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CITY OF PITTSBURGH
COMMISSION ON HUMAN RELATIONS
ROUNDTABLE COMMUNITY MEETING

- - -

March 13, 2015
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TRANSCRIPT OF PROCEEDINGS

Of the Roundtable Community Meeting, Reported
by Dylan C. DiRenna, a Notary Public in and for
the Commonwealth of Pennsylvania, held at the
Pennsylvania Commission on Human Relations, 301
Fifth Avenue, Pittsburgh, Pennsylvania 15208, on
Friday March 13, 2015, commencing at 9:32 a.m.

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PROCEEDINGS

SPEAKER ONE: Where are the jobs?

Where is public transportation?

They've looked at neighborhood health and safety. They've plotted that out in terms of high-opportunity areas and low-opportunity areas. They have mapped that out and plotted a number of different demographic maps, including distribution of where do African-Americans live in the county and in the City of Pittsburgh in relation to areas of opportunity. So, you know, one of the goals of affirmatively furthering fair housing is to bridge those two gaps, to help create opportunity in areas that currently have low opportunity, and to create the ability for folks who have been excluded from areas of opportunity to live there. Between those two sides, I'm more firmly in the community development camp, what do we need to do to bring opportunity to low income particularly African-American neighborhoods.

I'm here to talk about dispersal

1 remedy. We need to have a both-hand
2 approach. Inclusionary zoning is essentially
3 a dispersal remedy. What it does by linking
4 affordability to market-rate housing it helps
5 provide affordable housing in areas of higher
6 opportunity. Sorry for that long and
7 convoluted introduction.

8 MR. TAGUE: Just one question.

9 It seems like, when I was sitting here
10 listening, this is broader than just race,
11 though. One of the things even in the
12 disability community, as an example, or the
13 gay and lesbian community, there are issues
14 there with affordability. I know the incomes
15 in certain communities, such as the gay and
16 lesbian, are higher a lot of times. That's
17 not true in the disability community, for
18 example. Believe me, the race issue is
19 probably the major issue, I understand that.

20 I just want to make sure we're talking
21 about things in a broader sense.

22 SPEAKER ONE: Absolutely. The duty to
23 affirmatively furthering fair housing applies

1 to a lot of protected classes, almost every
2 protected class that the fair housing
3 commission deals with.

4 Income is more closely linked with
5 race and with disability. A lot of folks
6 with a disability are on SSI, which has a
7 very low monthly income level. This does
8 help with the geographic dispersal, for lack
9 of a better word. Opportunities to live
10 in -- opportunities for people with
11 disability to live in high-opportunity areas
12 as well, there are other layers, as you well
13 know, that go into that. It's not just about
14 affordability. It's also about accessibility
15 and a number of other -- there are other
16 interventions that need to be addressed.

17 MS. LEONARD: Just a point of
18 clarification.

19 When we talk about the gay community,
20 can we maybe refer to it as the LGBT
21 community. If we don't, we lose a
22 significant group, especially the trans
23 people, who are disproportionately

1 experiencing these disparities more than
2 necessarily the L and the G.

3 MS. KINTER: If we could, state our
4 name before we speak for the stenographer.

5 MS. LEONARD: I'm sorry. Reverend
6 Shanea Leonard.

7 MR. TAGUE: Point well taken.

8 MR. HARVEY: Just a couple comments.
9 Peter Harvey.

10 Bob, you talked about tension between
11 dispersal and community development. I
12 always found it helpful -- maybe it's just a
13 semantic thing. What can we do to expand
14 housing choice. So you want the live in your
15 neighborhood that you've grown up in. What
16 are the policies we need to make that choice
17 a viable one, if you want to move to a place
18 of expanding housing choice.

19 The other is on the opportunity
20 mapping and that whole fiat. It's a great
21 tool. I know when the folks who were putting
22 that together were talking about doing that,
23 one of my concerns was what are the factors

1 that you're using to determine what makes a
2 neighborhood an opportunity neighborhood. I
3 think that can be sort of politically
4 charged. I think we need to tread very
5 carefully on what things we determine make a
6 neighborhood an opportunity neighborhood.
7 For example, to me, if you're in a mixed-race
8 community, that's a huge opportunity. I'm
9 not sure they look at that. You look at
10 schools. Test scores is one thing. If
11 you're in an integrated school, a racially
12 balanced school, to me, that's an
13 opportunity. Other folks might not consider
14 that an opportunity.

15 I think we have to be careful when we
16 look at what constitutes an opportunity
17 neighborhood.

18 SPEAKER ONE: Absolutely. I agree
19 with you 100 percent. This is an imperfect
20 tool. A lot of the tools that we're working
21 with are imperfect.

22 UNIDENTIFIED SPEAKER: On the
23 opportunity mapping, there are organizations

1 that have been doing it that have made
2 something of a science of it. They may not
3 be located in Pittsburgh. They certainly do
4 exist. They certainly do consult.

5 UNIDENTIFIED SPEAKER: Do we know how
6 the county is measuring that?

7 SPEAKER ONE: They are using the
8 indicators I mentioned. They are using
9 quality schools based on test scores. They
10 are using access to employment, where the
11 jobs are located; access to public
12 transportation; health and safety, health and
13 neighborhood safety; so not only crime, but
14 also environmental conditions, like paint,
15 air quality, things like that. There's a
16 whole range of factors.

17 Do you know what would be great? You
18 guys might want to have (unintelligible) come
19 here. They can explain it way better than I
20 can.

21 Those are the factors.

22 MR. WEBER: Some of that is being
23 driven by HUD. I know they don't have the

1 new rules on file. They have sort of started
2 to define what they mean by neighborhood
3 opportunity.

4 SPEAKER ONE: I'm not that familiar
5 with HUD's new fair housing, their proposed
6 affirmatively furthering fair housing regs.
7 There are other people that can speak to that
8 way better than I can.

9 MR. WEBER: I think they are looking
10 to try to create some definitions that can be
11 used.

12 MR. HARVEY: They want to require that
13 all jurisdictions include that stuff in their
14 AI. That's a good question. I don't know
15 what specifically they are looking at in
16 terms of opportunity.

17 SPEAKER ONE: Just to finish out sort
18 of the presentation on inclusionary zoning.

19 Inclusionary zoning sort of -- the
20 current Mayor ran on inclusion zoning. He
21 included that as one of his 100 policies he
22 was running on. Inclusionary zoning is in
23 the Mayor's transition team. It's one of the

1 1,000 policies adopted by the transition
2 team.

3 Last year it came up in the context of
4 legislation that Councilman Lavelle
5 introduced that would require that whenever a
6 specially planned -- a special zoning
7 designation is conferred, that essentially
8 gives developers flexibility to basically
9 write their own zoning rules for a large
10 development area. Whenever that is granted,
11 it would have required that at least 30
12 percent of the housing units be affordable.
13 Affordability was not defined in that
14 ordinance. It was something that was
15 considered by the Planning Commission late
16 last year. Folks came together, a coalition
17 of folks called the Southwest Pennsylvania
18 Housing Alliance Inclusive Communities
19 Working Group, I believe. They got to work
20 on a shorter name. They came out and
21 advocated for a specific definition of
22 affordability that I'll get into in a minute.
23 The Planning Commission remains

1 devoted to approve that legislation, to
2 recommend that Council approve that
3 legislation. Councilman Lavelle has pulled
4 the legislation in favor of convening an
5 affordable housing task force along with the
6 Mayor's office to consider affordable housing
7 policy citywide, not just in the narrow
8 context of specially planned districts, but
9 to look at citywide policy on affordable
10 housing. One of the things they are going to
11 consider is inclusionary zoning.

12 There's a number of components to
13 inclusionary zoning. One is is it mandatory,
14 is it voluntary, is it some hybrid mix of the
15 two. Another is what percentage of units are
16 set aside as affordable. That ranges from 5
17 percent to 50 percent around the country. A
18 more important issue, I would argue, is how
19 do you define affordability. That around the
20 country ranges from 30 percent of AMI, area
21 medium income, to 120 percent of AMI. It's
22 all over the place. The city's analysis of
23 impediments to fair housing choice for rental

1 housing says that the goal should be 50
2 percent of AMI. That's something that's
3 generally called the housing field very low
4 income, so housing for very low income
5 households.

