

Executive Order City of Pittsburgh Office of the Mayor	
Subject: Provide and Expand Resources, Policies, and Programs to Increase Housing Security for Existing City Residents	Number: 2017-01
By Direction of: <div style="text-align: center;">William Peduto, Mayor</div>	Date: February 14, 2017

WHEREAS, This Administration recognizes the importance of preserving and creating the inclusive and socially diverse, mixed-income communities that make the City of Pittsburgh great; and

WHEREAS, In order to achieve this goal there is the need to ensure the City has adequate resources, policies, and programs available for the purposes of protecting and increasing the housing security for existing residents across all Pittsburgh neighborhoods; and

WHEREAS, In their Findings and Recommendations to Mayor William Peduto and the Pittsburgh City Council (“Report”), the Affordable Housing Task Force (“Task Force”) recommended for the City to work with the other taxing bodies to establish a program to provide protection to those long time homeowners facing rapid property tax increases; and

WHEREAS, In their Report, the Task Force also recommended the City consider increasing the Homestead Exemption from its current level; and

WHEREAS, In their Report, the Task Force also recommended the City work with partners and other agencies to explore programs and resources to provide tangled title intervention and prevention services; and

WHEREAS, In their Report, the Task Force also recommended the City encourage new homeowners through raising awareness of, coordination among, and additional resources for the many programs and services across Pittsburgh that work with residents to increase their financial capacity; and

WHEREAS, In their Report, the Task Force also recommended the City support certain tenant protection provisions for residential development projects that receive public financial support; and

WHEREAS, In their Report, the Task Force also recommended for the City to work with partners across the country and Commonwealth of Pennsylvania on establishing tenant protection provisions for projects receiving state funding as well as expanding protections afforded tenants through legislative policies;

NOW, THEREFORE, I, William Peduto, Mayor of the City of Pittsburgh, by the virtue of the authority vested in me by the City Charter and laws of the City of Pittsburgh do hereby direct the following actions:

1. A set of policies that provide protections for longtime owner occupant residents in the City of Pittsburgh from unexpected increases in real estate property tax assessments as the result of neighborhood changes beyond their control.
 - a. The Department of Finance shall work with Allegheny County and the Pittsburgh Public Schools to:
 - i. Evaluate the feasibility of amending the existing or implementing a new longtime owner occupant protection (“LOOP”) program (i.e. anti-gentrification program) that provides City residents with protection from rapid property tax increases that disproportionately harm elderly residents and those residents living on fixed incomes.
 - ii. Evaluate the potential for increased homestead exemptions for longtime owner occupants.
 - iii. Develop a report for the three taxing bodies with the results of the above evaluation that compares the two approaches described above and provides for specific recommendations to advance and achieve the goals listed above.
 - b. The evaluation and report described above shall be provided to the three taxing bodies so as to allow each taxing body to be in position for review and consideration during the third quarter of 2017.
2. An increase in legal resources available to and an improved legal process for those existing City of Pittsburgh residents to secure clear title of properties.
 - a. The Bureau of Neighborhood Empowerment shall:
 - i. Collaborate with the Pittsburgh Pro Bono Partnership on ways to support and expand the Tangled Title Project.
 - ii. Work with the Office of Management and Budget, the Urban Redevelopment Authority of Pittsburgh (“URA”), the Pittsburgh Land Bank, other relevant City departments and agencies, as well as community stakeholders and local philanthropy to develop a funding plan for tangled title legal resources.
 - b. The above described outreach and coordination shall begin immediately, with a status report provided to City Council and the Administration within six months of this order.
3. A consortium of financial support providers to expand and improve the services offered to the residents of Pittsburgh for improving their financial capabilities.
 - a. The Bureau of Neighborhood Empowerment shall:
 - i. Co-chair, provide staffing for, and convene a consortium of private, public, and nonprofit organizations working on financial literacy (“Consortium”) for the purposes of promoting financial inclusion programs and working towards alignment among service providers that protects the basic needs of residents by

developing shared goals and priorities; developing a process for measuring gains in financial capability for residents through surveys, focus groups, and data available through the Western Pennsylvania Regional Data Center; and creating a common tracking tool that can be used to measure the financial health of the City.

