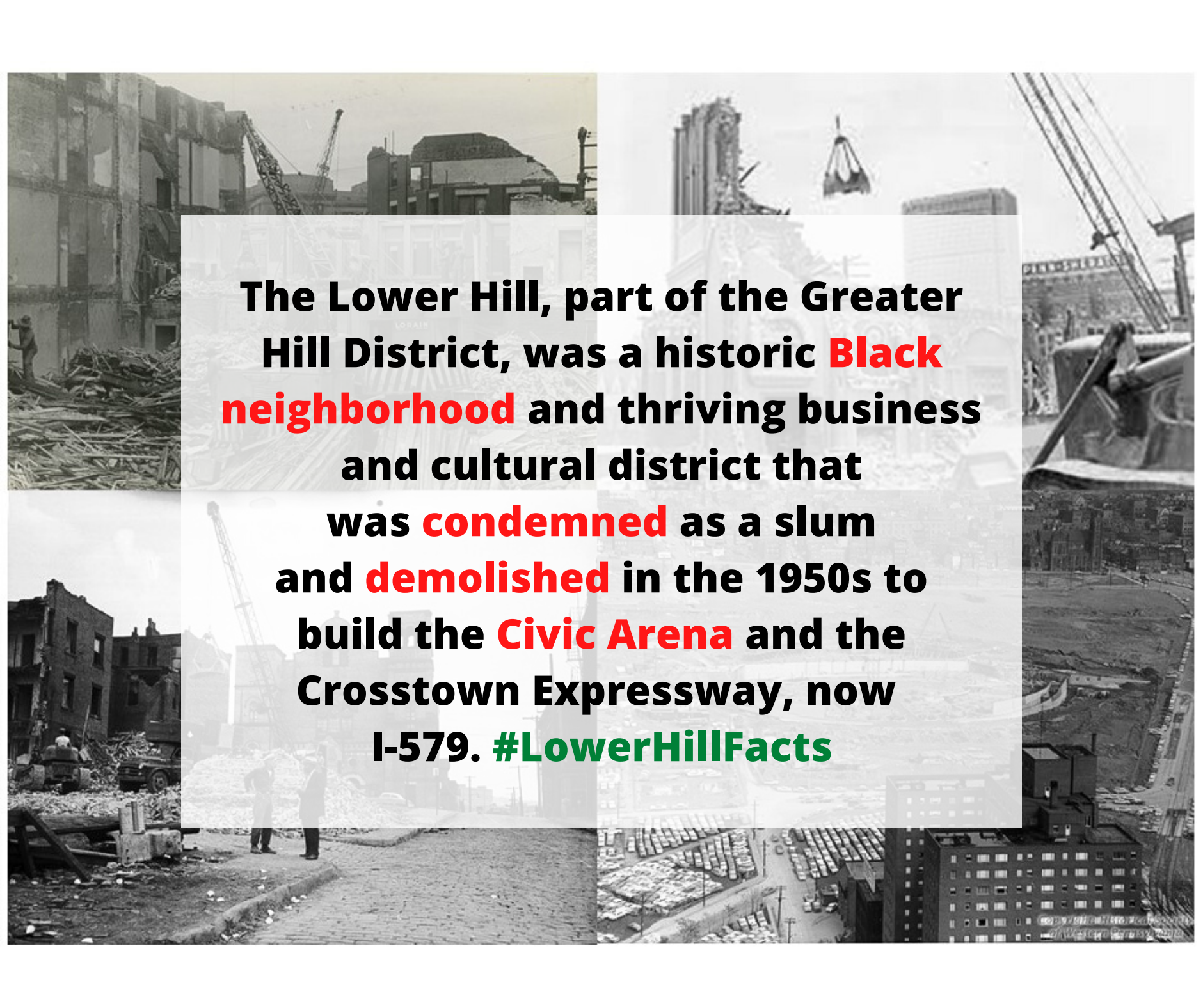


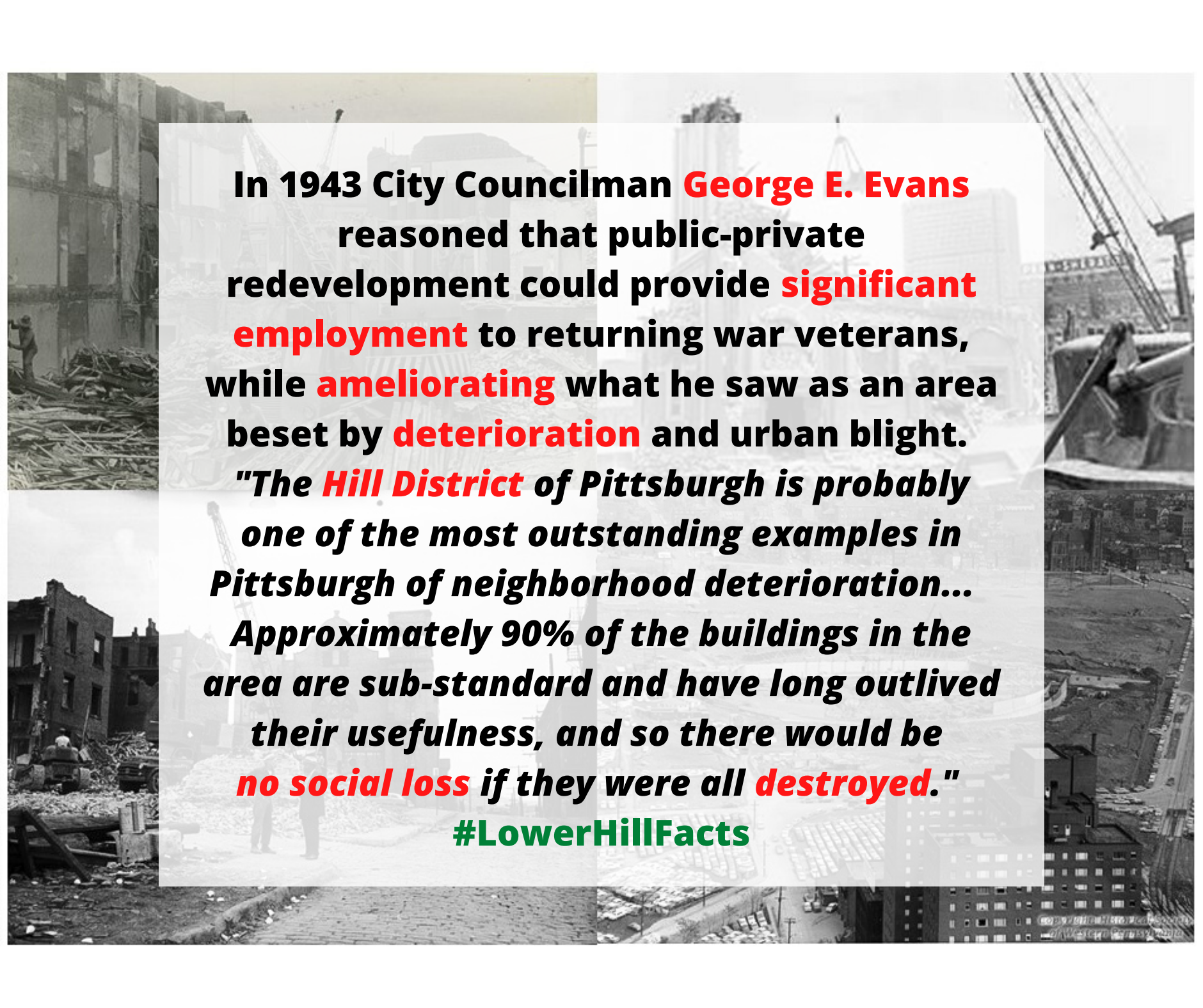
# #LowerHillFacts

A brief **history** of the Lower Hill and  
where we are **today**






**The Lower Hill, part of the Greater Hill District, was a historic **Black neighborhood** and thriving business and cultural district that was **condemned** as a slum and **demolished** in the 1950s to build the **Civic Arena** and the Crosstown Expressway, now I-579. **#LowerHillFacts****