6 UNIDENTIFIED SPEAKER: Haven't most
7 studies shown that the biggest affordability
8 gap or the biggest need is of the extremely
9 low income?

10 SPEAKER ONE: Yes. I'll start with
11 that.

12 If you would, look on the reverse page
13 from the maps. This is an affordability gap
14 analysis done by the National Low Income
15 Housing Coalition based on county housing
16 data. What it shows is that the gap, the
17 affordable housing gap, the mismatch between
18 supply and demand of housing happens at
19 housing that's affordable at the extremely
20 low-income level. Essentially, countywide,
21 there are about 30,000 more extremely
22 low-income households than there are
23 affordable and available housing units for

1 those households. The City of Pittsburgh, I
2 think it's something like 22, 23,000, the
3 city's share of that number. What this means
4 is that extremely low-income households are
5 renting up. So they're paying an
6 unaffordable share of their income for rent.
7 Okay.

8 If you would, look at the last two
9 columns, cost burden and severe cost burden.
10 Cost burden are households that pay over 30
11 percent of their income for housing costs.
12 That's rent and utilities or, you know,
13 mortgage and utilities and insurance, things
14 like that. Almost three quarters of all
15 households, of all extremely low-income
16 households are experiencing cost burden. 60
17 percent of extremely low-income households
18 have severe cost burden. They are paying
19 over half of their income towards housing
20 costs. That makes them extremely vulnerable
21 to disruptions, to loss of their housing.
22 Loss of housing ripples across a lot of
23 systems. It affects the homeless system. It

1 affects education policy. Relocation and
2 eviction has a really profound effect on
3 children's educational outcomes.

4 What this also means is that these
5 households are renting housing that would
6 otherwise be available to households in the
7 next income level up, very low-income
8 households, households earning between 30 and
9 50 percent of AMI. As a result, they are
10 experiencing housing cost burden. 71 percent
11 of them are paying an unaffordable amount of
12 their income for housing. A quarter of them
13 are paying over half of their income for
14 housing. That means they are renting up.
15 They are using housing that would otherwise
16 be available for low-income households,
17 households earning between 50 percent and 80
18 percent of AMI.

19 What that means is that the breakdown,
20 the mismatch between supply and demand at the
21 lower end of the scale is having a ripple
22 effect up income levels. It also tells you
23 where we need get to to address this problem.

1 If we define affordability as 80 percent of
2 AMI, all we are doing is adding units at the
3 upper end of the low-income scale. That
4 doesn't address the problem. That doesn't
5 get to where the mismatch is between supply
6 and demand. On other hand, producing units
7 that are affordable at 30 percent of AMI is
8 expensive. That takes a lot of resources.
9 It's not something that most market-rate
10 housing developers can absorb internally, at
11 least not at any scale.

12 Market rents in the City of Pittsburgh
13 aren't so high that we could require
14 market-rate housing developers to build a
15 significant number of housing units that are
16 affordable at this lower end, at the
17 extremely low-income end of the affordability
18 scale.

19 The trick is how do we get down to
20 this number. This is where we need to get
21 to. How do we do it?

22 There are a couple of subsidies that
23 are on the sidelines right now that can help

1 us. Between having developers internally
2 subsidize some of this -- we have some
3 subsidies at our disposal that are currently
4 underutilized. That's a whole other
5 conversation. One of those is vouchers
6 project-based vouchers. Another is 4 percent
7 tax credits. We've had this conversation.
8 The 4 percent tax credits aren't an easy fix.
9 It's a potential fix.

10 I don't know how much time I have. A
11 4 percent tax credit conversation would eat
12 up probably more than I have available.

13 UNIDENTIFIED SPEAKER: I think what
14 you are getting to is there should be some --
15 what I would recommend is there should be
16 some method for determining feasibility. If
17 the city has a will to target resources
18 toward developing affordable units in
19 market-driven developments, then the
20 question, it seems to me, is what is cost
21 feasible for that project. I think that has
22 to do with what are the sources of funding
23 that are available for the city or the county

1 to put into that project, you know, how much
2 could the developer absorb and make a
3 reasonable return for profit and, you know,
4 what level of affordability are you
5 targeting, what percentage of the units are
6 you targeting.

7 There should be a systematic
8 methodology probably that could be applied
9 jurisdictionwide that could be tweaked
10 project by project to reach that answer.
11 What is feasible here?

12 I don't think that exists here now. I
13 think that there probably are models that can
14 be adapted, you know. That probably is
15 something that Lavelle's committee needs to
16 look at very carefully. Probably we need
17 some real expert consultation to think that
18 through in this market.

19 SPEAKER ONE: I think you are probably
20 right. Of the two -- right now, if you were
21 to talk to Tom about -- Tom administers most
22 of the city's affordable housing funds. He
23 will tell you that demand already exceeds the

1 resources they have available.

2 I think that the analysis you just
3 talked about, I think what we need to do is
4 also figure out what other resources are
5 there available. It may very well be that
6 it's a matter of priority in some cases.
7 Some of the URA's resources can be used in a
8 different way to achieve a different
9 priority. I don't know. I'm particularly
10 interested in having a conversation that
11 looks at what resources are available that we
12 are not fully using. How do we expand the
13 pie? How do we make something like this
14 happen without pulling resources away from,
15 for instance, community development, which is
16 my world, kind of where me and my
17 organization are sort of based?

18 One of the things that I handed out on
19 the back of this glossary of terms is what
20 are affordable rents at different rent
21 levels, different AMI levels. This is based
22 on PHFA's formula. It shows what rent levels
23 really have to hit to get the 30 percent AMI.

1 That's a pretty low number in a lot of cases.

2 One of the resources that's available
3 to us is housing-choice vouchers. I think
4 Dave would tell you that folks who receive
5 vouchers have a hard time finding units where
6 they can use them. They certainly have a
7 hard time finding units outside of low-income
8 areas. So to a certain extent voucher
9 funding -- they are also a moving to work
10 agency, which gives them some flexibility.
11 So they don't have to return this voucher
12 funding unused to HUD every year, thankfully.
13 They are able to use this funding for other
14 things. At the same time, it's a resource
15 that's kind of sitting there that's not fully
16 utilized. To utilize that, we have to get
17 down to this number right here, HACP payment
18 standards.

19 MR. WEBER: David Weber from the City
20 Housing Authority.

21 The eligibility level for the maximum
22 income for a Section 8 housing choice voucher
23 is 50 percent of AMI income level. For

1 public housing, it's actually the low income,
2 the 80 percent level. Right now, this
3 payment standard for the voucher program that
4 Bob has here, that includes your utility
5 costs. If the landlord is paying all of the
6 utilities, that's the amount.

7 The developers are saying it's not
8 enough, that it doesn't generate enough
9 revenue to develop new units. That's sort of
10 where we get stuck.

11 SPEAKER ONE: So we need to find a way
12 to kind of bridge between market rates and
13 what a developer can realistically internally
14 subsidize in a deal, and get down to this
15 payment standard if we want to make units
16 that are available and affordable to
17 extremely low-income households.

18 MR. WEBER: The other thing is that
19 the payment standard is based off the HUD
20 fair market rent. We are actually at 110
21 percent of the fair market rent that HUD
22 establishes for each market area. We've
23 started to look at exception payment

1 standards. Whenever you start doing that,
2 then you're at a tradeoff. You are going to
3 pay more per family, which means you may end
4 up you pay more for each family, but you can
5 have less families.

6 SPEAKER ONE: There's another option,
7 which is small area FMRs. Housing
8 authorities have the flexibility, they can
9 ask HUD to be able to set up FMRs by ZIP
10 Code. What that does is it reduces the fair
11 market rent in low-income neighborhoods where
12 they might be oversubsidizing rent. They're
13 not supposed to be, but through rent
14 reasonableness -- jurisdictions that have
15 adopted that have saved money in lower-income
16 areas. That has freed up resources for them
17 to provide higher payment standards.

18 MR. WEBER: Our initial look at that
19 is that the way our ZIP Codes overlay our
20 neighborhoods doesn't produce a higher
21 payment standard for that ZIP Code.

