

Executive Order City of Pittsburgh Office of the Mayor	
Subject: Increase of Mixed-Income and Affordable Housing Opportunities across the City of Pittsburgh	Number: 2017-03
By Direction of:  William Peduto, Mayor	Date: February 15, 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 increase the production of quality affordable and mixed-income housing to help stabilize and spur redevelopment in our neighborhoods as well as increase housing options in areas of high opportunity; 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 the City study how to better utilize and leverage the 4% low-income housing tax credit (“LIHTC”) program as well as how to effectively utilize the program in Pittsburgh’s emerging housing markets and as a neighborhood stabilization tool; and

WHEREAS, In their Report, the Task Force also recommended the City form a working group to further research and develop recommendations on incentive zoning and inclusionary housing policies for the City’s consideration; 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 increasing the availability and utilization of existing affordable housing resources as well as the creation of new federal and state-level resources; and

WHEREAS, There are opportunities for other City departments and agencies involved with the development process to assess and adopt changes that would promote the production of quality affordable and mixed-income housing;

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 series of forums and trainings for developers and financial institutions to identify and overcome the challenges with expanding the use of the 4% LIHTC program in the City of Pittsburgh.
  - a. Subject to appropriate board action, the Urban Redevelopment Authority of Pittsburgh (“URA”) shall:
    - i. Consult with the Pennsylvania Housing Finance Agency (“PHFA”) and other stakeholders for the purposes of:

1. Developing and convening a forum with real estate developers to discuss the obstacles in utilizing the 4% LIHTC program and the types of projects that represent the best opportunities for deploying the same;
  2. Developing and convening a forum with real estate financial investors and institutions on how to better attract more traditional investment streams to mixed-income developments that use the 4% LIHTC as well as ways to effectively overcome the barriers in layering investments made by traditional and affordable investors; and
  3. Developing and holding an annual training for developers, investors, and financial institutions that address potential approaches to solving those problems identified during the forums for developers and investors in order to increase the utilization of the 4% LIHTC program.
  4. Creating and convening a committee consisting of PHFA, the Housing Authority of the City of Pittsburgh, the Housing Alliance of Pennsylvania, Neighborhood Allies, community development corporations, community based organizations, and community development finance institutions to help with the planning and marketing of the forums and trainings as well as to serve as an ongoing resource for developers and investors.
- ii. Provide a timeline for achieving those actions described above in a manner that allows for the annual training to begin in the first quarter of 2018.
- 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.
2. An exploratory committee to further research and develop recommendations focused on incentive zoning and inclusionary housing policies for review and consideration by City Council and the Administration.
    - a. The Department of City Planning shall:
      - i. Chair, provide staffing for, and convene an exploratory committee (“Committee”) of no more than 11 individuals from a broad base of stakeholders, including persons who represent low to moderate income residents; housing advocate organizations; community and nonprofit development groups; public and private finance institutions; market-rate real estate developers; and legal experts for those purposes described above.
      - ii. Consult with the Law Department on an ongoing basis on recommendations made by the Committee.
      - iii. Commission any additional technical studies required, provided availability of funds, in order to inform the work of the Committee or the potential adoption or advancement of any recommendation(s) made by the Committee – including, but not limited to, commercial and residential nexus studies and an affordable housing impact study.

- iv. Work with the Committee to further assess the feasibility, structure, and potential locations of a pilot Affordable Housing Opportunity Overlay Zone, as described in the Report, where all new residential developments would be required to include a minimum percentage of affordable housing.
    - v. Encourage developers seeking approvals by the Zoning Board of Adjustment and/or Planning Commission for projects in the City's emerging housing markets (i.e. potential locations of a pilot Affordable Housing Opportunity Overlay Zone) to voluntarily meet or exceed the five percent affordable housing requirement described above prior to the adoption of any changes recommended by the Committee.
  - b. A status report on the above actions shall be provided to City Council and the Administration within three months of this order, with the final recommendations to be presented within nine months of this order.
3. A coalition to advocate for policy and programmatic changes at the federal and state levels to increase those resources available for the production of mixed-income and affordable housing as well as the creation of new resources.
  - a. The Chief Urban Affairs Officer shall:
    - i. Work with public, private, and community partners across the country and Commonwealth of Pennsylvania to advocate for the United State Congress to reintroduce and pass the bipartisan *Cantwell-Hatch Affordable Housing Tax Credit Improvement Act*.
    - ii. Work with PHFA, the Pennsylvania Department of Community and Economic Development and Department of Revenue, representatives in the Pennsylvania legislature, as well as other public, private, and community partners across the Commonwealth of Pennsylvania to establish a state (i.e. not Federal) low income housing tax credit program.
  - b. The above described outreach shall begin immediately.
4. An administrative process for real estate development that promotes and incentivizes the creation and preservation of vibrant, mixed-income communities through the inclusion of quality affordable or mixed-income housing units.
  - a. The Departments of Permits, Licenses, and Inspections, the Department of City Planning, and the Department of Public Works, as well as, subject to appropriate board actions, the Pittsburgh Water and Sewer Authority and the Pittsburgh Parking Authority shall:
    - i. Assess the feasibility to structure their applicable fee schedules for the purposes of advancing the goals described above.
    - ii. Evaluate their ability to create expedited processes (e.g. reviews, inspections, etc.) for the purposes of advancing the goals described above.

