 tenants really run the property down & then leave

Reaction to

AHTF - doesn't trust them - too ~~more~~ lackadaisical

- People need input before projects so far along
- They're going to recommend legislation - and then what?

Ready to enforce? Hold accountable?

- Land bank ~~is~~ idea established 2 years ago - even
- Never heard ~~best~~ results from Transition Teams (Peduto)

Litter & graffiti problems - call 311 - not very responsive, for sure not within the mandated time period

Program "Love a Lot" - rent & take care of it - but how residents afford to do that?
 empty lots

- How do they define "affordable" - which median income figures using? Medians include higher-income populations

- The Housing Goals seem very vague
- What's your timeframe for having the housing available, & how help people in the meantime?

How improve neighborhoods w/o displacing people?

3/29/16 Table 3 - Discussion Notes (Yoder)

①

Renovate existing buildings, many of which are
very sound + handsome.

Fill in with businesses.

Can we have rent-control? Possibly - community land trust
(trust owns the land)

Rent to own

How do you prevent displacement by the URA?

Why not enforcing the existing regulations, e.g.

"affordable" new building flips to unaffordable after 10 years

How many aff. units exist, + needed?

AHTF took two years to get to this point, time is
wasting, properties being snatched up. Is it too late, in fact?

Does this include people who
have already been forced
out of the city?
Include capacity for new
people to move here?

Everything downtown is starting to look like NYC
Not really communities

Displaced Penn Plaza resident had trouble finding affordable
housing outside the city, too

OVER →

Tangible numbers

Boom in private devel - how to ensure affordable units

How to capture value from devel. to fund afford bldg

Multi-ownership

Low interest affordable loans - to stay in homes - for rehab

Accessibility

Affordable Housing Task Force Deliberative Community Forums
are facilitated by
City of Pittsburgh Department of City Planning
City of Pittsburgh Office of Community Affairs
with assistance from
The Art of Democracy

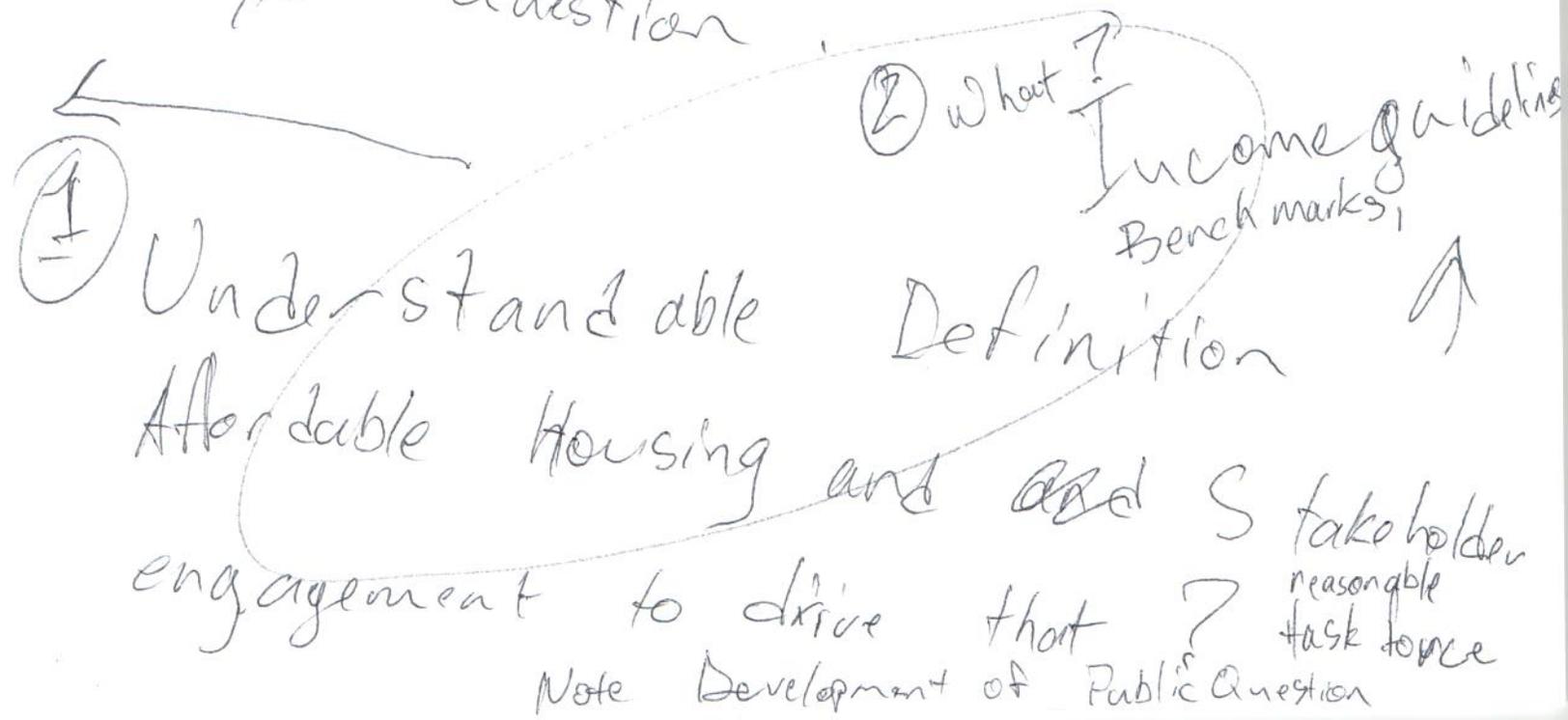
THE ART OF DEMOCRACY
Engaging difference as a resource for civic innovation

Table #8

As you know, Council Woman Rudiak introduced Plain Language Writing Standards for the city last year. How does ~~the~~ the task force plan to establish a ~~plain language~~ ^{simple} definition of "affordable housing", ~~in~~ accordance one not based on Annual Median Income or Percentage of Inclusionary and how will the task force include citizens, who have been personally affected by housing insecurity or are currently on a public housing waitlist ~~in~~ in developing that definition? Examples are adding citizens to Taskforce ~~or~~ or a citizen review board (like the one for the police) for the URA.

