



Hill District Coordinated Community Development 2020 URA Work Plan Draft

SUMMARY

On October 18, 2019, the Urban Redevelopment Authority of Pittsburgh's (the "URA") Board of Directors convened a special meeting to vote on items related to the redevelopment of the former Civic Arena Site in the Lower Hill District. During the meeting, the Hill District Community stakeholders, a subcommittee of the Hill Community Development Corporation (the "Hill CDC"), submitted and read aloud a letter which included concerns stemming from the Term Sheet for Blocks B and E of the site. When asked by the stakeholders to adopt the letter in-full, URA's Board of Directors determined that further review was needed to identify specific requests and whether those requests were under the URA's authority to address. As such, while declining to adopt the letter in-full, URA's Board of directors formally requested that URA staff:

1. Identify requests made in the letter;
2. Identify the entities, agencies, and/or parties, including the URA, with the authority to address the requests;
3. Form a working group with stakeholders to create a Work Plan, and;
4. Present to the Board an initial Work Plan and report on the proceedings of working group meeting(s).

In response, two Hill District working group meetings, coordinated by Hill CDC and URA staff, convened on October 29 and November 4, 2019 to discuss each of the 17 requests made by in the stakeholders' letter. The Hill CDC submitted a Memorandum of Agreement (MOA) building upon requests made in the letter. These discussions, the letter which motivated them, and the MOA inform the actionable items which are recommended to be included in a 2020 Work Plan for the URA to aid in the revitalization of the Hill District within scopes that are applicable to the URA. These action items fall into five categories: *People, Performance, Place, Planning* and *Policy*.

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2020 Work Plan – Working Draft

| | Month | Work Plan Item | Description | Proposed URA Board of Directors' Action(s) | Category |
|------------------|-----------------|-------------------------------------|--|--|--------------------|
| QUARTER 1 | January | CCIP Compliance Guidelines | <ul style="list-style-type: none"> Guidelines require CCIP EMC to submit a report detailing satisfactory progress on CCIP objectives each quarter | <p>Board to vote to adopt a CCIP Compliance Guidelines to better ensure evidence based coordinated community collaboration by PAR at the CCIP table. Shall include encouragement to share studies and marketing analysis data to help with middle and greater Hill Development.</p> <p>CCIP Executive Management Committee</p> | Policy |
| | | Greater Hill Fund Guidelines | <ul style="list-style-type: none"> Final draft of Greater Hill Guidelines submitted to URA Board | URA votes to adopt Greater Hill Fund Guidelines and accept nominations of Greater Hill Fund Advisory Members to be appointed by the CCIP Management Committee | Policy |
| | | Q1 Hill District Engagement Meeting | <ul style="list-style-type: none"> Board to announce quarterly meeting schedule at the January board meeting. Meeting will provide Centre Avenue and Lower Hill updates. Request for formation of a resident led Hill District Housing Advisory Committee to help draft Hill Housing Fund Allocation Plan and Guidelines. | <p>Board to request draft guidelines and allocation for a Hill District Housing Fund pilot for affordable housing stabilization, renovation, and development.</p> <p>Fund could have an initial infusion of up to \$2M via early capitalization of Lower Hill Parking Tax Diversion. This is patterned after Larimer housing stabilization program made possible by the Choice Neighborhood.</p> <p>Hill Federal Credit Union to serve as holder of funds.</p> <p>Note: A Parking Tax Diversion should allow for up to \$5M in overall investment.</p> | People |
| | | Economic Development Strategy | <ul style="list-style-type: none"> URA Economic Development Director to bring agency partners to meet with the Hill District Stakeholders and Hill CDC-formed economic development group Ongoing meetings will discuss economic development, workforce strategies, and Centre Plaza development. | <p>Board to announce the release of a Request for Interest letters from potential grocers or other operators for the plaza's retail spaces.</p> <p>Hill CDC, et al.</p> <p>Board to vote to advance a Hill District parking study.</p> | Planning |
| | | Centre Avenue RFQ | <ul style="list-style-type: none"> Recommendation of Centre Avenue Redevelopers to URA Board for Exclusive Negotiations | Board votes to advance some developers to exclusive negotiations and others to respond to a closed RFP. Redevelopers advanced to EN must perform necessary due diligence including appearing before the Hill District's Development Review Process. RFP selection will include a public process. | Performance |
| | February | Hill District Housing Fund Pilot | <ul style="list-style-type: none"> Center for Housing Opportunities to meet with HDHAC to work on draft of Hill Housing Fund guidelines and allocation plan draft. Allocation plan and guidelines to be shared with broader community for input. | No Board votes or actions anticipated | Place |
| | March | Centre Ave Rolling RFQ | <ul style="list-style-type: none"> Centre Rolling RFQ is re-opened | Board authorizes release of Requests for Qualifications Phase II and announces date of quarterly engagement meeting. | Performance |