- iii. Execute the above so as to present recommendations to City Council and the Administration or the relevant board of directors, as appropriate, for review and consideration within six months of this order.
  
- b. This order shall serve as the formal requests to the executive directors of the Pittsburgh Water and Sewer Authority and the Pittsburgh Parking Authority to submit the above for consideration by their respective boards of directors at their next board meetings.

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: Preserve and Protect the Public Interest in Mixed-Income and Affordable Housing across the City of Pittsburgh	Number: 2017-04
By Direction of:  William Peduto, Mayor	Date: February 15, 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 preserve the existing high quality affordable and mixed-income housing in the City as well as provide for protections that ensure new affordable and mixed-income housing developments remain so for longer periods of time; 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 explore certain tools and policies to help preserve the existing affordable and mixed-income housing developments in Pittsburgh; and

WHEREAS, In their Report, the Task Force also recommended that the City provide preferences for affordable and mixed-income residential projects that demonstrate a commitment to lasting affordability; and

WHEREAS, In their Report, the Task Force also recommended that the City explore mechanisms for achieving lasting affordability on affordable and mixed-income housing projects that utilize public resources; and

WHEREAS, In their Report, the Task Force also recommended that the Pittsburgh Land Bank (“Land Bank”) adopt certain policies to support the development of mixed-income neighborhoods; and

WHEREAS, The Land Bank represents the opportunity to provide for a better system of marketing and selling properties suited for small-scale, neighborhood-based redevelopment than currently available to both the City of Pittsburgh and Urban Redevelopment Authority of Pittsburgh (“URA”); and

WHEREAS, The Land Bank Board of Directors, along with the administrative support of the URA, has recently completed draft policies and procedures as well as outline a public outreach process; and

WHEREAS, In their Report, the Task Force also recommended for the City to work with partners across the country and Commonwealth of Pennsylvania to establish preferences for projects seeking state and federal resources that demonstrate a commitment to lasting

affordability and to seek lasting affordability provisions for residential projects that utilize state funding;

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 local housing preservation strategy that includes the creation of a preservation database with accurate information and notice regarding what types of public investment have been made into affordable and mixed-income housing developments and the affordability periods for those same developments as well as the creation of a multi-family affordable housing preservation policy.
  - a. Subject to appropriate board action, the Urban Redevelopment Authority of Pittsburgh (“URA”) shall:
    - i. Work with its partners at the Pennsylvania Housing Finance Agency (“PHFA”), the U.S. Department of Housing and Urban Development (“HUD”), and the Housing Authority of the City of Pittsburgh (“HACP”), as well as the Department of Innovation & Performance to create a database with an accurate inventory of the affordable and mixed-income housing developments throughout the City of Pittsburgh, documenting the type of public investment made into each project and the term of the affordability period.
    - ii. Consult with the City, PHFA, HUD, HACP, and other local stakeholders to develop a formal multi-family affordable housing preservation policy and ongoing collaboration aimed at creating proactive approaches to preserving existing affordable and mixed-income housing developments as they near the end of their affordability periods.
    - iii. Execute the above so as to complete the preservation database within six months of this order, with a public presentation of the recommendations for a multi-family affordable housing preservation policy made to the URA Board of Directors for their review and consideration before the end of 2017
  - 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.
2. A set of policies related to the sale of public land or public financial support that provides for the advancement of projects with demonstrated commitment to lasting affordability.
  - a. Subject to appropriate board action, the URA shall:
    - i. Develop recommendations for criteria to be used in the evaluation of residential and mixed-use projects seeking public funding and/or to purchase publicly-owned land that provide for preferences to those proposals with lasting affordability provisions through mechanisms such as enforceable commitments to maintain affordability for the life of the development or a period of 40 to 50 years, community land trusts, or partnerships with nonprofit organizations.
    - ii. Develop a draft affordability compact for developments with affordable and mixed-income housing that receive public funding or purchase publicly-owned

land for less than market value so as to ensure lasting affordability and protect the investment made by the public.