Table 8 1 of 2

- Where does affordable housing be dispersed in an equitable way among neighborhoods? Transit
 - Has the task force ^{considered} citizens adding citizens who have experienced a housing instability or on a wait list?
 - What is considered affordable housing?
- Benchmarking over time makes
10 year Question



* ELLEN - FACILITATOR *

TABLE 8 NOTES

11.29.16

Table 8 participants

Temp Plaza Residents

• should be a note taken in addition to facilitator

• concerns about rising rents

Action United / NCPH

TOPIC ONE

Larimer Res. Concerns Group

1. Dilapidated housing (vacant properties)
fear about home ownership (because of jobs/lack of)

W. Oakland

2. Student accelerated transition in Allegheny Terrace.

North Pt. breeze

- Upsides - redevelopment
- Downside - affordability

concerned citizen

3. Renters moving into brand new units
- they don't respect existing residents

Wilkesburg

4. Crime
City support / subsidy for market / luxury units
Need direct policy to not incentivize lux units
5. Uville - Area Median Income cut afford house, let alone below median

TOPIC TWO

affects understanding of affordability

to job training workforce development
Lends itself

1. Need to benchmark incomes - change over time
2. Citizen review board for URA / development
3. Goals are fine - but how?
4. Define affordability
5. How does new housing benefit ex'g homeowners and tax payers.
6. What tools/resources exist (needed to rehab existing houses)

7. Add a low-income resident/owner
under to AHTF.

Topic THREE

1. Policy-based; sensitive to income divisions
and new development
2. Inclusionary zoning - but not for
whole city - only where needed.
CAN INCLUSIONARY ZONING be calibrated
to neighborhood markets?
3. What about greenspace?

Table 4

- 1) What is plan to allow people to pick where they live instead of being located in less desirable options
- 2) How do you preserve mixed income that is attractive to many especially younger people
- 3) Year Long Process What has been done Past 10 months!! Why is Public just getting involved now!!!

Affordable Housing Task Force MEETING #1

3/7/16

HOW CAN COMMUNITIES DRIVE THEIR OWN REDEVELOPMENT PROCESS? IS ABOUT DEVELOPING CAPACITY?

DEFINITIONS ARE VERY IMPORTANT "MODERATE/MIDDLE"

o PUBLIC SAFETY + UNEMPLOYMENT o LACK OF A COMMUNITY SINCE POPULATIONS ARE AN ISSUE PART OF PITTSBURGH

TABLE NOTES: EXPLAIN TO MODERATOR THAT INDIVIDUAL PANEL QUESTIONS CAN BE COLLECTED FOR EACH PANELIST SHOULD PROVIDE PAMPHLETS TO

PANELISTS: CAN WE GET INTERNS TO TAKE NOTES AT THESE MEETINGS? -> THIS INFO NEEDS TO BE COLLECTED FOR

PANELISTS: CAN EVERYONE SIT AT TABLES AND CIRCULATE EACH PANELIST SHOULD PROVIDE PAMPHLETS TO

PANELISTS: CAN HELP FRAME QUESTIONS TO

PANEL QUESTIONS

TABLE 1 HOW CAN

o MIDDLE INCOME HOMEOWNERSHIP IN WESTERN PENNSYLVANIA o WHAT ARE THE EDUCATION OPPORTUNITIES FOR HOMEOWNERSHIP?

TABLE 2

o HOW TO INCREASE HOMEOWNERSHIP + POTENTIAL MARKETING STRATEGIES? o OPPORTUNITY: REMOVE BLIGHT + PROVIDE WORKFORCE DEVELOPMENT URA - REALTOR TRAINING - HELPING TO MARKET UNDERSERVED NEIGHBORHOODS PA HOUSING ALLIANCE - HOME HUB.COM - HOUSING COUNSELOR

TABLE 3

o LOCALIZE TAX VALUE TO REDUCE BLIGHT IN SPECIFIC NEIGHBORHOODS + PROVIDE VOICES TO RESIDENTS IN SAID NEIGHBORHOODS? o GREAT QUESTION - EXTREMELY COMPLICATED ANSWER o CAN THEY BE NEIGHBORHOOD SPECIFIC? COMMENT: HOLD TAXES IN ESCROW o OPPORTUNITY: CAN THE LAND BANK ASSIST IN PERSERVING AFFORDABILITY o CONSERVATORSHIP

TABLE 4

o WHAT CAN BE DONE TO HOLD SECTION 8 LANDLORDS ACCOUNTABLE FOR POOR PROPERTY MANAGEMENT? o OPPORTUNITY: 411, RENTAL REGISTRY, SOURCE OF INCOME DISCRIMINATION MORE BACKGROUND CHECKS/SCREENING OF LANDLORD + TENANTS

TABLE 5

o HOW DOES TASKFORCE WORK W/ SCHOOL DISTRICT TO BUILD BETTER COMMUNITIES? o OPPORTUNITY: TO START QUESTIONS ABOUT QUALITY OF LIFE + HEALTHY NEIGHBORHOODS

TABLE 6

o HOW DO CAN SECTION 8 LANDLORDS + TENANTS BE GOOD NEIGHBORS? o REQUIREMENTS FOR PEOPLE TO GET TRAINING IF RECEIVING CITY FUNDS

TABLE 7

o REHABILITATE VACANT + DILAPIDATED PROPERTIES OWNED BY CITY + URA o OPPORTUNITY: INCREASE CODE ENFORCEMENT o CAN NOT WORK W/ STRICT RULES FOR PRIVATE MARKET RATE o ASSIST W/ POINT OF SALE ORDINANCE o TRANSFERRING OF PROPERTIES

OPPORTUNITY:

o HOUSING TRUST FUND - URA MOSTLY OWNS LAND - RENTAL REHAB PROGRAM o WORK W/ SMALLER INVESTORS o FROM WHERE? o COMMITMENT TO MAINTAIN AFFORDABILITY

MODERATOR COMMENTS:

o SENIOR + SENIOR HOUSING WAS A FREQUENTLY MENTIONED AFFORDABLE HOUSING o TOO MUCH FOR SECTION 8 NOT ENOUGH FOR MARKET (THE GAP IN BWIN THE RD) o UTILITY COST + HOUSING COST ARE GETTING VERY HIGH o WHAT HAPPEN

o INCREASE o MICROPHONE IS NEEDED

o SMALL BUSINESSES

o BROADHEAD FLOOD

o CAN MODERATORS ALLOW PEOPLE TO SAY THE MOST IMPORTANT IDEAS UPFRONT?