22 UNIDENTIFIED SPEAKER: So you have
23 looked at it?

1 MR. WEBER: We have. We are going
2 continue to see if there are some other ways
3 that we can address that.

4 MR. HARVEY: Only by ZIP Code, that's
5 the only way that --

6 UNIDENTIFIED SPEAKER: No. You can do
7 other geographies.

8 MR. TAGUE: By communities, like East
9 Liberty separate from Shadyside.

10 MR. WEBER: We have to look into it.
11 The standard that they have out there is by
12 ZIP Code. We would have to do a lot of work,
13 which we haven't been able to devote the
14 resources to at this point to do that
15 additional research to say, here is how we
16 are going to define it, here are the numbers
17 for those areas, and justify that to HUD, put
18 it in a plan for their review and approval.
19 It takes some process.

20 MR. HARVEY: Peter Harvey. Has any
21 work been done on what's the impact of using
22 that in low-income neighborhoods where the
23 payment standard is reduced, what impact that

1 will have on landlords?

2 MR. WEBER: We have not looked at that
3 side of it.

4 MR. HARVEY: No one else also has
5 sort, I mean, of nationally?

6 MR. WEBER: That I don't know. We
7 have not looked at it. We don't really think
8 there would be much reduction in rent on the
9 lower end. We think the FMRS are too low,
10 frankly.

11 MR. HARVEY: Even in the low-income
12 neighborhoods?

13 MR. WEBER: Yeah. The FMR is set for
14 the region. We have to do rent
15 reasonableness on every specific unit. We
16 think the FMR is probably okay for the
17 lower-end neighborhoods, but it's too low for
18 a lot of neighborhoods, partly because the
19 HUD methodology doesn't take into account the
20 quality of the unit. They are including
21 units that won't pass inspection. I think
22 that that pushes down the rent, the
23 fair-market rent level.

1 UNIDENTIFIED SPEAKER: You said it's a
2 matter of resources partly to look at this in
3 a really careful and thorough sort of way.

4 I wonder if there is a funder, you
5 know, who could provide a grant to the
6 housing authority to use a team to
7 extensively, thoroughly, exhaustively look at
8 different ways to construct its local FMR,
9 you know, as permissible under the rules.

10 MR. WEBER: It's possible. We can
11 talk more about how we can focus and manage
12 the resources to do that research.

13 SPEAKER ONE: The other methodology,
14 getting back to affirmatively furthering fair
15 housing, the other HUD methodology that is --
16 the other way it is out of whack is it
17 doesn't look at the cost of accessible units.
18 Accessibility, the higher exception payment
19 standard that can be provided for accessible
20 units --

21 MR. WEBER: Which we do at 120
22 percent.

23 SPEAKER ONE: Right. It's still based

1 on the pool of all units. Accessible units
2 are generally more expensive to produce.
3 They rent for higher. They have higher
4 rents. It's, you know, a mismatch in sort of
5 HUD's methodology. That's another thing.

6 Really quick, just a couple other
7 points. Looking at this again, how we define
8 affordability is extremely important. One of
9 the things that has frustrated me this past
10 year about the public discussion of
11 affordability in the Lower Hill, for
12 instance -- when you read articles in the
13 Post-Gazette that talk about affordability,
14 it's always about the set asides. The
15 community wanted the Penguins to set aside 30
16 percent of units as affordable. The Penguins
17 only agreed to set aside 20 percent. What's
18 more important is how is affordability
19 defined. Most of the Penguins units are
20 defined at 80 percent of AMI, which means
21 \$984 a month for a one bedroom apartment. It
22 baffles me that the Post-Gazette has not
23 called out that issue.

1 MR. TAGUE: Nobody in the job
2 classification would fit into that.

3 SPEAKER ONE: That's true.

4 The other thing, it's important how we
5 define affordability. Whenever we talk about
6 affordable housing, we should be talking
7 about what is the definition of
8 affordability.

9 MR. TAGUE: It seems variable by
10 jurisdiction. There's no consistency. Or is
11 there?

12 SPEAKER ONE: Well, it varies. It's
13 generally set as a percentage of area median
14 income. Area median income is based on the
15 metropolitan statistical area. For
16 Pittsburgh, that's an eight county area.
17 It's the median income across the eight
18 county Pittsburgh region.

19 The other thing that I wanted to
20 mention -- I'm way over my time -- there's
21 this Housing Alliance Inclusive Communities
22 Working Group. If anybody is interested in
23 this issue, please, it's open to everybody.

1 We would love to have more folks. Please
2 feel free to join.

3 Pittsburgh -- Peter is a member.
4 Mr. Pittsburgh is a member. You can contact
5 him.

6 MR. TAGUE: That can be something, the
7 information we can send out to the whole task
8 force.

9 Bob, if we provide that to Sarah, then
10 we can send that out to the whole task force.

11 UNIDENTIFIED SPEAKER: I just want to
12 add another thing while we are talking about
13 affordability.

14 Bob said, and you said there are so
15 many different ways to talk about what is
16 affordable. I think one thing that really
17 should happen is that we should understand,
18 so far as this task force is concerned,
19 affirmatively furthering fair housing, we
20 should understand those groups of people who
21 have this special protection under the law.
22 We should know who they are, what their
23 incomes are, where on the spectrum of

1 affordability they fall. That should inform
2 the analysis that the city or the county or
3 anyone would adopt in coming up with a
4 standard for determining affordability and
5 feasibility in this sort of conversation.

6 MR. TAGUE: The other question is do
7 we need -- is there an expert piece we need
8 to bring to the table, meaning in the way of
9 a consultant or something, if there are other
10 models that we can be looking at.

11 You had said there are other
12 resources.

13 MR. WEBER: I don't want to
14 overemphasize that. It's something we are
15 going to look at during the course of this,
16 in terms of the exception payment standards
17 and those things. We want to look more
18 broadly at what the cost of building a unit
19 is, what those numbers are. That goes beyond
20 what the housing committee's sort of mission
21 and purpose is.

22 MR. TAGUE: Bob, thank you for your
23 impromptu presentation. As Chuck said, it

1 was pretty good.

2 Would you like to introduce yourself,
3 Angela.

4 MS. REYNOLDS: I'm Angela Reynolds.
5 I'm with the United Way of Allegheny County,
6 but was instrumental in the research that led
7 up to this prior to joining the United Way.

8 MR. TAGUE: Angela is a member of our
9 steering committee also.

10 Anyways, I thought that was a very
11 good presentation, a lot of food for thought
12 in that. What I'm wondering about, are there
13 models throughout the country that we can
14 look at that might be something that we are
15 not doing here that we should be doing.

16 SPEAKER ONE: For inclusionary zoning,
17 the trick with inclusionary zoning, there are
18 500 municipalities around the country. A
19 dozen or so of those have been studied. Of
20 the ones that have been studied, almost all
21 them are in very hot market areas. So that,
22 you know, there was an article in the
23 newspaper a few weeks about Boston, which was

1 a a very good article. It said that the
2 housing task force that hasn't been even
3 appointed is something like impressed or
4 influenced by Boston's inclusionary zoning
5 policy. I'm glad that it's on the radar.
6 The problem with just taking an ordinance
7 like Boston's and putting it down in
8 Pittsburgh is the market is very different
9 and the incomes are very different.

10 One of the things I tried to do in
11 that research paper is look for models in
12 markets, look for ordinances in markets that
13 are similar to the City of Pittsburgh. The
14 only one I was able to find is Chicago. It's
15 a different market in some respects. In
16 terms of incomes, in terms of housing prices,
17 rental housing prices, it's really similar.
18 It's different in that there are a lot of --

19 MR. TAGUE: I'm wondering if there are
20 peer cities to Pittsburgh, similar size
21 cities. A lot of times you'll hear
22 Cincinnati used as an example. I'm wondering
23 what midsized cities like Pittsburgh do, if

1 there are other -- Boston is just a
2 different --

3 UNIDENTIFIED SPEAKER: I think there
4 are other cities that have looked at fair
5 housing, affirmatively furthering fair
6 housing in their housing community
7 development policies more thoroughly than
8 others. I think Baltimore may be a good
9 example. They have a done number of things
10 to address fair housing. Chicago is another
11 good example. New York, I think also has a
12 number of policies, practices they've studied
13 and implemented to try to address the fair
14 housing.