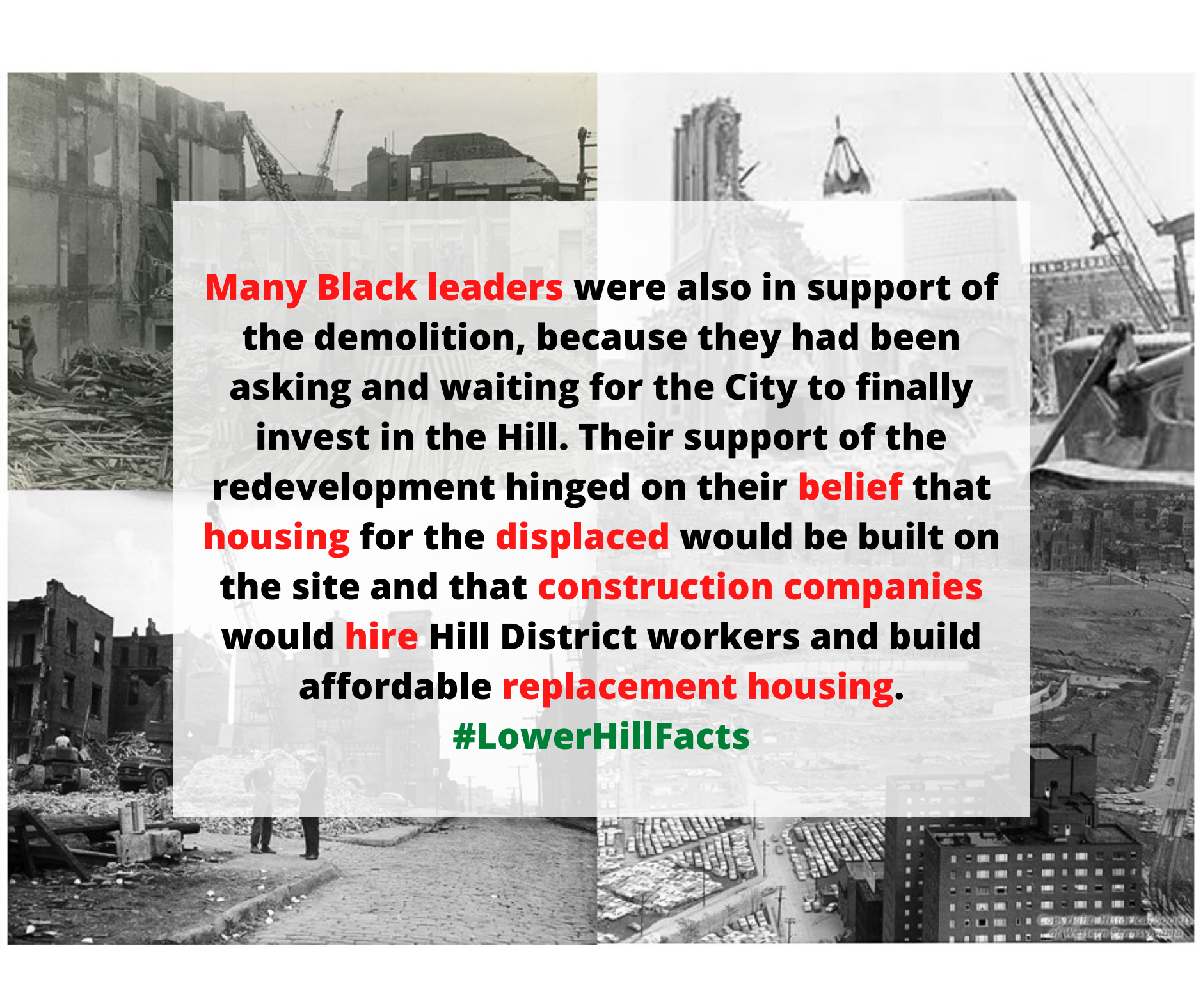


In 1943 City Councilman **George E. Evans** reasoned that public-private redevelopment could provide **significant employment** to returning war veterans, while **ameliorating** what he saw as an area beset by **deterioration** and urban blight. *"The **Hill District** of Pittsburgh is probably one of the most outstanding examples in Pittsburgh of neighborhood deterioration... Approximately 90% of the buildings in the area are sub-standard and have long outlived their usefulness, and so there would be **no social loss** if they were all **destroyed**."*

**#LowerHillFacts**




**Mayor David L. Lawrence, the Allegheny Conference on Community Development, and the Urban Redevelopment Authority all saw the historically Black neighborhood as in the way of potential new housing, office space, and hotels. The Civic Arena was officially added to the URA's Lower Hill plan in 1952 after an earlier site for the auditorium in Highland Park was met with strong resistance from affluent residents. #LowerHillFacts**