City of Pittsburgh
Affordable Housing Deliberative Community Forums
6 – 8:30 pm

Monday March 7, 2016
 Tuesday March 15, 2016
 Wednesday March 23, 2016
 Tuesday March 29, 2016
 Tuesday April 5, 2016

American Legion, Sheraden
 Knoxville Lifespan Resource Center
 National Association of Letter Carriers
 Kingsley Association
 Hill House Association

Ⓢ PARTICIPANTS WANTED
 TO FOCUS ON FIRST
 QUESTION

AGENDA

Ⓢ RENAME THE KEY POINTS
 TO THE QUESTIONS
 ↳ FOR 2nd QUESTION

6:00 Check In/On-Site Registration

6:15 Welcome and Introduction

Ray Gastil, Director of City Planning
 Tim Dawson, The Art of Democracy

How DO WE ALLOW

GOAL SHOULD BE TO ALLOW PEOPLE
 TO SHARE THEIR EXPERIENCE

6:30 – 7:20 Small-Group Discussions

HOW DO WE TAKE THEIR EXPERIENCES
 TO SHAPE THE SURVEY

↳ MAKE ALL THE LANGUAGE IS THE
 THE SAME

7:25 – 8:15 Resource Panel Plenary Discussion

↳ MAKE INFO MORE CONCISE

8:15 – 8:30 Complete Post-Forum Survey

Please return surveys to moderators or sign in desk

↳ REMOVE TABLE

↳ SLOW DOWN SPEECH
 FOR EVERYONE

PANEL QUESTION

TABLE 1 - WHAT IS THE ROLE OF THE CDCs IN ADDRESSING AFFORDABLE HOUSING?

TABLE 3 - WHAT IS BEING DONE TO ADDRESS DISPLACEMENT OF LOW INCOME RESIDENTS? A: NOTICE REQUIREMENT

TABLE 5 - WHY HASN'T THE ~~RENT~~ HAD INCREASED THE VALUE OF SECTION 8? A: HIGHER PAYMENT STANDARD

TABLE 7 - WHERE ARE THE REPLACEMENT UNITS FOR AREAS WHERE RENTS ARE INCREASED?

A: RESOURCES FOR AFFORDABLE HOUSING ARE LIMITED. TRUST FUNDS WILL BE NEXT STEPS. PRODUCTION ISSUE.

TABLE 9 WHAT DOES COMMUNITY + AFFORDABLE MEAN TO THE AHTF?

TABLE 8 WHAT IS THE CITY DOING TO FIGHT WHITE WASHING OF MINORITY COMMUNITIES
↳ PRESERVING HOUSEHOLD + NEIGHBORHOOD INTEGRITY
WHAT ARE THE MECHANISMS FOR CITY ACCOUNTABILITY?
IS THE CITY WILLING TO COMMIT GENERAL FUNDS TO AFFORDABLE HOUSING DEVELOPMENT?

CAN THE TASK FORCE SHAPE A HOLISTIC APPROACH TO FAIR HOUSING?

↳ HOW DO YOU ACCOUNT FOR HOMEOWNERS THAT ARE PROFIT DRIVEN

↳ NORTH SIDE COALITION FOR FAIR HOUSING IS A GREAT EXAMPLE AFFORDABLE HOUSING

↳ CAN THIS BE USED IN OTHER HIGH RISK COMMUNITIES

Q: WHY ISN'T THE CITY SETTING ASIDE GENERAL FUNDS FOR HOUSING?

HOW CAN A PERCENTAGE REQUIREMENT BE MADE FOR AFFORDABLE HOUSING?

↳ PERCENTAGE OF VALUE

MODERATOR DEBRIEF

• PEOPLE WERE UPSET SURVEY WAS GIVEN @ THE END
• IT WAS REALLY HARD TO HEAR

• CLARITY OF PROCESS

• PEOPLE CHALLENGED THE PROCESS

MATERIAL MAY HAVE BEEN DIFFICULT FOR PEOPLE TO READ? PEOPLE DIDN'T WANT TO ANSWER QUESTIONS DIRECTLY

MORE INFORMATION SHOULD BE EXPLAINED OF THE PROGRAMS UPFRONT.

ASSESSMENT, HOW ARE THE NUMBERS BE GENERATED
SUM PROVIDE PRINT OUT OF SLIDES

WHAT IS AFFORDABILITY (GEOGRAPHIC, # OF UNITS)

IT'S HARD TO GUIDE THE CONVERSATIONS W/ THE GIVEN QUESTIONS
CAN THE PRESERVATION GIVE MORE PREFACE TO THE QUESTIONS

PRESENTATION SHOULD PREFACE TYPES OF HOUSING

NO ONE WANTS TO READ

TALK MORE ABOUT THE MODELS

→ IDENTIFY CONSTRAINTS OF AFFORDABILITY

• CALCULATING

QUESTIONS ARE SUPER URGENT
WHAT WILL BE THE FOLLOW UP?

↳ BE MORE
FOCUS ON NEED

↳ VERY BEGINNING
OF PROCESS

↳ EM PHASIZE THAT
THIS WAS FIRST
MEETING OF THIS
KIND

↳ SOURCE THESE
ARE BAD

↳ HOW DO WE DISTANCE
THIS FROM AMPL
BETTER?

↳ HOW CAN THESE
MEETINGS BE
ON-GOING?

↳ MESSY
1304 DRS IN
NEIGHBORHOODS?



City of Pittsburgh Affordable Housing Deliberative Community Forums 6 - 8:30 pm

Monday March 7, 2016
Tuesday March 15, 2016
Wednesday March 23, 2016
Tuesday March 29, 2016
Tuesday April 5, 2016

American Legion, Sheraden
Knoxville Lifespan Resource Center
National Association of Letter Carriers
Kingsley Association
Hill House Association

↳ PERSONAL PANEL
WAS TOO BIG
↳ IT WAS AMKWARD
WHEN PEOPLE DIDN'T
WANT TO ANSWER THE
QUESTIONS
↳ ANSWERS OF NEIGHBOORS
MEMBERS + OUR AMPLANSION

AGENDA

- 6:00** Check In/On-Site Registration
- 6:15** Welcome and Introduction
Ray Gastil, Director of City Planning
Tim Dawson, The Art of Democracy
- 6:30 - 7:20** Small-Group Discussions
- 7:25 - 8:15** Resource Panel Plenary Discussion
- 8:15 - 8:30** Complete Post-Forum Survey
Please return surveys to moderators or sign in desk

THE ANSWERS ARE AT
A VERY HIGH LEVEL

LANGUAGE: "WE HOPE"
NEEDS TO BE SHIFTED TO
"OUR GOAL"