- 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 nine 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.
3. A set of policies for public response and the review and consideration by the Pittsburgh Land Bank Board of Directors that works to preserve and stabilize our neighborhoods by creating and maintaining strong, socially diverse, mixed-income communities.
  - a. Subject to appropriate board action, the Pittsburgh Land Bank (“Land Bank”) shall:
    - i. Design and implement a robust community participation plan to help inform the Land Bank’s policies and procedures as well as the focus for the organization’s business and strategic plans.
    - ii. Develop a draft set of policies and procedures for public review and input that provide preferences in the Land Bank’s disposition and other services for buyers who will be owner occupants, community-based organizations and nonprofit developers with commitments to lasting affordability in areas of high opportunity, and small neighborhood-based developers.
    - iii. Develop draft business and strategic plans providing for a more effective system of marketing and selling those properties suited for small-scale, neighborhood-based redevelopment than what is statutorily allowable for both the City of Pittsburgh and URA.
    - iv. Provide a status report on the above actions to City Council and the Administration within three months of this order, with the final recommendations presented at a public meeting of the Land Bank Board for their review and consideration within six months after completion of the community participation.
  - b. This order shall serve as a formal request to the staff at the URA providing administrative support for the Land Bank to submit the above for consideration by the Land Bank Board of Directors at their next meeting.
4. A coalition to advocate at the state level for the adoption of tools to advance projects offering lasting affordability.
  - a. The Chief Urban Affairs Officer shall:
    - i. Work with PHFA and other public, private, and community partners across the Commonwealth of Pennsylvania to include incentives for projects that offer affordability periods of 50-years or greater in the Qualified Allocation Plan for low-income housing tax credits.

- ii. Work with public, private, and community partners across the Commonwealth of Pennsylvania to advocate for affordability compact provisions on projects that receive state funding.

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: Improve Real Estate Tax Incentives, Abatements, and Assessments to Advance the Public Interest	Number: 2017-05
By Direction of:  William Peduto, Mayor	Date: February 15, 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 advances tax abatement, incentive, and assessment policies that protect the public interest and are fair, equitable, and promote responsible, inclusive growth across all communities; 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 that developments receiving public financial support should contribute to the public good; and

WHEREAS, In their Report, the Task Force also recommended for the City to work with other taxing bodies to explore certain requirements of those projects that receive benefits from tax incentive and abatements programs; and

WHEREAS, In their Report, the Task Force also recommended for the City to work with the other taxing bodies to evaluate the feasibility of providing for a set assessed value per unit for those projects meeting certain affordability criteria; and

WHEREAS, Unexpected property tax increases due to assessment appeals disproportionately harm elderly residents and residents on fixed incomes affecting their ability to stay in their homes;

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 working group to further research and develop recommendations to improve the structure of tax abatement and tax incentive programs within the City for review and consideration by the three taxing bodies.
  - a. The Department of Finance shall:
    - i. Co-chair, provide staffing for, and convene a working group (“Working Group”) of representatives from Allegheny County and Pittsburgh Public Schools for those purposes described above; to consider revisions to the programs that simplify the structure of the current programs, encourage investment throughout

the City, and promote equitable and inclusive growth and job creation; and to build off the technical review of the existing tax abatement programs commissioned by the Housing Alliance of Pennsylvania.

- ii. Commission any additional technical studies required, provided availability of funds, in order to inform the work of the Working Group or the potential adoption or advancement of any recommendation(s) made by the Working Group.
  - iii. Work with the Working Group and relevant legal counsel to further assess the feasibility and structure for any proposed changes to the programs.
  - iv. Encourage developers with projects in the City who are seeking tax abatements or incentives to voluntarily adopt development plans that demonstrate equitable and inclusive growth and job creation prior to the adoption of any changes recommended by the Working Group.
- b. The recommendations should be provided to the three taxing bodies so as to allow each taxing body to be in position for review and consideration during the second quarter of 2017.
2. A set of policies for the assessment and reassessment process that creates clear expectations for both the taxing bodies and the taxpayers while encouraging inclusive growth across the City of Pittsburgh.
- a. The Department of Finance shall work with Allegheny County and the Pittsburgh Public Schools to:
    - i. Evaluate the feasibility of creating an assessed value schedule for those development projects that include affordable and mixed-income housing committed to particular levels and periods of affordability
    - ii. Evaluate the potential for a uniform property tax assessment appeals policy for those appeals initiated by any of the three taxing bodies so as to limit any unexpected tax increases to City residents that disproportionately harm elderly residents and those residents living on fixed incomes.
    - iii. Develop a report for the three taxing bodies with the results of the above evaluation that provides for specific recommendations detailing how 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.

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.