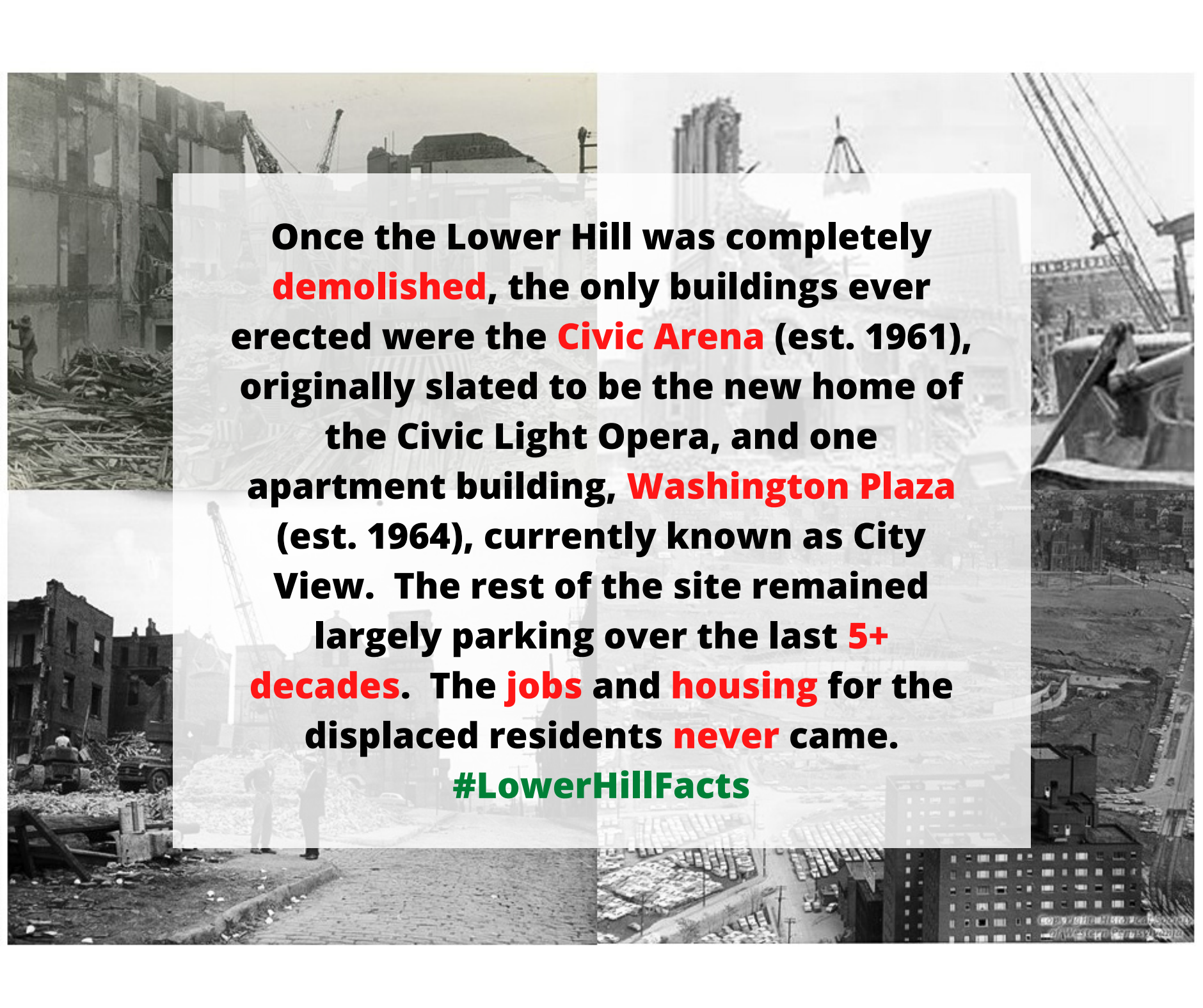


**Many Black leaders** were also in support of the demolition, because they had been asking and waiting for the City to finally invest in the Hill. Their support of the redevelopment hinged on their **belief** that **housing** for the **displaced** would be built on the site and that **construction companies** would **hire** Hill District workers and build affordable **replacement housing**.