LANGUAGE IS
SHILL CONFUSION
level

STILL UNCLEAR
TIREMONS NO
MODERATE

GET PRESENTATION
TRANSLATED INTO
SPANISH

SEND RICHARD
REDUNE WAPS

- ↳ EXISTING AFFORDABLE HOUSING SHOULD BE MAINTAINED
- ↳ OCCUPIED AFFORDABLE HOUSING SHOULD BE A PRIORITY OVER NEW DEVELOPMENT
- ↳ EVERY UNIT SHOULD BE REPLACED WHEN LOST
- ↳ "IF YOU HAVE NO MONEY YOU'RE NOT A PLAYER"
- ↳ GENERAL CITY FUNDS SHOULD BE USED FOR HOUSING DEVELOPMENT
- ↳ GENERATIONAL HOUSING NEEDS
- ↳ NO POLICY OR MONEY
- ↳ ~~TO BE A PART OF THE INTEREST IN~~
- ↳ MUNICIPAL FUNCTION MUST FUND AFFORDABLE HOUSING
- ↳ TAXES ARE BEING INCREASED, WHERE IS THE MONEY GOING?
- ↳ THERE NEEDS TO BE MORE FUNDING IN THE SECTION 8
- ↳ PRIVATE DEVELOPERS CAN NOT REACH LOW/EXTREME INCOMES
- ↳ DIRECT PROGRAMS ARE NEEDED TO ADDRESS HOUSING NEEDS
- ↳ PUBLIC DOLLARS SHOULD SUBSIDIZE
- ↳ HOW DO YOU STABILIZE COMMUNITIES?
- ↳ HOUSING REHAB SHOULD BE DONE BY A NON-PROFIT
- ↳ HOW DO YOU PREVENT CDC THAT OWN LAND BUT CHANGE THEIR VALUES AND SELL PROPERTIES FOR PROFITS

- ↳ AS PROPERTIES GET DEVELOPED ON THE NORTHSIDE RESIDENTS THEY ARE PUSHED FROM THE FLATS INTO THE HILLSIDES
- ↳ LOW INCOME RESIDENTS ARE BEING PUSHED OUT INTO THE OUTER SUBURBS
- ↳ THERE NEEDS TO BE POLICIES THAT ARE HELPING TO KEEP LOW INCOME RESIDENTS IN PLACE.
- ↳ Ex: FAST FOOD WORKERS ON NORTHSIDE LIVING IN MCKEESPORT
- ↳ TRANSPORTATION REFORM IS AS IMPORTANT AS HOUSING
- ↳ 2.50 TRANSPORTATION RATE IS TOO HIGH IN RELATION TO MINIMUM WAGE
- ↳ TRANSPORTATION SHOULD BE A HUMAN RIGHT
- ↳ EAST ALLEGHENY PRICES HAVE SIGNIFICANTLY INCREASE. THE FLATS
- ↳ POLICIES TO PREVENT DISPLACEMENT
- ↳ CAN THERE BE A 1:3 RATION FOR NEW DEVELOPMENTS
 - ↳ AFFORDABLE SHOULD BE LOWER THAN MEDIAN INCOME
- ↳ CITY FUNDING SHOULD BE USED FOR NEW DEVELOPMENTS THAT ARE AFFORDABLE
 - ↳ ~~NEW~~ NEIGHBORHOOD GROUPS ARE ALSO PROFIT DRIVEN
- ↳ CO-OPERATIVE HOUSING OWNED BY NON-PROFITS
 - ↳ CO-OPERATIVE OWNERSHIP/ECONOMICS
- ↳ WHAT'S THE BALANCE BTWN MARKET DRIVEN + AFFORDABLE HOUSING
- ↳ ANTI-DISPLACEMENT STRATEGY

- I Penn Plaza - E. End - private relocation ^① - to Penn Hills?
- # of hsg units under Hsg Auth - falling, scale too low
 - Friendship - prices going up, flippers - hideous rehabs less diversity -
 - General econ development - jobs - transportation - educ. - Construction workers not local, no affirm action
 - Commuting from Penn Hills expensive - Sustainability
 - No rent control - raised 17% on 1 yr. renewal
 - How to keep people in their apts? moving is costly!
 - ★ Renters rights? vs. absentee landlords ⇒ Q1
 - Google - requirements? - ^{substandard}
 - new fee? \$17/unit - more inspection?
 - "Handyman specials" - Lawrenceville - substandard
 - Opps for training
 - School district > 50% turnover/yr. - parents moving
 - Developers - Pgh can use zoning process to
 - Require all development 10-15% affordable
 - incentivize this? like community benefits agreements
 - ★ Property values ↑ when these improvements occur
 - & taxes → new assessment in 2020 will be harsh
 - grandfather residents?
 - ★ Who articulates vision for whole city? based on needs
 - then develop support that vision - this is a new concern - EdM
 - ★ What happens after task force - ? Show up @ hearings

table 5

(2)

- Marketplace vs. #3 - forget it, too late
- Walnutplace -
- ★ • How hold new companies/dev to these?? Bring them in -
- E. Liberty - no respect #2 Oakland slums
- how hold landlords to this?
- Not happening
- What is "stabilize"? same demographic? diverse?
- Add "prioritize needs of low income & minority communities"
- Too general - be more action oriented -
- Accountability - rent control - standards for developers
- State human rights of Pgh, including housing
- Common problem - 2005 - extortion by companies, sports teams

(3)

- Educ'l housing rehab program - was done,
- Rent control!
- Zoning requirements for landlords - no slumlords
- Educ re: renters rights
- Require developers to create a percent affordable
- ^{Favor} Require buyers to live in homes (reduce flipping or limit transfers to I.L.C.) rent-to-own
- long commitment
- What about having developers of affordable housing re.
- Reg'd to include commercial
- Transparency! Penn Plaza

Questions

* What does city do to protect rights of renters?
• Esp. raising rents a lot - unsustainable
• Conditions

* Could new companies ^{& developers} be req'd to participate in affordable housing and hire locals? -

How encourage nonprofits & developers to

* Why are the incentives for affordable housing not working? Too time consuming? too limited
Can it be made easier, more accessible

Renters' rights?

Ordinance req 10.