15 You have to sort of determine what's
16 analogous to Pittsburgh. I think there are
17 models to start with and look at and choose
18 from.

19 MR. TAGUE: That's something we can
20 look at, is what other models might be there
21 that we can compare to Pittsburgh and
22 Allegheny County. That's part of the purpose
23 of this, is to come up with some solutions.

1 Obviously, I think there would be -- I'm very
2 much interested, for example, in the area of
3 East Liberty, what's going on out in East
4 Liberty. One of the things -- and in
5 Hazelwood with the Almono Project, what's
6 happening to property values, gentrification,
7 what do we do about that. That's also
8 another issue. You live in a neighborhood
9 your whole life, and then you can't afford to
10 live there anymore because property values
11 have gone up. That also affects fair
12 housing.

13 UNIDENTIFIED SPEAKER: I think the
14 general assembly has authorized taxing
15 communities to give an exemption, sort of a
16 homestead for gentrification. I don't think
17 they've done it here. They should.

18 UNIDENTIFIED SPEAKER: It has to be
19 approved by the county first and the city.

20 UNIDENTIFIED SPEAKER: This is an
21 intergovernmental task force. It sounds like
22 they have access to the county and the city.

23 MR. TAGUE: Did you say "it sounds

1 like?"

2 UNIDENTIFIED SPEAKER: I look at
3 Sarah.

4 MR. TAGUE: That's right. In other
5 words, for example, we are not just looking
6 at the city. We have to look at Allegheny
7 County in general, other communities in
8 Allegheny County. Very good.

9 Any additional questions or thoughts?

10 This actually led into a forum, a
11 discussion about things. Obviously,
12 exclusionary zoning has an adverse effect on
13 affordable housing, I'm sure. Thank you
14 again.

15 One of the things on Section 4 --
16 unless there is additional discussion on
17 this -- we had discussed, as I mentioned
18 early on, about land banking. Obviously, we
19 know that the City of Pittsburgh has passed
20 legislation and are in the process of
21 implementing it. What we want to do is
22 figure out how we could -- obviously, a lot
23 of the policies and stuff have not been

1 developed yet. We want to try to be able to
2 inform that discussion. Plus, as I said, the
3 other communities that would be following
4 along with land banking, I think cities like
5 the City of McKeesport, stuff like that,
6 which has a fair amount of vacant housing, I
7 thought it was important that we be engaged
8 in that. What we did want to have is what I
9 said earlier, Councilwoman Gross come and
10 talk about the legislation. Again, that
11 legislation was adjusted based on, obviously,
12 other council members' input into it.

13 We want to have a discussion a little
14 bit about land banking, how we feel the
15 policies that are developed play into that.
16 It's something we need to, as a task force,
17 look at.

18 UNIDENTIFIED SPEAKER: From my
19 knowledge of that, there's a copy of an
20 article in the Post-Gazette this morning on
21 land banking. I think a lot of areas, a lot
22 of communities where there are pending a lot
23 of development, you have a lot of housing

1 that's there. It's either people have died,
2 moved away, families no longer want to
3 maintain them, they've been lost in
4 foreclosurre, they've been lost for taxes.
5 There's vacant lots, as opposed to single
6 family homes that are there. They tend to be
7 impediments to development, in terms of the
8 houses there. It could be, I call it
9 recycling of properties for another
10 generation of families to come in and to
11 reside there.

12 In particular, the area I'm most
13 familiar with is an area like Homewood. It's
14 pending. It's not -- I could say pending.
15 There's development going on. They are in
16 the middle of it, some of the highrises that
17 you see off of the busway. The Animal Rescue
18 League is coming in and doing a new facility.
19 The velodrome, that's there. There's a dance
20 venue down the street. It's steadily
21 creeping down from Bakery Square, from East
22 Liberty, and starting to move further east
23 into that area. You have a number of

1 families who have been there long-term who
2 are now in the midst of a decision, should I
3 consider moving, should I consider staying
4 here and taking advantage of the wave of
5 development that's getting ready to come
6 through.

7 One thing that Homewood has a problem
8 with is a decline in population. A lot of
9 that, what that has done is left a lot of
10 otherwise structurally sound, vacant
11 properties available for other families to
12 come in, to be able to rehabilitate and to
13 live there, increase the tax base, stabilize
14 neighborhoods, create more of a demand for
15 goods and services to support those families
16 coming in.

17 The city has a program where you can
18 come in, available properties on the city
19 list, city-owned properties, to be able to
20 acquire those properties. You go through a
21 process. They clear the title. You're able
22 to essentially bid on that property and
23 acquire that property and rehabilitate the

1 property. There is no requirement in terms
2 of you have to live there for five years, one
3 year, whatever to be able to do this. Once
4 it clears, once you're able to gain title to
5 the property, you are able to do pretty much
6 whatever you want to with it.

7 The big problem is the way that the
8 system is set up, it can take you anywhere
9 from 18 to 24 months before you finally gain
10 title to that property. That property is
11 still in the possession of the city. It's
12 still deteriorating. Midnight plumbers may
13 come through. It may make it untenable, in
14 terms of you actually developing that
15 property.

16 These properties are very, very
17 affordable otherwise. You are talking maybe
18 a rehabilitation cost of \$50,000 for some of
19 these properties. They're infinitely more
20 affordable than going out and purchasing on
21 the open market, particularly in an area that
22 has a lot of advantages in terms of location,
23 in terms of topography for Pittsburgh, in

1 terms of the thrust of development that's
2 going to naturally come through there, and
3 the increased population once that housing
4 stock is there.

5 I think that Pittsburgh probably -- if
6 you believe the news this morning -- has the
7 most affordable housing costs in the nation.
8 As I stumbled out of the shower, I heard that
9 this morning. I'm not sure how true that is.
10 That's what they're saying, anyway. You have
11 an area that's prime for development. It's
12 ready pretty much to go it's ready for almost
13 a new influx of population if you're going to
14 take advantage of some of these properties.

15 I'm talking properties that have, some
16 of these, fireplaces, hardwood floors,
17 stained glass. Beautiful properties that
18 were built -- I think the term was
19 supervisor, manager-class housing, as opposed
20 to worker-class housing. I'm talking about
21 stone, brick types of housing, slate roofs,
22 really beautiful properties that were meant
23 to last, as opposed maybe some of the

1 properties that were built for a lot of
2 people who worked light industrial. There is
3 a lot of light industrial zoning in that area
4 that have lasted over 100 years. It's still
5 there, still viable, still providing
6 affordable housing for a lot of families.

7 Again, those neighborhoods could
8 really benefit from the stability that it
9 would gain. Land banking is a real big issue
10 there, and where that property is going to,
11 who is holding the property with that
12 development going on. Properties that are
13 otherwise blighted properties that probably,
14 if a building inspector would go through,
15 some would be cited for that are causing some
16 of the issues within the community, as far as
17 security in the community, in terms of crime
18 in the community. It's a real big,
19 burgeoning issue there. I think it's
20 something we definitely need to look at.

21 Again, if you're talking about
22 affordable housing in neighborhoods, this is
23 a huge issue. A lot of people are really

1 attuned to this. It's definitely something
2 we should be dealing with.

3 MR. TAGUE: John Tague. One of the
4 concerns is tearing down perfectly good
5 property. One of the interesting things as
6 you were talking about, I was thinking about
7 a lot of the housing that's developed to be
8 energy efficient, which is a cost-saving
9 thing also. You sometimes wonder, to
10 maintain a property, one of those properties
11 that a friend of mine would have called
12 robber baron homes from the old days --
13 anyways, that's something that we have to
14 take a look at also.

15 In other words, I don't want to see us
16 tear down perfectly good property. Maybe
17 there needs to be some process that
18 simplifies the change of homeownership.
19 That's a legal thing. I'm not sure how that
20 would all evolve.

21 MR. FENTON: Pat Fenton. I think, if
22 the property has been sitting for any period
23 of time, if it's a year or two years, you've

1 got a real situation. I think \$50,000 is a
2 pretty light number. That's minimal, you
3 know. If you want to put the home back in
4 shape again, you're doubling that, if not
5 more, you know, to really get a product that
6 is marketable and that will attract new
7 owners.