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|-----------|-----------|--|---|---|------------------------|
| QUARTER 2 | April | Q2 Hill District Engagement Meeting | <ul style="list-style-type: none"> Centre Rolling RFQ Round 2 is announced Update from Econ. Dev Committee Update from Housing Committee URA Business Lending team | CHECK POINT: Board to request a CCIP implementation status update from CCIP ECM to ensure PAR is making satisfactory progress on CCIP implementation. | People |
| | | Housing Opportunity Account Pilot | <ul style="list-style-type: none"> Presentation of Hill District Housing Opportunity Account guidelines and allocation plan to URA Board | Board votes to adopt HOA guidelines and allocation plan. | Policy |
| | | Centre Heldman | <ul style="list-style-type: none"> Requests for Letters of Interest Due | URA board will request all acceptable interested parties to present at a Hill District Community meeting to solicit community input at a community meeting. | Place |
| | May | Community Land Trust (CLT) | <ul style="list-style-type: none"> URA announces CLT Program | Board will vote to adopt program guidelines to provide gap financing to eligible projects that meet CLT compliance standards and preserve or create affordable housing. | Policy |
| | | Centre Heldman | <ul style="list-style-type: none"> Community Briefing on Centre Heldman Interested Grocery Store Operators present to high-level concepts to community | No Board votes, actions or announcements anticipated. | Place |
| | June | Economic Development Strategy | <ul style="list-style-type: none"> Hill Master Plan Updates Economic development analysis of parking solution and other tax diversion, state and federal funding plans to be developed. | <p>URA Board votes to select an economic development and urban planning team to update the Hill District's Master plan based on staff recommendation and community input.</p> <p>CHECK POINT: Board to request a CCIP implementation status update from CCIP ECM to ensure PAR is making satisfactory progress on CCIP implementation.</p> | Planning & Performance |
| QUARTER 3 | July | Centre Avenue RFQ Round 1 Exclusive Negotiations period ends | <ul style="list-style-type: none"> Board to evaluate final proposals for acceptance | Board will vote to accept final Centre Avenue proposals based on staff recommendations and community expressions of input. | Performance |
| | August | Q3 Hill District Engagement Meeting | <ul style="list-style-type: none"> Centre Avenue, Lower Hill, Centre Heldman and other community updates | No Board votes, actions or announcements anticipated | People |
| | September | City Planning Neighborhood Engagement Guidebook | <ul style="list-style-type: none"> URA to pattern a formal engagement policy after City Planning Neighborhood Engagement Guidebook | <p>URA board votes to adopt an agency-wide community engagement policy</p> <p>CHECK POINT: Board to request a CCIP implementation status update from CCIP ECM to ensure PAR is making satisfactory progress on CCIP implementation</p> | Policy & Performance |