Q1 Carrot - incentives - tax credits
Stick - too lmt'd

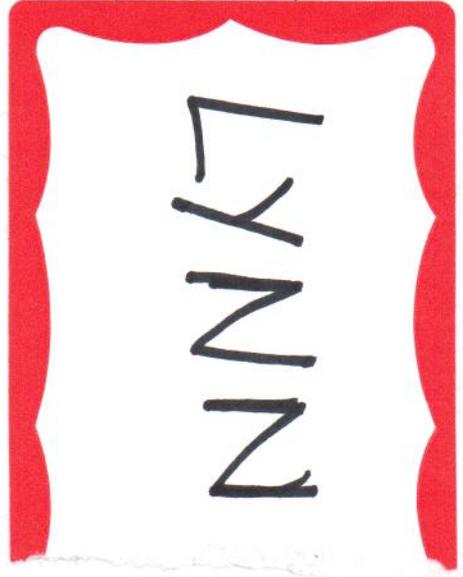
Q2

Why is there not a law of policy of no displacement before replacement? mandate.

What are you doing to mandate mixed housing in the city?

Who do we have here and what do we need to do to take care of us? (or. Who do we want to attract?)

- ② { How come poor & low-income don't know about the development in the city & so they can give input? Why is there no transparency? housing
- ① { What have you done to bring about these goals? How many have you accomplished?



QUESTIONS FROM TABLE 9



D. LANCEN

- houses torn down
- low income housing
- homeowners couldn't get \$, but now grant
 - plan dev'd w/ govt didn't come to fruition
 - lots @ side of house

C-rate Court (across from kitchen)

- now private property that they won't fix up; and needs alot of work
- can't do anything about it
- new ^{sec 8} tenants of being screened
- ^{some} section 8 & not taking care of property

Luxury housing will get built, so ~~how~~ why subsidize it / developers

People don't know how to maintain a house
 need support/resources

Slum landlords:

- need to be cited / held responsible

Aging stock that are expensive to repair → hard to build afford. housing

Modular housing (\$60-70/ft) & being embraced

Line b/w housing & rental

City has got poor people wrong

- spaces highly degraded by years/decades

- Af. Am. community

- displacement of Af Amr by people moving in

↳ white people

↳ racism.

↳ google, multi million

- racism

- ~~no~~ residents not taking care of communities / ~~pop~~ where they live

- deliberate displacement of poor people in Bgh. vic subsidizing people who move into the city & can afford, but ordinary folks have to pay taxes.

- need unified rehab of n'hood so of city in n'hoods.

Goals/Power are fine, who would disagree
 - problem is task force has not power.

What is affordable housing? Define it.

Re.
 Q1. Req'd rent is not affordable
 various stipulations that landlords require

[See What Add?]



TABUE 9
What Add ?

3

- co-operative living
 - units vs. high-rise
 - scattered site houses.
 - reusable units
-

Q3

Co-housing program

- 24 homes owned, built, &
- for people who can afford it

mixed housing in n'hoods
↳ mixed income

rent caps

decent-sized apartments

need jobs for unskilled workers

policy that recognizes housing as a h. right.

city sh. buy houses ~~from~~ for sale to more ppl ...

TABLE 9

when displaced, people sh. get replacement

- no displacement w/o replacement

↳ in comparable community
regular

↳ not gated

↳ not suburbs

↳ not sidewalks

↳ not transp.

the 'hoods that are urban form }
human-scaled.

policy that does not allow developers to ~~also~~ use ^{just} development
to build expensive residential buildings like Walnut
Cypress

only permits for mixed income.

Questions for the Deliberative Community Forum

Deliberative Community Forums seek to "engage difference as a resource." They are an opportunity to learn about and to learn from the lived experience and practical wisdom of people from diverse backgrounds. At this stage, The Affordable Housing Task Force is seeking input from residents about priorities and opportunities for the current and projected future landscape of housing affordability in the City of Pittsburgh.

During the Deliberative Community Forum you will have the chance to discuss the following questions with other residents in small groups

- What changes and challenges have you experienced in your neighborhood/the city related to housing?
- How well do you think that the housing priorities and values put forward this evening by the Affordable Housing Task Force will address the housing needs of the City and the housing needs of you and your neighbors? What other housing priorities might you add to the list?
- What types of housing initiatives and programs do you think will be most helpful for the City in the coming year? What specific housing needs would you and your neighbors like the City to address in the coming year?

Notes

- Expert panel charged w/ gathering, analyz, synth. information can't answer questions!

Affordable housing is only an issue because people poor people (disprop. Af Am) are systematically denied good education from K-12, and living wages. Task Force can make recommendations to Mayor / Council to develop ^{social economic education} ~~housing~~ policy that influences housing ~~options~~ opportunity.

Tables Questions for Tim.

- Why does each table not have a note taker

- Why does each table not have a member of the task force

- What can a table do if only part of their question is answered

Ellen's question:

In a very diverse room trying to get all of the questions asked? ~~How~~ Should facilitators try to change this dynamic or so

DUNCAN - FINEVIEW

QUESTIONS FOR PANEL:

1. How can developers be required to build ~~the~~ affordable housing in new developments?

2. How was the task formed and ~~where~~ why isn't there more community membership?

3. How is transportation being considered in the housing affordability scenario?

4. How ~~will~~ ^{can} land banking be beneficial to the city?

5. Are there programs and policies to look @ the lifespan of families + housing?

[6. How is Pittsburgh's affordable housing definition differ from the federal government?]

7. ~~How~~ what is the accountability mechanism for the task force to fulfil ensuring housing affordability?

→ MODERATOR

~~original survey~~

How do you improve a neighborhood while maintaining integrity? Homes + Neighborhood

How does investment become equitable in the city?

PAMPHLET - EAST LIBERTY

SELENA DID A GOOD JOB CHECKING IN ON ANSWERING QUESTIONS

WHAT DOES AFFORDABLE HOUSING?

LURA AFFORDABLE HOUSING IS NOT "AUTHENTICALLY" AFFORDABLE

PLAN IS NOT A DETERMINANT FOR CRIME

NO RETAIN BOWERS.

TABLE 3

NEIGHBORHOOD GROUPS MUST LEAD THE DEVELOPMENT PROCESS IN ORDER TO BE CREDITABLE

"EDUCATION + ~~COMMUNITY EMPOWERMENT~~ IS MISSING"

MAYOR MURPHY ENCOURAGED COMMUNITY EMPOWERMENT

↳ HOW DO YOU GET EVERYONE ENGAGED

MUST PEOPLE DON'T HAVE THESE SKILLS → HOW DO PEOPLE GET TRAINED TO LEARN THIS INFO?