8 UNIDENTIFIED SPEAKER: It's more
9 amenable in terms of sweat equity, in terms
10 of what that party can afford to come in,
11 actually do some of that work themselves.
12 Obviously, some mechanical things that need
13 to be done are going to cost a lot more. In
14 terms of actual things that people can and do
15 have the skills to do, it's readily
16 affordable.

17 I know people who have done that.
18 I've done that, gone in with minimal
19 experience in terms of home rehabilitation,
20 and with inspection of the roof, had the roof
21 repaired, inspection of furnaces, inspection
22 of wiring and plumbing that otherwise is
23 sound and relatively up to code. It's a

1 long-term process, a commitment. I think
2 that once you have that family with that
3 commitment, knowing that, I'm just not going
4 to walk into a property that's going to be
5 living ready, I might have to come in, and I
6 might have to live with drywall that has to
7 be pulled out and put in, I might have to
8 live with electricians coming in and
9 upgrading the electrical systems, putting
10 breakers in or doing plumbing work -- most
11 people I know have a system to be able to
12 barter with people they know that can do that
13 kind of work, that they can do relatively
14 affordably over a long period of time and
15 have a property that's eminently affordable
16 in the long haul. It's going to be an actual
17 asset to them once they do get it on the
18 market.

19 You're absolutely right. That's a
20 bare minimum. That's a pretty good property
21 that's been secured. The longer those
22 properties sit on that list, the more
23 susceptible to being vandalized and letting

1 nature taking its course and deteriorating
2 those properties. A lot of those properties
3 have been abandoned and vacant for a number
4 of years. Rather than coming in and
5 bulldozing them and having another vacant
6 lot, and really no tax incentive or advantage
7 for that property put back into the
8 neighborhood itself, the system needs to be
9 streamlined. It's ridiculous. A lot of
10 places, you can go in and acquire that
11 property one you determine there is no proper
12 owner, that there is no interest from that
13 owner. The party is deceased. You made the
14 effort to try to find any successors, any
15 kind of heir to that property. It's not
16 there.

17 Generally, it's not a real involved
18 procedure to be able to determine. Then
19 you're able to put that property back on the
20 market, even if you auction that property. I
21 know, in Northside, they've had a number of
22 businesses where they've been able go in and
23 have an auction of properties that are

1 available, and open it up to the general
2 public to come and bid on.

3 I know that's real simplistic. It's a
4 lot more complicated than that. There are
5 people who I know are looking for properties,
6 some of these families, families with
7 children, growing families that find that
8 they are priced out of most markets who would
9 want to stay in a community and be able to
10 grow that community in terms of living there,
11 participation in the affairs of the
12 community, that are kind of excluded, priced
13 out of a really burgeoning market that's
14 readily available and can be utilized to
15 stabilize that area and afford that family
16 affordable housing.

17 MS. REYNOLDS: Angela Reynolds.

18 I know when we were talking about this
19 in subcommittee, there were those of us who
20 said, in terms of land banking, we see the
21 connections for affordable housing, but
22 thought it would be useful to bring somebody
23 in who could help us understand what are the

1 implications as it relates to fair housing.
2 I think, on this task force, sometimes we go
3 down the affordable housing road without
4 remembering that we are also furthering fair
5 housing.

6 I think it would be useful to have
7 someone come in and say, what are some of the
8 potential opportunities, do we have an
9 opportunity to influence that panel that will
10 be making those decisions, who might be
11 appointed to it. I don't know if that's even
12 a possibility. At least let's talk about it.

13 MR. TAGUE: John Tague. Is there an
14 issue the task force needs to address? Is it
15 something that we need to spend energy and
16 time on? Do we need to create a subcommittee
17 to work on this issue?

18 You're absolutely right, we want to
19 keep the focus on furthering fair housing.
20 Is it that something we need to work on?

21 I think you had a question, Fred.

22 MR. BROWN: Fred Brown. I just want
23 to back up.

1 There's a couple things that have been
2 said that I think we need to be considerate
3 of. For example, in Larimer and Homewood,
4 there's 700 vacant lots and buildings.
5 There's 7,000 in Homewood. The community is
6 currently doing a cluster planning process
7 that's being headed up by OBB, Operation
8 Better Block. OBB is currently doing rehab
9 houses and trying to create a middle market.
10 I think it would behoove us to consider
11 talking to organizations and institutions
12 that are currently doing this work and
13 potentially adding muscle to their capacity
14 to meet some of the metrics that we are
15 talking about.

16 The other thing that's concerning is
17 we need to be conscious of the communities,
18 really to look at developing mixed community
19 income. The other thing the community is
20 very concerned about is concentrated poverty.
21 When we start talking about these types of
22 housing constructs, for example the Larimer
23 Consensus Group -- in Larimer in 1940, there

1 was 13,350 homes, something like that. Today
2 there is a little under 15, 1,600.

3 This new evolution, this new
4 ecological footprint that Larimer is seeking
5 to create, there's around 6,500 homes. When
6 you look at the tax credit projects going on,
7 the current homeownership, they are already
8 almost saturated at the low-income side of
9 the affordable housing side. We are
10 currently working with the PHFA and the URA
11 to do five passive houses, as a way to start
12 to shift the way that we bring in
13 mixed-income homeownership, to kind of level
14 off the playing field, so that we don't have
15 concentrated poverty along the main vein of
16 Larimer and Meadow, which is currently being
17 kind of considered when you look at KBK's
18 project, which is 40 affordable units, and
19 then NBS's project, which is 86 units. So
20 when we look at the gateways coming into some
21 of these communities, we have to take that
22 into consideration.

23 The third thing of concern is when you

1 look at the donut hole that's represented by
2 Homewood and Larimer in particular in the
3 east end, and you look at Shadyside, Point
4 Breeze, Highland Park and Penn Hills, those
5 communities, for example, the housing market
6 and rental properties went up 100 and 300
7 percent in the last two years.

8 So there's real dynamic tension
9 occurring at these community levels when we
10 start talking about integrating different
11 home constructs and people who are trying to
12 look into those opportunities. Since Google
13 came, houses were selling for \$50,000 on
14 Stanton Avenue before they came. Those same
15 houses are selling for 250.

16 We have a market-driven response that
17 is driving the community. Some communities
18 are trying to fight back and have their own
19 plan. The real issue for them is they have
20 no skin in the game. They can have a great
21 plan. LCG has a great vision plan. They
22 don't own property. The URA and the city
23 have been very supportive of their plan, for

1 the most part. But they don't get to pick
2 the developer. They don't get to negotiate
3 those things. If they were able to pick the
4 kind of developers and contractors that would
5 support their long-term vision, you would see
6 an exponential growth in sustainable career
7 pathways. A lot of the people that we have
8 interviewed and talked with are not just
9 looking at bricks and sticks, but they are
10 also looking at the issue of affordability,
11 also creating sustainable, liveable wages.

12 When you look at the Mt. Auburn
13 report, there's 41 Tier One and Tier Two
14 communities with 80,000 vulnerable people.
15 Most of those communities are represented by
16 people of color. What's not in the report is
17 45,000 of those people are on probation or
18 parole. Nobody is talking about how those
19 people are getting employed. I'm talking to
20 people every day who can't find housing
21 because they have a record. This is a
22 multidimensional issue that I just really
23 want us to all be sensitive to when we start

1 talking about this approach.

2 I think there's a real need to create
3 a couple committees as we look at the
4 complexity of this. If there are
5 organizations out there that are already
6 doing this work -- we've worked with RTP for
7 the past 6 years, Rebuilding Together
8 Pittsburgh. We stabilized 60 houses in
9 Homewood and Larimer as a work development
10 program for low-income people in the
11 community to increase their green IQs and
12 capacity to work in the construction trades.
13 We didn't get support from the SPP this year,
14 so that project got put on the shelf.

15 What we've attempted to do is engage
16 local community residents both in their needs
17 for housing and employment and create a
18 bridge that they can increase their
19 sustainability through sustainable career
20 pathways; and then offer homes to them that
21 we are working on or considering to work on,
22 either through partnerships with Operation
23 Better Block or RTP.

