



Affirmatively Furthering Fair Housing (AFFH) Task Force

TOPIC AREA: DEVELOPMENT / ZONING

RECOMMENDATION: Fair Housing Criteria For the Assessment Of Proposed Development Projects

Synopsis of Recommendation: When assessing proposed development projects, all jurisdictions, commissions and authorities should perform an analysis and require a showing that the project will not perpetuate patterns of segregation or effectively exclude members of protected classes. This should include, at a minimum, an analysis of the correlation between the market characteristics of the proposed development (bedroom count, rent structure and marketing plan) and the demand characteristics of people in protected classes (the housing needs of people in protected classes in the relevant market area), as well as an analysis of the accessibility of the project and location. Jurisdictions, commissions and authorities should work with fair housing lawyers, advocates/members of protected classes, the Commission on Human Relations and the City-County AFFH Task Force to develop specific criteria for this assessment.

RECOMMENDATION: Robust Mandatory Inclusionary Zoning

Synopsis of Recommendation: Adopt a robust mandatory inclusionary zoning ordinance to require that all development of new housing units (including the renovation or reconstruction of existing housing) include:

- For rental developments, a substantial number of units that are affordable to very low-income residents (50% AMI and below). If a public rental subsidy is available, at least half of the affordable units should be reserved for extremely low-income residents (30% AMI and below).
- For for-sale developments, a substantial number of units that are affordable to low-income residents (80% AMI and below). If a public development subsidy is available, at least half of the affordable units should be reserved for residents earning 60% AMI and below.

RECOMMENDATION: Increase And Equitable Development In African-American Neighborhoods

Synopsis of Recommendation: Provide and incentivize investment in predominantly African-American neighborhoods, in a way that is designed to benefit existing residents. Specifically:

- Create additional financing structures that generate dedicated revenue streams for targeted investment in predominantly African-American neighborhoods, along with meaningful community participation and oversight over the uses of that revenue, such as the Greater

- Hill District Neighborhood Reinvestment Fund.
- Ensure the equal distribution of capital funds among CDBG-eligible and non-CDBG-eligible areas, while making CDBG fully available to improve conditions and stimulate investment in disinvested neighborhoods. Ensure the transparent reporting of capital expenditures by geographic area.
 - Adopt and implement equitable development strategies as outlined in *Equitable Development: The Path to an All-In Pittsburgh* to ensure that existing residents benefit from renewed investment in their neighborhoods.

RECOMMENDATION: Enforce Neighborhood Amenity Accessibility Code

Synopsis of Recommendation: Address persistent inaccessibility to neighborhood amenities, specifically with regard to older commercial properties that are tardy in complying with the “readily achievable” requirements of the ADA and related laws by:

- City and County review and revision of building inspection process to integrate the duty the City and County have to affirmatively further the accessibility mandate of the ADA.
- Technical training of City and County planners, building inspectors, and other related professionals on Universal Design principles by an architect or related professional.

RECOMMENDATION: Extend Inclusionary Zoning Standards To Include Accessible Sidewalks

Synopsis of Recommendation: Livable communities are “walkable” communities. Critical elements of a neighborhood street are accessible sidewalks. All Inclusionary Zoning requirements must include accessible sidewalks as a necessary element of an inclusionary community. Accessible sidewalks require appropriate standards, and personnel and a plan to enforce those standards.

RECOMMENDATION: Raise Residential Occupancy Limit

Synopsis of Recommendation: Revise Pittsburgh’s zoning code regulations to allow more than three non-related individuals to share any rental property as housing, to better allow:

- service providers to establish safe, affordable, quality housing for protected classes
- allow members of protected classes to more easily share residential living space to cut down on housing costs