CODE ENFORCEMENT

MISSING GOAL/PRIORITY

SIDE LOT PROCESS IS ACTUALLY WORKING AGAINST AFFORDABLE HOUSING BEC OF VALUE PROPERTY

1. WHAT IS THE DEFINITION OF AFFORDABLE?

2. **TRANSPORTATION** IS NOT ACCOUNTED FOR HOUSING COSTS

3. **INCOME** - DECLINE IN WORK FORCE - HOW IS WEALTH BEING BUILT

4. **RACE** - SOUTH HILLS - INTEGRATION OF NEIGHBORHOODS IS MISSING IN MANY NEIGHBORHOODS

CAN'T DO ONE W/O THE OTHER

MIXED INCOME COMMUNITIES ARE IMPORTANT TO PROGRESS

- BUILT NEW CONSTRUCTION w/o STABILIZING THE EXISTING RESIDENTS + HOMES
- HOW DO WE BUILD GALLERY IN THE NEIGHBORHOOD?

JASON + DUN CRAW

- ↳ LAND TRUST - MISSING PRIORITY - MAINTAIN COMMUNITY OWNERSHIP - MOST POWERFUL TOOL FOR RESIDENTS
- ↳ TAX CREDITS - COMPLEX SYSTEM
 - ↳ CARRICK GROCERY - IT TOOKS 4 YRS FOR IT TO HAPPEN (9% DEAL)
 - ↳ THIS HOLDS UP PROGRESS
- ↳ NOT ENOUGH POTS OF FUNDING FOR AFFORDABLE HOUSING PRODUCTION
- ↳ FOR SAME HOUSING REHABILITATION
- ↳ AFFORDABLE HOUSING FLIPS w/o GOVERNMENT FUNDING
- ↳ 5YR COMMITMENT FROM REBUILDING TOGETHER + ^{NEIGHBORHOODS} ~~NEIGHBORHOODS~~
- ↳ HAVING BUYERS LINED UP FOR ↺ ↻
- ↳ CO-OPERATIVE OWNERSHIP? WHY ISN'T THIS HAPPENING MORE ANY?
- ↳ IF YOU HAVE SOMETHING NICE, THEN PEOPLE WILL TAKE PRIDE IN IT
- ↳ LANDLORDS ARE THE PROBLEM w/ THE SECTION 8 PROGRAM
 - ↳ INSPECTIONS ARE INSUFFICIENT
 - ↳ NEGATIVE BIAS IS PLACED ON SECTION 8
 - ↳ MANAGEMENT IS VERY IMPORTANT.

QUESTIONS:

1. HOW DOES THE CITY BUILDING INCOME ~~TO~~ HELP MAINTAIN HOUSING AFFORDABILITY? "EVERY DAY JOBS, NO TECH JOBS"
2. CAN THE MINIMUM WAGE BE INCREASED?
 - ↳ WILL THAT ALLEVIATE HOUSING BURDEN.
3. HOW DO YOU RECONCILE THE FEDERAL AFFORDABLE HOUSING DEFINITION TO ADDRESS THE PITTSBURGH NEEDS?
4. HOW CAN HOUSING + TRANSPORTATION BE CONNECTED?

Comments from DD Neighborhoods

- No unity in South PGLT (in terms of getting organized for what the neighborhood wants). Northside (Mexican War Streets) gets what they want
- Fine line you have to walk to maintain affordability. Friendship may be vulnerable to change
- Pittsburgh household context not appropriate for PGLT household sizes today. Need more rental opportunities
- lack of opportunity for mix of uses

TABLE 3

- "WHAT IS THE PROCESS" ~~AND~~ ~~HOW~~ OF A HOUSES LIFE SPAN
↳ THIS IS WHAT WE WANT + THIS IS HOW WE DO

- HOUSING MANAGEMENT NEEDS TO BE TAUGHT

- TIMING

- POOR JOBS @ MAXIMIZING RESOURCES

CENTRAL NORTHSIDE - \$200K of taxes into each house

↳ PEOPLE ARE MAKING PROFIT FROM PUBLIC FUNDING

↳ THE LOUDEST VOICES INFLUENCE BUT DON'T SPEAK

FOR EVERYONE -

OO JANET - BLOOMFIELD

COMMUNITY ADVOCACY

RESOURCES ARE NEEDED IN CDC'S DIRECTORY FROM THE CITY.

Question: Table 1

- 1) How can the City leverage its power to see that developers, when they are issued permits, be required (or incentivized) to build low income housing in their developments?

- 2) How can the people present tonight be assured that the Task Force recommendations will be acted upon?

3/15

Lifespan Center - Braunsville Rd

①

* Renter - rental fees "chalked up" to external factors } * infrastructure utilities
 So, what affect do external factors?

7
 - Lack of housing; dilapidated housing - houses w/ residents not being taken care of

- Broadhead manor - no longer there - all families displaced
 Lawrenceville grew unaffordable
 lots of displacement

- History of Pittsburgh - collapse of steel industry
 loss of jobs but new economy brought different jobs
 means pushing lower income into Suges, McKeesport, etc...
 Braddock

- Stereotypes & stigmas that get attached to low income renters
 need for mixed income neighborhoods

- people need help when they first move into these mixed areas - support
 when owned by section 8 landlord, for example
 hard to lift yourself up if you have only been surrounded
 by low income housing

- there are variations in "low-income" imp't to recognize differences
 - do we recognize right to proper/affordable housing

- "brooklynization" of Pittsburgh - need 2,000 units of housing

- want w/ section 8 has to be working but if you quit or
 lose job ~~but~~ they can stay in rental, not having to work } *
 welfare requires you to be working but section 8 housing does not
 (Welfare reform of 90s)
 using section 8 as a crutch

#2

(2)

- need guidelines for ~~rental~~ low income housing -
for ex., when a higher income indiv is renting low income housing
- as income goes up, people lose benefits
- values of AHTF is not what's actually happening
feels city is doing opposite
destroying and not replacing housing for those being displaced
- insecurity in communities when they wonder if their
own communities will be destroyed
- elections - electing those who can truly advocate
- how are they going to create affordable housing? } *
want that being reflected to tenants
- in development, when a certain percentage is reserved for
affordable units is now going market value - losing more housing
- how to attract developers with community in mind? } *
- is there training for current landlords to be developers? } *
selected landlords might be candidates who could take
on more to help create affordable housing?
- thinking about affordable housing beyond rentals
& home ownership
- fear that ~~that~~ AHTF is "window dressing"

3

(3)

- Education - home ownership; ^{providing} resources ~~to~~ according to income (brackets) ~~by~~ people could see what's feasible for them and what they need to do to move forward
- is when land prices \uparrow ~~are~~ always a good thing? how can city find out who wants to stay in their areas and commit to this?
- best, when depressed neighborhoods also get good publicity this can be helpful
- how to involve people in more low income development } *
+ involve developers?
- strengths in diversity - makes for strong neighborhoods
- is there room for joint efforts between neighborhoods?
- ~~GAH~~ CARL comm. acquire rehabilitation loans

Question 2 - How can developers be forced to build a certain % of affordable housing?
Development being built w/out subsidies
feasibility study for this idea being incorporated into task force
Zoning variance? (inclusionary housing)

Pre Discussion

Adjacency Laws (you can buy property next door at a reduced rate) – What about across the street. I am invested in that area even though I don't live there anymore and I moved because the neighborhood is declining.