1 For the most part, in closing, a lot
2 of these homes -- I think Pat mentioned, when
3 we went into the homes, our first plan five
4 years ago was based upon weatherization. We
5 trained 15 community residents to be BPI
6 certified as energy auditors. We worked with
7 Pitt and such. When we got in the houses and
8 started doing blower door checks, the roofs
9 were leaking, doors were missing, floors were
10 sagging. So we had to retrain our workforce
11 to come in and do home stabilization, do
12 flooring, concrete work, drywall work. For
13 the past three years we've been doing that
14 work on a very microscale, as I said, 60
15 units. It's been more of an intensive labor
16 process to grow the communities' ability to
17 do that work on their own. When they come
18 in, they see people from their community
19 doing work. We are trying to raise the
20 capacity of the path for homeownership, or at
21 least stay in the community as well.

22 I just wanted to throw that out there.
23 That's some critical stuff that's not really

1 being be tabulated in this analysis.

2 MR. TAGUE: You mentioned something
3 about previously incarcerated. The
4 Commission on Human Relations report on
5 barriers is something that's important. You
6 had also said something about, this is much
7 more than just about housing, this is about
8 jobs, about income and others. You'll remain
9 low-income if you're working at McDonald's,
10 that's the only job you can find coming out
11 of prison. That's something we have to
12 address.

13 I think it's clear that it's pretty
14 complicated stuff. It's not all that easy.
15 You're still fighting things like racism.
16 You're still fighting with these things. We
17 are going to continue to fight them. We
18 still need to continue to make progress.

19 The question goes back to the idea of
20 what do we need to create as a committee
21 structure.

22 Go ahead, Bob.

23 SPEAKER ONE: I would like to add one

1 other element to that. That is ownership.
2 The history that I spoke about earlier about
3 red lining and FHA and subsidized housing,
4 what that essentially did is gave
5 European-Americans subsidized homeownership
6 in appreciating markets. The housing
7 community development policy for African-
8 Americans was subsidized rentals in
9 increasingly disinvested markets. Right now,
10 if you look at Allegheny County, the white
11 homeownership rate is 70 to 80 percent. The
12 black homeownership rate is 30 percent. As
13 Fred just talked about, that is at risk. A
14 lot of that housing stock is, you know,
15 deteriorating, needs to be stabilized.

16 When you're talking about what to do
17 with vacant properties and particularly
18 vacant houses in a neighborhood like
19 Homewood, I think ownership has to be a part
20 of that conversation. There's more -- not
21 everybody is suited for homeownership maybe
22 homeownership isn't necessarily the answer.
23 Maybe it is. There are other kinds of

1 ownership as well. Ownership absolutely
2 needs to be part of that conversation.

3 The other thing is the wealth gap.
4 Nationwide, the average white wealth is over
5 100,000. The average black wealth is 5,000.
6 There's a tremendous wealth gap.

7 MR. TAGUE: 100,000 and 5,000; did you
8 say?

9 SPEAKER ONE: Yes, nationwide. I
10 don't know the particulars for Allegheny
11 County. A lot of that has to do with
12 homeownership.

13 The question as Homewood gets
14 developed, as neighborhoods like the Hill
15 District get developed, and property values
16 increase, who is going to capture that
17 increased value. Who is going to capture the
18 wealth? That, I think is a fair-housing
19 issue as well.

20 I would encourage, if there are folks
21 in Homewood who want to work on that issue,
22 you know, we provide free legal
23 representation to community-based nonprofits

1 that are engaged in housing an community
2 development activities. Please feel free to
3 contact us. We would love to work with
4 community based organizations that are
5 working on that issue.

6 MS. GERHARDT: This is Helen Gerhardt.
7 We talked, we very briefly touched on
8 community land trusts, and the way that those
9 can be used in conjunction with policies and
10 procedures on land banks that really do
11 affirmatively further fair housing. I think
12 that might be of interest to a subcommittee
13 as well.

14 From what I understand -- I'm just
15 beginning a study of this -- this is a way to
16 really preserve homeownership and keep
17 housing at affordable levels over the long
18 haul, so you have true neighborhood
19 stability. Right now there's a lot of
20 neighborhoods getting broken up, people being
21 displaced out to the outer suburbs.
22 Community land trusts can help not just
23 preserve homeownership for individuals, but

1 help keep neighborhoods and all the
2 relationships and the small businesses, all
3 of that intact.

4 I hope we can look at that as well.

5 MR. BROWN: I just want to piggyback
6 on that. That was a comment I was going to
7 make.

8 We have been working with Michael
9 Brown from Burlington. There's a small
10 community of us that have been working on
11 this for several months a municipal. For us,
12 the impetus was around preserving park space
13 that the Larimer Consensus Group had
14 designated in their vision plan process. We
15 actually partnered with Allegheny Land Trust.
16 We started working with Michael Brown to
17 figure out how we could preserve park space.
18 That's a result of this notion of creating
19 this mixed-income community by using park
20 space to do market rate housing around it.

21 It's part of a strategy. We've been
22 in conference with Michael brown for the past
23 few months. His company is one of the

1 leading companies in the country on community
2 land trusts. It would behoove us to kind
3 of -- what Helen was referring to, how can we
4 look at their approach, which is very good.
5 Even if you buy a house, and you want to move
6 and sell it, you only can sell it at a
7 certain percentage point. The rest of the
8 money has to stay the house, so that another
9 moderate or low-income person can purchase
10 the house at that price. You can't cash out
11 in their models.

12 There's a lot of complexities to it.
13 When he tells you the straightforward nature
14 of it, it's about preserving affordable
15 housing for people in low-income communities.

16 MS. GERHARDT: It really does support
17 mixed-income housing and that kind of social
18 inclusion and integration.

19 MR. TAGUE: That's one of the heart of
20 the issues also. You mentioned earlier about
21 the integration piece. It builds for a
22 better community if it's a mixed income, a
23 mixed community, in my opinion at least.

1 One item in closing out on this, I
2 wanted to -- because, remember, this is an
3 intergovernmental group here. Basically,
4 it's not the Pittsburgh Commission on Human
5 Relations. It's about all of us.

6 What I'm asking for -- we have, as I
7 had mentioned earlier, three committees. Do
8 any the things we've talked about fall under
9 those committees? Do we need to create
10 something else? Do we need to create another
11 committee? Suggestions, ideas?

12 For example, you're the chairman of
13 the affordable housing committee. Does any
14 of this fit under your committee?

15 UNIDENTIFIED SPEAKER: I think so. I
16 think the land banking, land trust, the
17 gentleman right here, what he was saying fits
18 under that really well. We need to sit down
19 and talk and do some networking as far as
20 where do we go, and even breaking that
21 committee down into subcommittees, subworking
22 groups, to be able to bring back the
23 information and make recommendations.

1 MR. TAGUE: Are you able to do that?

2 Does everybody agree with that?

3 In other words, you would organize

4 that?

5 UNIDENTIFIED SPEAKER: Sure.

6 MR. TAGUE: What about any of the

7 other issues, where do they fit?

8 That's parts of it. Where does

9 inclusionary zoning, where does that fit?

10 Does that fit under -- would you be willing

11 to help out on that, Bob?

12 Absolutely, affordable housing and

13 fair housing.

14 MR. TAGUE: Do we need to create --

15 for example you mentioned about, talked a

16 little bit about barriers for the previously

17 incarcerated. Is that something we need

18 something separate? How would you envision

19 that?

20 MS. KINTER: I just want to mention

21 that the City of Pittsburgh Commission on

22 Human Relations completed a study regarding

23 barriers to housing for previously

1 incarcerated persons. We provided a series
2 of recommendations in the study that we would
3 like the task force to support and talk
4 about. If it's under affordable housing -- I
5 think we have the work. We don't need to
6 have a new committee to discuss this. At the
7 next meeting we can bring forward the actual
8 and talk about the recommendations that are
9 in there.

10 As far as the land banking, and we're
11 talking about inclusionary zoning under
12 Lyle's committee. I guess we will be setting
13 up some meetings before our next full
14 meeting. We meet quarterly. The next full
15 meeting will be in June or so.

16 MR. TAGUE: That was a question I was
17 going to ask. We set it up as quarterly
18 meetings. Do we need to meet more often?