- ii. Work with the Consortium and education providers to promote savings in the classroom.
 - iii. Support the Consortium to promote programs that provide tax support services, work to increase household savings, and provide homebuyer education and counseling within neighborhoods across Pittsburgh.
 - iv. Work with Consortium members to integrate financial literacy within the Learn and Earn summer youth employment program.
 - b. The above described outreach shall begin immediately, with a status report on the Consortium's progress provided to City Council and the Administration within six months of this order.
- 4. A set of policies that provides for increased tenant protections on projects involving the sale of public land or receiving public financial support.
 - a. Subject to appropriate board action, the URA shall:
 - i. Develop recommendations for development projects with multi-family residential units that seek public funding and/or to purchase publicly-owned land to provide for certain protections for tenants including, but not limited to, "just cause" eviction provisions; financial relocation assistance; relocation support services; and advanced notification requirements.
 - ii. Develop a draft tenant protection compact between the URA and development projects with multi-family residential units that receive public funding or purchase publicly-owned land for less than market value.
 - iii. Execute the above so as to present recommendations at a public meeting of the URA Board of Directors for their review and consideration within six months of this order.
 - b. This order shall serve as a formal request to the Executive Director of the URA to submit the above for consideration by the URA Board of Directors at their next meeting..
- 5. A coalition to advocate at the state level for the adoption of provisions and legislation that provide for increased tenant protections while still acknowledging and respecting the rights of landlords and property owners.
 - a. The Chief Urban Affairs Officer shall:

- i. Work with public, private, and community partners across the Commonwealth of Pennsylvania to advocate for increased tenant protection provisions on projects that receive state funding.
 - ii. Work with public, private, and community partners across the Commonwealth of Pennsylvania to advocate for increased tenant protections through amendment(s) to the *Pennsylvania Landlord and Tenant Act of 1951*.
- b. The above described outreach shall begin immediately.

All City departments and authorities under the Mayor's jurisdiction shall work cooperatively to ensure the success of the missions outlined above. Independent agencies, City-affiliated entities, and City-related institutions are also strongly encouraged to work to help advance these efforts and adopt similar initiatives, where applicable. All actions and outcomes shall be in accordance with applicable local, state, and federal laws.

This Executive Order shall take effect immediately and remain in effect until amended or rescinded by the Mayor.

Executive Order City of Pittsburgh Office of the Mayor	
Subject: Increase and Improve Opportunities for Public Housing Residents	Number: 2017-02
By Direction of: William Peduto, Mayor	Date: February 14, 2017

WHEREAS, This Administration recognizes the importance of preserving and creating the inclusive and socially diverse, mixed-income communities that make the City of Pittsburgh great; and

WHEREAS, In order to achieve this goal there is the need to work with the Housing Authority of the City of Pittsburgh (“HACP”) to increase, improve, and expand the opportunities available to public housing residents; and

WHEREAS, In their Findings and Recommendations to Mayor William Peduto and the Pittsburgh City Council (“Report”), the Affordable Housing Task Force (“Task Force”) recommended for the City to consider a number of policy and programmatic changes by the HACP; and

WHEREAS, The HACP has demonstrated the ability to leverage its Moving To Work designation along with other tools and partners to provide creative resources and support for HACP residents;

NOW, THEREFORE, I, William Peduto, Mayor of the City of Pittsburgh, by the virtue of the authority vested in me by the City Charter and laws of the City of Pittsburgh do hereby direct the following:

1. A report to the Board of Directors of the Housing Authority of the City of Pittsburgh (“HACP”) detailing potential policy changes they may adopt in order to advance those recommendations in the Task Force Report pertaining to the HACP.
 - a. Subject to appropriate board action, the HACP shall:
 - i. Evaluate their ability to adopt or expand those policies and programs mentioned in the Task Force Report, including, but not limited to: “build first” and one-for-one replacement policies; expanding and providing a multi-year commitment for the project-based voucher gap financing program piloted in early 2016; supporting and expanding the Section 8 homeownership program; further leveraging their Moving To Work (“MTW”) flexibility by assessing and adopting other best practices from fellow MTW public housing authorities; supporting and expanding the Family Self-Sufficiency Program and other financial empowerment programming; and expanding their landlord outreach efforts, including the potential for creating a damages fund for landlords renting to residents with tenant-based vouchers.

- ii. Develop a report for the HACP Board of Directors with the results of the above evaluation that provides for specific recommendations detailing how to advance and achieve the goals intended by the policies and programs listed above.
 - iii. Execute the above so as to allow for a public presentation of the recommendations to the HACP Board of Directors for their review and consideration within six months of this order.
- b. This order shall serve as a formal request to the Executive Director of the HACP to submit the above for consideration by the HACP Board of Directors at their next meeting.

All City departments and authorities under the Mayor's jurisdiction shall work cooperatively to ensure the success of the missions outlined above. Independent agencies, City-affiliated entities, and City-related institutions are also strongly encouraged to work to help advance these efforts and adopt similar initiatives, where applicable. All actions and outcomes shall be in accordance with applicable local, state, and federal laws.

This Executive Order shall take effect immediately and remain in effect until amended or rescinded by the Mayor.