Landlord Fee (rental permit-\$50 per year) – more places leads to a discount. Why??

Enright Park of East Liberty – it is heavily used but possibly going to be developed

Rent from a private owner, whenever rent increases, it is attributed to external issues (increase in cost for trash collection new sewer upgrade...)

Question 1 – What challenges have you accounted

There is less housing. They have become vacant pieces of land, the city does not maintain them. In this area they shut down a project and put in a section 8. Where the city is no longer responsible for cutting the grass, painting the fence and there is nothing you can do but administer fines. This is not an appropriate recourse. They do not pay the fines, they do not know *how* to maintain a house. They become eye sores.

I have been displaced twice due to doubling in my rent in two different neighborhoods.

In the history of Pittsburgh, there was a time when everyone had a job that was decently well paying. When the mills shut down

Pittsburgh is the 2nd most segregated city in the nation.

Poor wages with UPMC because it is not organized

The working poor is being pushed into neighborhoods with poor housing, poor transportation, not grocery stores.

When the bubble bursts we are going to have wonderful places to squat in... how to we move away from the luxury apartment trend

There is a stereotype that affordable housing deterioration that de-incentivizes its development

When something is handed to you, in combination with low education, low income, low maintenance, leads to this dilapidation. This is why housing should be mixed. So the upper class housing can learn and be educated by those in low-income housing

When I lived in Hazelwood, the worst house was owned by a slumlord and the poor took excellent shape. But that was because they had generations of ownership. It's the newly housed that have a problem

People in section 8 may also be falling short with food, medical, simple bills

Having a job doesn't make you exempt from those issues. There are a lot of low-income people who may not recognize themselves that way

If 30% is affordable we must subsidize. Housing is a right. You need shelter. Landlords justify 80%. The number of affordable units being built is infinitesimal compared to what is needed.

Tenants in section 8 have to be working or have a disability. BUT, after they work for a year, they quit and never get a job again to keep them qualified as low income. They changed this for welfare but not for section 8.

'96 welfare changes was a theoretical positive push but people were forced into the city for shift jobs without consideration for other topics such as childcare. Increases in minimum wages can reduce other benefits. You are pushing forward with one hand and pulling back with the other.

Question 2 - How will the goals address the needs

Stabilizing existing communities - I saw on tv someone making 200,000 a year to live in low income. They paid a higher rent but they were still getting gov. money

AHTF has no power. They only make suggestions. So their values only go so far. We are destroying and breaking down low income communities all over the place. Happening right now in East Liberty. 200-300 units doesn't even match the number destroyed so the AHTF values are great but they aren't meeting demand, they are going into the opposite direction. I worry that this is window dressing.

Knocking on doors, people are really concerned about their security in their neighborhood. There is definitely a feeling of impending upheaval or displacement. We need the people that share our values on our city council and above in government (city and state)

AH Policy hasn't changed in 50 years so hopefully will include funding and policy changes

How are you going to create these changes? Charging the landlords won't do it

Somewhere I think it says that developers will be required to build a percentage of affordable units

Yeah but that requirement only last so many years, that's why there is so much going on in East Liberty, their 30 years are up. The city could require permits or slow down profiteering developers.

Maybe we should train current landlords to become these community-based a developer

Maybe a landlord that has renovated 10 houses successfully could qualify for this training and support to build 10s or a few hundred units

Bakery square has made 4 boxes that act as their own closed communities that will not feed local business they will shop in Fox Chapel and they are transient they are renters they drain the community despite their wealth

Shifting from renters to owners may also stabilize the market...

Question 3 – What types of housing programs and initiatives will be most beneficial in the next year?

I think education is very important. And that in combination in terms of resources for their own search for housing that can help renters transition to owners. They need to be shown the realities of what homes of a certain price looks like and how much you have to work to own *and maintain* that home.

Increases in housing prices are seen by public officials as a positive but when it doesn't match the income in the area. What needs to be done is when housing starts to rise, the city needs to assess how many people want to stay and see their house or apt as a home. The city is responsible to those residents. They helped build the city. It is their right to stay. But the residents are seen as expendable because we don't need them to support the mills anymore.

Well is it nice to read nice things rather than bad things in the paper.. it lifts us all up

Every neighborhood regardless of its income should be responsible to its communities.

Public schools are the great democratizers ...

Solution number one... a roof and structural soundness is all you need but they let them sit until the roof fall in

Barriers to housing – 180 days to find you section 8 accepted housing

Our strength is in our diversity. Strength of the city is in the strength of the neighborhoods. It's a wonderful thing when people of different races and incomes comes together and all pull in the same direction

Block parties between neighborhoods to build diversity. I live in point breeze, make the house next door to me affordable and the hell with my "liberal" neighbors

So are you willing to move yourself into low-income areas??

In this economy, the gap in income is growing at an increasing

A program called "CARL" (community acquisition rehabilitation loans), "Neighbor works" educate people on home ownership/maintenance

Brainstorm

How do external factors affect housing price?

How do we change policy so that those in section 8 are encouraged to rise out of that living rather than settle?

How do we leverage the city's power to only issue permits to developers who agree to incorporate low-income housing?

How do we maintain residents who call Pittsburgh their home?

How do we maintain diversity?

How do we fairly increase diversity to create less segregated and better-educated neighborhoods? (Educated in the sense of how to maintain a home)

Things left unresolved

There is a clear contradiction between the sentiment of some, that everyone deserves a home (and one that they actually call "home"), and other who feel that development and movement must happen to increase diversity that will lead to fairness and stability in the market (rich near poor leads to safer better kept homes for all).