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|------------------|----------------|---|--|---|--------------------|
| QUARTER 4 | October | Centre Avenue RFQ Round 1 closing (if URA funding provided) | <ul style="list-style-type: none"> Centre Avenue redevelopers to close on URA gap financing if applied for Centre Avenue redevelopers to break ground Lower Hill projects to break ground | <p>CHECK POINT: Board to compel an update on Centre Avenue redevelopment progress and Lower Hill redevelopment progress</p> <p>Board to do a compliance check on PAR's progress on CCIP implementation in advance of future takedowns.</p> | Performance |
| | November | Q4 Hill District Engagement Meeting | <ul style="list-style-type: none"> Final quarterly meeting of the year | No Board votes, actions or announcements anticipated | People |
| | December | Economic Development Strategy | <ul style="list-style-type: none"> Review and Briefing of status of Master Plan Updates Economic development implementation strategy to help Hill CDC implement master plan | <p>End of the Year Lower Hill Redevelopment Update</p> <p>CHECK POINT: Board to request a CCIP implementation status update from CCIP ECM to ensure PAR is making satisfactory progress on CCIP implementation.</p> | Performance |

| CATEGORY | DEFINITION |
|---------------------|--|
| PEOPLE: | Solutions focused on the people aspect of the neighborhood inclusive of residents and stakeholders |
| PERFORMANCE: | Ability to quantify and qualify progress and deliverables on key commitments in a transparent manner |
| PLACE: | Place-based initiatives to improve assets or conditions in the Greater Hill District |
| PLANNING: | Community Coordinated development to enable transparent and accountable processes |
| POLICY: | Principled and documented position to support procedural requirements |

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2020 URA Board of Directors - Votes, Announcements & Actions

| JANUARY | FEBRUARY | MARCH |
|---|---|--|
| <ul style="list-style-type: none"> • Adopt CCIP Guidelines • Adopt Greater Hill Fund Guidelines • Accept Great Hill Fund Advisory Member nominations • Draft Hill District Housing Fund Pilot Guidelines • Requests for Interest letter announcement for Centre-Heldman grocers/retailers • Vote on Parking Study • Advancing some Centre Ave. RFQ respondents to Exclusive Negotiations | <ul style="list-style-type: none"> • No actions or announcements anticipated | <ul style="list-style-type: none"> • Authorize release of Centre Ave Request for Qualifications - Phase II • Announce date of quarterly community engagement meeting |
| APRIL | MAY | JUNE |
| <ul style="list-style-type: none"> • CHECKPOINT: Request a status update on CCIP implementation from the CCIP Executive Management Committee to ensure PAR is making satisfactory progress on CCIP implementation • Adoption of the Hill Housing Fund pilot guidelines and allocation plan • Request that all acceptable respondents to the Centre-Heldman retailers LOIs gather for and present at to the Hill District Community to solicit community input | <ul style="list-style-type: none"> • Adoption of city-wide Community Land Trust program guidelines to provide gap financing to CLT eligible projects. A project eligible for this program must be pledged to the Hill CLT, meet Community Land Trust Compliance standards and preserve or create affordable housing. | <ul style="list-style-type: none"> • CHECKPOINT: Request a status update on CCIP implementation from the CCIP Executive Management Committee to ensure PAR is making • Selection of an Economic Development and Urban Planning team to update the Hill District Master plan in alignment with community input and staff recommendations |
| JULY | AUGUST | SEPTEMBER |
| <ul style="list-style-type: none"> • Acceptance of final Centre Avenue proposals, as informed by community and staff recommendations | <ul style="list-style-type: none"> • No actions or announcements anticipated | <ul style="list-style-type: none"> • CHECKPOINT: Request a status update on CCIP implementation from the CCIP Executive Management Committee to ensure PAR is making satisfactory progress on CCIP implementation • Adoption of agency-wide community engagement policy |
| OCTOBER | NOVEMBER | DECEMBER |
| <ul style="list-style-type: none"> • CHECKPOINT: Update on Centre Avenue and Lower Hill Redevelopment process • Compliance check on PAR's progress on implementing the CCIP in advance of future takedowns | <ul style="list-style-type: none"> • No actions or announcements anticipated | <ul style="list-style-type: none"> • End of Year Lower Hill Redevelopment Update • CHECKPOINT: Request a status update on CCIP implementation from the CCIP Executive Management |