



To: Property owners in Lawrenceville
From: Andrew McCray, Department of City Planning
Date: March 13, 2019
Re: Zoning: Inclusionary Housing Interim Planning Overlay District Proposal

Dear Property Owner(s):

You are receiving this notice because you own property within the boundary of a proposed zoning change. The enclosed map shows the proposed zoning district.

No development proposal is associated with the zone change at this time,
nor does it have to do with property assessments.

The Department of City Planning requests your input on in a zoning initiative called the **Inclusionary Housing Interim Planning Overlay District (IPOD-6)**.

The City is exploring the creation of new, zoning to ensure affordability with the City of Pittsburgh. With its high level of investment and development, Lawrenceville is the pilot neighborhood in which we will be unrolling the Inclusionary Zoning program, a tool to ensure that Lawrenceville continues to be a neighborhood of choice for people with a variety of incomes. In partnership with community stakeholders we have prepared an Inclusionary Housing Interim Planning Overlay District that will provide adequate balances by ensuring that the neighborhood can contribute to offer new housing units at a variety of price points.

You can find more information about the IPOD-6, including the proposed text and a more detailed boundary map, online at <http://pittsburghpa.gov/dcp/ipod6> or in person at 200 Ross St, 4th Floor.

Instituting the IPOD-6 is a zone change process, and requires a public process. Therefore, the proposed IPOD-6 will be the subject of a public hearing before Pittsburgh City Planning Commission. Based on the proposal and citizen input, Planning Commission will take action on the proposed IPOD-6 and make a recommendation to City Council. The Planning Commission requests citizen testimony, either in person at the hearing or in writing using the enclosed response form.

(See reverse for more information)



The **public hearing** is scheduled for:

2:00 PM Tuesday, April 23, 2019
Civic Building, First Floor Hearing Room
200 Ross Street, Pittsburgh, PA 15219 (Downtown)

To request interpreters for the hearing impaired at the public hearing, please contact Andrew McCray at 412.255.2562 or andrew.mccray@pittsburghpa.gov no later than April 9.

If you have any questions about the proposed IPOD, please contact the project manager, Andrew McCray at 412.255.2562 or Andrew.McCray@pittsburghpa.gov.

Sincerely,

Andrew McCray

Andrew McCray
Housing Specialist, Department of City Planning



What is an Interim Planning Overlay District (IPOD-6)?

An IPOD is a tool that provides temporary zoning controls in a specific area of the City where existing zoning doesn't provide sufficient standards for the area's current activities. Once approved by City Council, an IPOD is in place for 18 months, and can be extended an additional six (6) months by Council. To be approved, a proposed IPOD has first to go to the City's Planning Commission, and then to City Council. Both these steps require a public hearing.

What is Inclusionary Zoning?

Inclusionary Zoning (IZ) is one tool to help ensure that neighborhoods can offer new housing units at a variety of price points by tying the construction of affordable housing to that of market-rate housing. It is used in a variety of cities across the country, and was identified by the Pittsburgh's Affordable Housing Task Force as a tool that could work here in Pittsburgh to address the shortage of affordable dwelling units.

How Does Inclusionary Zoning Work?

Inclusionary zoning requires or encourages new residential developments to make a percentage of the units affordable to low - or moderate-income residents. It can be mandatory – in which the developer is required to provide affordable units - or incentivized, in which developers provide affordable units in exchange for an increases in building height, reduction of parking requirements, etc.

Is Inclusionary Zoning New for Pittsburgh?

Pittsburgh already has incentivized inclusionary zoning in its Uptown and Riverfront neighborhoods. Developers in these areas can increase building height or proximity to the riverfront by including affordable dwelling units. The proposal for mandatory inclusionary zoning in the Lawrenceville neighborhood was created through a partnership between the Department of City Planning, the Office of Council District 7, and Lawrenceville community organizations.

What Projects in Lawrenceville Would Be Affected by Inclusionary Zoning?

Inclusionary Zoning would apply to new construction or major renovation of projects that include 20 or more residential units for sale or for rent. **It would not apply to renovation or construction of single-family homes. It would also not apply to renovation or construction of buildings with fewer than 20 residential units**

Projects that meet the size threshold would need to price 10% of the dwelling units affordably (rounding up if a fraction).

(See reverse for more information)



What Do You Mean by “Affordable”?

Rent or Sale prices are based at certain percentages of the Area Median Income (AMI), which is defined by the U.S. Department of Housing and Urban Department and varies by household size. For-rent inclusionary units will be set aside for households earning no more than 50% of AMI. For-sale inclusionary units will be set aside for households earning no more than 80% of AMI. Inclusionary units will be priced at no more than 30% of income, based on these AMI standards. For example, using these pricing standards, a two-bedroom unit would rent for no more than \$855, and a two-bedroom home would be listed for sale at no more than \$128,000.

I’m Interested in More Details About the Proposed Inclusionary Zoning IPOD-6.

Great! Visit our website, <http://pittsburghpa.gov/dcp/ipod6> to read the IPOD text.

You can also see a copy of the Zoning Code on the City of Pittsburgh official website: https://library.municode.com/pa/pittsburgh/codes/code_of_ordinances. A copy of the zoning ordinance is also available for inspection at the Department of city Planning, Zoning Division, 200 Street, 3rd Floor.

Guidelines for Testifying at City Planning Commission

Testimony presented by individuals will be limited to three (3) minutes per person. Prepared comments or reports in printed form may be presented to the commission to support testimony or in lieu of testimony. Testimony should not be read from a prepared statement, but may be generalized or summarized as testimony with the prepared statement handed to the commission for their review.



Can't attend the hearing? Please send us your comments.

INCLUSIONARY ZONING
INTERIM PLANNING OVERLAY DISTRICT
RESPONSE FORM

Name: _____

Mailing Address: _____

I am / We are

- ☐ in favor of this proposal
☐ opposed to this proposal

I am / We are

- ☐ tenant of
☐ owner of
☐ agent having power of attorney over

Property located at:

_____Pittsburgh, PA 152____

Comments Regarding the Zoning Proposal:

Signature: _____

Date: _____

Please mail to:

Andrew McCray, Department of City Planning
200 Ross Street, 4th Floor, Pittsburgh, PA 15219

The form may be **faxed** to (412) 255-2838.

We will accept **e-mail** responses. Send e-mail containing the information requested on this form to:
Andrew.McCray@pittsburghpa.gov.

Lawrenceville

Proposed Inclusionary Zoning IPOD

Street

Proposed Inclusionary Zoning IPOD

Open Space

Neighborhood

Water



Feet
0 250 500 1,000

Map Prepared on: September 12, 2018
Department of City Planning - GIS Division