Fear about Land Trust

With lack of ownership of the actual land, (1) the resident fails to gain full equity with their ownership, (2) allows land owner to do anything on "the property" of the resident (ie. Billboards, fracking, etc. ...)

pays close to 50% of budget
looking for stability

has seen transformation of neighborhood

changes + challenges

- moved for school, moved from Friendship, Garfield, Highland Park
different worlds completely
- loss of houses, torn down
- Friendship large houses converted to multi unit ~~or separate unit houses~~
- the hill ~~degraded~~, new housing is expensive but not built to last
 - ↳ history of cultural community
 - ↳ history of renters - weren't given the opportunity for equity.
~~deliberate policies to~~
 - ↳ transportation

housing goals

- Pitts. snap online - statistics of population
housing stock should match income ranges

sustainability - rent is only a portion of living costs
Requirements

- DONT ADDRESS - hasn't happened in Knoxville
 - ↳ no stabilization
 - ↳ property values have decreased
 - ↳ taxes went up
- ↳ high rate of Section 8 housing
- how does Section 8 housing tax breaks affect neighbor residents
when it comes to property taxes?

Region where housing cost is calculated?
For

- o what would you add to the goals
 - ↳ policies for fair housing component
 - ↳ investment in community (low income)

raise energy efficient standards

what would you add?

- ↳ anything that recognizes market mechanism that works w/ market
- ↳ incentive to see investment in low income communities
- ↳ encourage home ownership - ^{something to} work towards
- ↳ businesses encouragement

HOUSING NEEDS — INITIATIVES / PROGRAMS

- ↳ raise the value of vouchers to encourage homeownership.
- ↳ tenant protection policy
- ↳ home owner association?
co-op?
- ↳ location restrictions to homeownership
- ↳ registration of rental properties to contact owners of properties
- ↳ educate people on homeownership value, equity

prioritizing resources
↳ rental registry

Safety / vacancy

Homeless?

- helping w/ education
- Resources for people struggling w/ housing
- displacement in public housing
- homeowner education
- no community
- crime
- reverse gentrification



Debra

Celeste

Aqua

Theresa

Gina

Susan

Edwin

Nathan



Dollar House
Project Philadelphia

- Outreach + homeowner ed
- beautification city wide, not just privileged neighborhoods
- application / dispersal system

* - pardon program / expungement?

↳ people w/ criminal background

- stigma against aff. housing
- ↳ investment flees aff. housing
- redistribution of vacancies that city owns
- ↳ rehabilitate homes

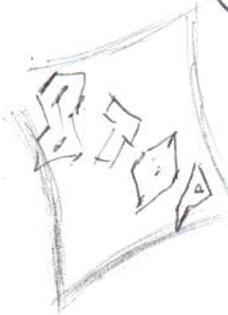
← What percentage of these high rises / condos going up are low income / affordable?

- affordable housing for seniors
- Dollar House Project
- ↳ refinance rehabilitation

Community crowdsourcing to rehabilitate the community.

= 'could there be city backed loans to rejuvenate housing?
↳ trust/crowdfund

(-is there a way to apply for your section of the city to get money for rejuvenation?)



-ex-offender

(-educate in particular neighborhoods)

- localizing rejuvenation

- tax code aside

5

Deliberative Democracy Forum: Affordable Housing

3/4/16

Neighborhoods represented:
Sheridan, Lower Esplanade,
Carrich, Westwood

A lot of information... hard to hear each other
2014

CDC Housing Authority, Davo. Urban League
love and attention
75 yrs. Rebuilding Together
Neighbors Local Allies
NeighborWorks

Topics discussed:
Broad, socioeconomic
don't care about property
7-10 day sales at full price
Interaction w/ URA
resources - availability

Concerns:
neighborhood is torn down - response
"threw us to garbage"
vacant houses
lack of education
landlords maximize revenue can't maintain
lack of response
Schools - need to be aligned w/ ANTHP
People are coming to the city expecting
more, aren't staying
Need to be helped...

potential question: how can resources for housing asst. be made
more available?

working class, ~~and~~ nobody works
Standardized lease doesn't include mow/lawn/shovel
Equality of place to stabilize homes?

Education - housing priority
Quality of life

= Utilities relief, costs too high
How to facilitate / construct section 8?

What is unique? What was lost...

What type of housing is right for Sheridan/area?

For-Sale Housing Rehab * "pride in place"

SCOTUS - you have to take a residents' section 8 Affordable Housing Fortifying Act (?)

Rent-to-Own Programs Trash clean-up/pick-up Volunteering

Questions:

- ① How can we maintain housing stock? seniors, working families
 - ② How can we help people to own their homes?
 - ③ How can we inform residents / housing seekers about resources available? ④ What resources are available to help community develop?
-

① How can ~~we~~ ~~work with~~ ~~schools~~ ~~and~~ ~~educate~~ homeowners of resources available to ^{them} ~~homeowners~~, but also work with schools / educators to build the community? ★

② How can resources be more effective and equitable to reach underserved communities

Resource Panel observations

Localized Taxes] - question w/ good response.

Landlords held accountable?

311 is ineffective, but works for some

Resource panel was well-equipped to answer questions

* people began to leave tables to join friends/allies

◦ Lack good public transportation, doctor apt stores, post office

◦ City services to help refine outlook repair problems

◦ Pittsburgh Community Reinvestment Group PCRG
Sheridan
if you don't know the neighborhood,
can't help the neighborhood

Question 3

◦ Purchase renovation ^{way} ~~way~~ for people to
◦ Provide a reasonable ^{way} ~~way~~ for people to
update homes

◦ Provide resources, references

◦ Neighborhoods will not be able to rebuild
if more Section 8

◦ Redrew neighborhood lines

◦ Responsible Landlords // own accountability
Register w/ City
not optional

#311

◦ Tom Carrings URA // Housing, Developers, Mixed Income

◦ Ada Falkenstein, PFA // Housing, Single Family Detached, Enclosure Per
Financing

◦ Dale Schwartz // Housing Alliance, Working Groups
Private Market Landlords

◦ Pustley // Neighborhood allies, technical resources
Talent and leadership

- Neightaorks
UFA
- homehub.com
- land bank
- point of sale ordinances
- policies put in place to help purchase
blighted homes
rental rehab programs

Ray Basted, Director City Planning

Question 1

- o Closed Broadhead / West Gate
no shells to operate homes
no services / Bank, Post Office
older residents

What is city of Pittsburgh to do

Need Transparency
we have program

What does affordable housing mean? Home Ownership

Landlords absent

Loans - 3% down / no collat // plus loan to fix
5 or 6%

Wk 3.75 interest

Question 2

How
now owner occupied homes

- x need education about what / who each group
do HUD // what programs are out there
need workshops // reliable people
- o Looking more at lower // need more middle
income
- o Other priorities should be support for owner
occupied homes
- o Need gated areas to protect seniors citizens