19 I'm not saying monthly. Do we need to
20 meet bimonthly?

21 MS. KINTER: Maybe that's a question
22 for the steering committee. Each committee
23 needs to meet before the next full committee

1 meeting. If you are interested in joining
2 any of the these committees, all you have to
3 do is give me your name. I'll write it down.
4 You will be include in the e-mails that go
5 out for the committee meetings. It's up to
6 the committee chairperson to organize those
7 meetings and put them together. I, of
8 course, will assist in that.

9 We also don't have -- Adam's committee
10 with the information outreach, we don't have
11 a chair of that. We need to figure that out.
12 Is anybody interested in that?

13 If you're interested in the committee,
14 talk to Sarah about it. Sarah was working
15 with Adam on it.

16 Obviously, we need to let people know
17 what we are doing also. That's important.
18 You're right.

19 What I'll do, if anybody is interested
20 in joining the steering committee, just let
21 Sarah know that. What I'll probably do is
22 arrange for conference calls so we can talk
23 about, does this committee need to meet more

1 often. We can also discuss whether we feel
2 it's important -- we don't want to put
3 everything under Lyle.

4 You do have a job; right?

5 UNIDENTIFIED SPEAKER: The commission
6 is keeping me real busy.

7 MR. TAGUE: That's also important. We
8 can talk about if there's something else we
9 need to create. I'm not a big fan of
10 creating additional committees. That spreads
11 everything out. The work groups might be a
12 way of looking at it, to work on a specific
13 issue, and then bring it back to the full.

14 Our membership, so you know, if
15 there's people that you think should be
16 sitting around the table, not necessarily the
17 individual, but organizations that are
18 missing here that need to be here, I think
19 it's important to let us know that also. If
20 there's somebody that you think ought to be
21 here, let Sarah know that. This is not
22 exclusionary. We want to be inclusionary.
23 That's important. You can't get 500 people

1 around the table either, or you'll get
2 nothing done.

3 UNIDENTIFIED SPEAKER: What's the
4 mission of this task force? What's the goal
5 that it's trying to accomplish?

6 MS. KINTER: Create policies to put
7 forward to do the analysis of impediments in
8 the future for both the county and the city,
9 and have a forum for intergovernmental
10 cooperation regarding those policies.

11 For example, Bob talked today about
12 inclusionary zoning, which is an important
13 policy that this task force supports. We
14 should be bringing up, do the analysis of
15 impediments in the county and city.

16 UNIDENTIFIED SPEAKER: The AI right
17 now is currently out on display on our
18 website. It's in draft form right now, along
19 with our five year consolidated plan and our
20 annual action plan. We have a public hearing
21 set for April 1st, 2015 at 5:30, 200 Ross
22 Street, 1st Floor Conference Room.

23 MR. TAGUE: Does anybody have any

1 comments that they would like to make besides
2 Helen?

3 I'm kidding. Go ahead.

4 MS. GERHARDT: I guess, in terms of
5 time sensitivity, there are ways, I think,
6 that this task force might have some -- might
7 think about the ways in which they want to
8 have immediate influence or education and
9 outreach to those that are forming those
10 policies that may be involved in writing the
11 policies for the land bank. Who are going to
12 be the final three people on that land bank
13 board? Are they going to truly represent the
14 communities that will be most impacted by
15 those policies?

16 Maybe we can be thinking about ways
17 that we could address our elected officials
18 and those that have those appointment powers.
19 There's a wide range of different kinds of
20 policies and procedures written across the
21 country for different land banks. They have
22 incredibly different impacts. We can have a
23 truly constructive influence, I think, at

1 this point. I think we made need to act with
2 some --

3 UNIDENTIFIED SPEAKER: It sounds like,
4 if this task force hopes to influence the
5 upcoming AI, that needs to happen now, like
6 today. There's a draft of it already.
7 There's going to be a public meeting in
8 April. Then it's going to be passed and
9 finished. If there's something urgent that
10 this task force should do, that may be one of
11 the things, to go through that, scrutinize
12 it, find out what recommendations need to be
13 made to change it before it's too late. Here
14 it is. It's the next year one. It's already
15 published.

16 MS. KINTER: I agree. I think you
17 should join the e-mails of the impediments
18 committee and assist in that.

19 Currently Jay Goren is the committee
20 chair of that. I have a list of all the
21 people that signed up to be part of that.
22 Their whole task was to do that. I'm not
23 sure how often they met the last three or

1 four months.

2 You're right, it is urgent.

3 MR. TAGUE: The suggestion is that
4 we -- that committee needs to review it,
5 definitely the committee needs to look at
6 that. Should we as a task force all look at
7 it?

8 I think we should all look at it and
9 comment. I think what we might consider
10 doing is maybe sending our comments to Jay.
11 Would that make sense, since he's chair of
12 that committee?

13 MS. KINTER: I can't speak for him.

14 MR. TAGUE: I like to speak for people
15 who are not here.

16 Anyways, I think you're absolutely
17 correct. I think there are certain things
18 that are time sensitive. We need to move on
19 them. We'll try to organize that and
20 keep us -- even though we might not have a
21 physical meeting, we need to basically keep
22 this work out in front of us, so that we
23 don't miss opportunities. I think one of the

1 things you were talking about is not missing
2 an opportunity to comment on this. Once it's
3 done, it's too late.

4 UNIDENTIFIED SPEAKER: Are there any
5 public hearings?

6 MR. PETRUCCI: There's just going to
7 be one public hearing. When we developed the
8 AI, we had four community meetings in each
9 section of the City of Pittsburgh. Our
10 consultants met with numerous social service
11 agencies, housing agencies, development
12 agencies. We also put out residential
13 surveys to the City of Pittsburgh. Also we
14 sent out organizational surveys for the
15 community-based organizations. We've also
16 met with the Housing Authority and with Urban
17 Redevelopment to develop this plan.

18 MS. LEONARD: Can you announce when
19 that meeting is one more time.

20 MR. PETRUCCI: April 1st, 200 Ross
21 Street, 1st Floor Conference Room. It starts
22 at 5:30 p.m.

23 MR. TAGUE: It will actually happen.

1 It's April Fool's Day. It will happen;
2 right.

3 MR. PETRUCCI: It will happen, yes.

4 MR. TAGUE: Is there any new business?

5 I think this was a pretty good
6 discussion. Thank you again, Bob, for your
7 input.

8 As most of us look at, there is a lot
9 of work to be done out there.

10 Fred; right?

11 It doesn't matter how many years
12 you're at it, there's still work to be done.

13 Thank you.

14 Tom, do you have any comments?

15 MR. CUMMINGS: Tom Cummings, Urban
16 Redevelopment Authority. I think some of the
17 issues discussed today -- Bob, thanks for the
18 summary of inclusionary zoning. I think a
19 lot of those will really dovetail with the
20 affordable housing task force of the city to
21 be looking at some of those policies. I
22 think there's a real overlap with that.

23 I just had a couple of suggestions

1 possibly for new membership. I don't know if
2 they are members. I was wondering if anybody
3 from PCRG is a member. They might add value
4 to the committee and their analysis of
5 lending practices.

6 MR. TAGUE: That study that they do
7 every year.

8 MR. CUMMINGS: I also wonder if it
9 might -- maybe not. I don't know about
10 membership or participation, maybe
11 information sharing. I think that it would
12 be -- we really don't have any developers
13 here, with Pat Fenton excluded.

14 MR. TAGUE: He's not a real developer.

15 MR. CUMMINGS: Sure, he is.

16 There's probably others.

17 MR. TAGUE: I'm kidding.

18 MR. CUMMINGS: Perhaps some for-profit
19 developers, I think they could add, I think
20 they would probably add a different
21 viewpoint. It would be helpful for them to
22 hear some of the things we've talked about.

23 MR. TAGUE: Do we know for-profit

1 developers we think we should invite?

2 I use the term membership. The term
3 is really participation.

4 MR. CUMMINGS: I can think of a
5 couple.

6 MR. TAGUE: Anybody else -- is that
7 okay, Sarah?

8 MS. KINTER: Yeah. If you want to
9 follow up with me, you can send an e-mail to
10 human dot relations at Pittsburgh pa dot gov
11 e-mail. Or you can just talk to me after the
12 meeting. That's the easiest way to contact
13 me.

14 MR. HARVEY: To add to what Tom said,
15 since the task force is going to be created
16 before our next meeting, should we have
17 someone from their office come in?

18 MR. TAGUE: Someone to --

19 MR. HARVEY: Someone from the
20 affordable housing task force to be present
21 at the -- give a presentation, say what they
22 understand their task to be, what are they
23 doing, what have they done.

1 MR. TAGUE: Originally, we had invited
2 Councilman Lavelle to come to this meeting.
3 The idea is to get someone from that task
4 force. I'm not sure how they are going to
5 structure it from a leadership standpoint.
6 What about having -- Councilman Lavelle has
7 expressed interest in this task force and
8 collaborating with it.

9 Is that who we should invite to our
10 next meeting? Is that a thought, Peter?

11 MR. HARVEY: I don't think enough
12 about what -- I don't know frankly know
13 enough about the task force and does it make
14 more sense to have someone from -- plus, just
15 the people that are available to come.

16 MR. TAGUE: That's always an issue.

17 SPEAKER ONE: The two cochairs --
18 correct me if I'm wrong -- are Councilman
19 Lavelle and Ray Gastil, the Director of City
20 Planning.

21 MR. TAGUE: So we can ask maybe Ray to
22 come?

23 SPEAKER ONE: Sure, or Councilman

1 Lavelle.

2 MR. TAGUE: Or both.

3 SPEAKER ONE: It's going to be
4 staffed, I believe, by Matt Baron and Michael
5 Smith, so Matt Baron from the Mayor's Office
6 and Michael Smith from the Department of City
7 planning. Maybe one of them --

8 MR. TAGUE: The idea is we would like
9 to have someone who can come and talk
10 knowledgeably about the task force.

11 The next meeting is April -- when is
12 our next?

13 MS. KINTER: June.

14 MR. TAGUE: The question, in closing,
15 is should we meet sooner. I mean, there's no
16 bylaws that say we have to meet quarterly.
17 We can meet more often. Do we need to
18 schedule a meeting sooner than later, is the
19 point I'm making.

20 MS. GERHARDT: A suggestion. Because
21 the affordable housing task force is in its
22 formative stages it seems like a good time to
23 meet sooner and to work on this in maybe a

1 more concentrated way, just because we're at
2 a very formative time, in terms of
3 potentially developing a citywide policy.

4 MR. TAGUE: Is that also true of land
5 banking?

6 MS. GERHARDT: I think they are very
7 connected. This task force can be looking at
8 the way that these things are coming together
9 at this time and how we might have an
10 influence on this formative period.

11 MR. TAGUE: Are we talking about
12 having a meeting, for example, next month?

13 MS. GERHARDT: What are other --
14 that's my --

15 MR. TAGUE: I'm just throwing it out
16 for conversation.

17 MS. KINTER: I think we can do that.
18 I think we can put together a meeting in
19 April.

20 MR. TAGUE: If there's no objection to
21 it, we'll try to. Again, some of this stuff,
22 as has been pointed out, is timely. I think
23 we need to consider that also.

1 The other thing is the consolidated
2 plan. The county and city are doing those.
3 Those will also affect affordable housing.

4 Those hearings are going on also,
5 right, the comprehensive plan?

6 MR. PETRUCCI: The five year plan and
7 the annual plan will also be at the hearing
8 on April 1st.

9 UNIDENTIFIED SPEAKER: The county is a
10 little behind. Their hearing will be a
11 little bit later than April.

12 MR. TAGUE: When is the city's
13 hearing?

14 UNIDENTIFIED SPEAKER: April 1st.

15 MR. PETRUCCI: Our fiscal period
16 starts April 1st. The county's fiscal period
17 starts July 1st. Their hearing will be
18 probably some time in, my guess would be May.

19 MR. TAGUE: We'll have to let the task
20 force know when those meetings are. We all
21 agree the comprehensive plan has a
22 significant effect on it, along with the AI.

23 UNIDENTIFIED SPEAKER: The thing to me

1 is market-driven development alone will not
2 produce affordable housing where the market
3 is hot. To support grants that maintain
4 standards or whatever, it takes affirmative
5 action. It takes a will and actual effort
6 and money and policy, you know, from the
7 political entities to influence that. It's
8 not just that the five year plan is relevant
9 to affordable housing. It is the dominating
10 plan if you want to influence spending and
11 policy direction to incentivize and try to
12 actually create affordable housing in good,
13 strong markets where the market forces just
14 don't -- will not do it by itself.

15 MR. TAGUE: You're absolutely right.

16 Is PHFA part of this?

17 They are a significant player in all
18 of this, right, Fred?

19 MR. BROWN: Yes.

20 MR. TAGUE: Are there any other
21 developers nonprofit that should be, along
22 with the Action Housing, are there any others
23 that need to be at the table?

1 MR. BROWN: I think we should be
2 considering organizations at the nonprofit
3 level that are doing affordable housing
4 projects, rehab projects, so that there might
5 be a task force on the regional level that
6 looks at the metrics of putting out X amount
7 of houses a year to meet the standard or the
8 need.

9 I know OBB because we worked with
10 them. That's one of those organizations that
11 probably should be invited. I think even
12 having RTP, Rebuilding Together Pittsburgh
13 here might be influential in the number of
14 places that they are already being asked to
15 do work. Is there a way that we can get
16 Steve to look at that work differently, and
17 talking with the entities that have
18 contracted with him to really set aside some
19 of this work to address this particular
20 issue?

21 I think there's a lot of people doing
22 work already who I think, through the
23 relationships we have with them, would be

1 willing to look at doing some of this. They
2 just need more resources and muscle to make
3 it happen. I think we need to look at
4 helping those organizations. They constitute
5 the pivot and paradigm shift in the
6 community. All of us have other jobs. These
7 are projects and events that we are engaging
8 in. What I'm suggesting is that we help
9 people engage in a long-term strategy that's
10 a journey and not an event. Through our
11 event, we can add value, resources, technical
12 assistance to help out. At the end of the
13 day, they are going to be doing this day in
14 and day out. This is a highwater mark for us
15 because it's an issue. Once this issue
16 disseminates a little bit we're off to the
17 next issues. They are still going to be
18 having to deal with maintaining it and moving
19 it forward.

20 That would be my suggestion.

21 MR. TAGUE: Are there any closing
22 thoughts, any remarks before we adjourn?

23 MS. REYNOLDS: I have a question for

1 Sarah.

2 April is still fair housing -- are
3 there any events of interest that might be of
4 interest to this group that you know of?

5 MS. KINTER: I know that the fair
6 housing partnership poetry slam is on April
7 23rd. I think it's a Thursday. I can send
8 out an e-mail about anything coming up.

9 April is National Fair Housing Month.
10 There's lots of events going on.

11 MR. TAGUE: I would assume that all of
12 us probably know that, or should know that.

13 I would again like to thank everybody
14 for coming. There will be a number of
15 e-mails sent out. There are no parting
16 shots. It's been rather informative.

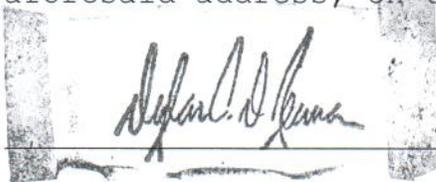
17 Thank you very much for joining us
18 today. We are planning on doing another
19 meeting in April. Sarah will send that out.
20 Like I said, if there are any folks you think
21 also need to be at the table, let us know
22 that.

23 (Proceedings concluded at 10:55 a.m.)

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REPORTER'S CERTIFICATE

I, Dylan C. DiRenna, the undersigned, do
hereby certify that the foregoing pages are a
true and correct transcript of my stenotypy
notes taken of the proceedings held at the
aforesaid address, on the aforesaid date.

A handwritten signature in cursive script, appearing to read "Dylan C. DiRenna", is written over a horizontal line. The signature is contained within a rectangular area that has some dark, textured shading, possibly from a stamp or ink bleed-through.

Dylan C. DiRenna, Notary Public in

and for the Commonwealth of Pennsylvania

My Commission Expires October 7, 2017.

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