**#LowerHillFacts**

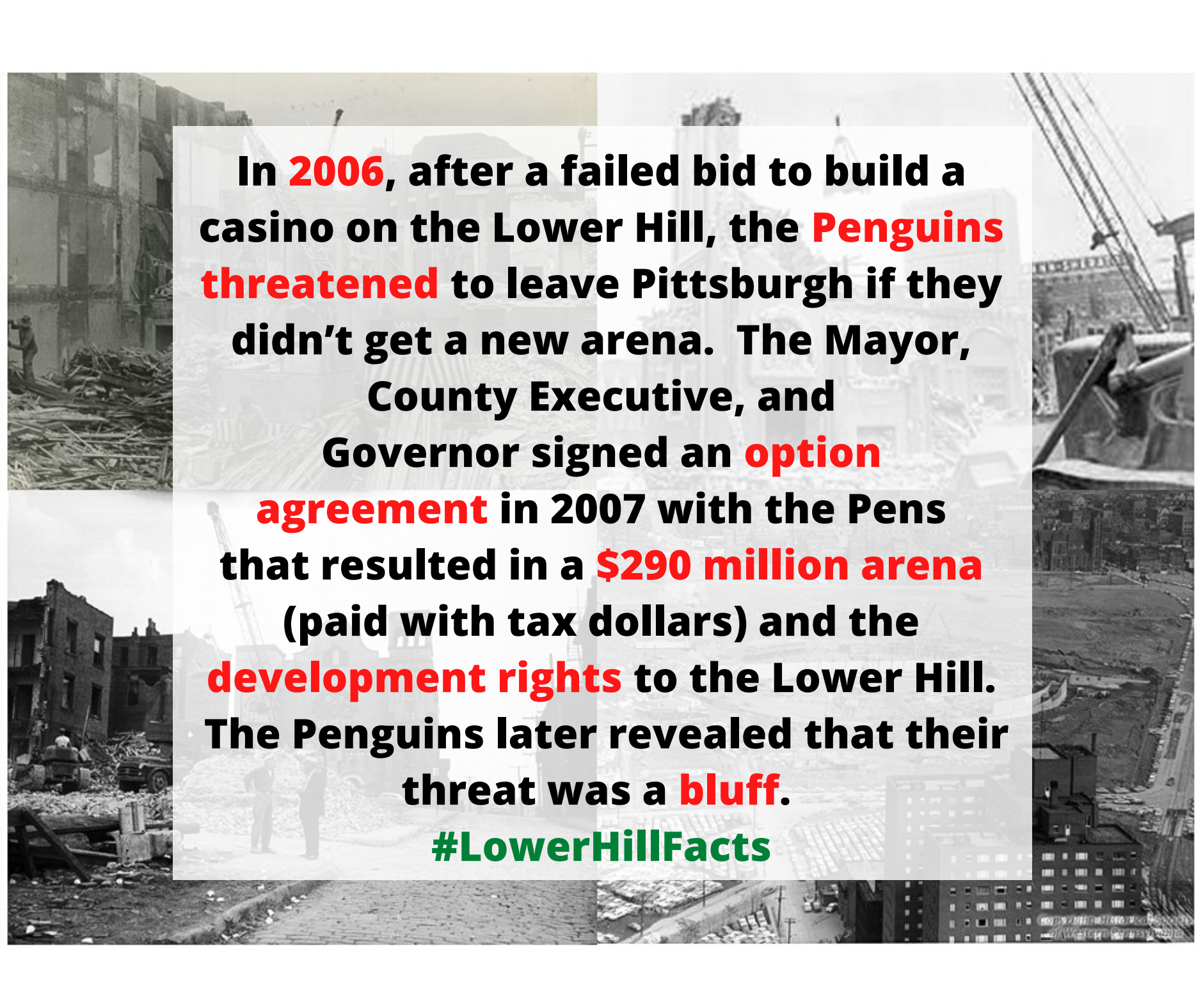


**The demolition of the Lower Hill  
displaced more than 8,000 residents,  
overwhelmingly Black, and  
demolished over 1,300 buildings.  
#LowerHillFacts**



Once the Lower Hill was completely **demolished**, the only buildings ever erected were the **Civic Arena** (est. 1961), originally slated to be the new home of the Civic Light Opera, and one apartment building, **Washington Plaza** (est. 1964), currently known as City View. The rest of the site remained largely parking over the last **5+** **decades**. The **jobs** and **housing** for the displaced residents **never** came.

**#LowerHillFacts**



In **2006**, after a failed bid to build a casino on the Lower Hill, the **Penguins threatened** to leave Pittsburgh if they didn't get a new arena. The Mayor, County Executive, and Governor signed an **option agreement** in 2007 with the Pens that resulted in a **\$290 million arena** (paid with tax dollars) and the **development rights** to the Lower Hill. The Penguins later revealed that their threat was a **bluff**.

**#LowerHillFacts**





**A **Community Benefits Agreement** was signed in 2014 to ensure that the Hill District could be **restored** as the Lower Hill District is developed. Now that the Lower Hill development is taking off, it's time to make sure the **entire** Hill District gets **developed**, not just the Lower Hill District. **#LowerHillFacts****




**The Community Collaboration and  
Implementation Plan (CCIP)  
has seven focus areas:**


- 1. Minority & Women Business Inclusion***
- 2. Job Creation, Local Inclusion, & Workforce Development***
- 3. Inclusionary and Homeownership Housing Programs***
- 4. Communications Reporting and Tracking***
- 5. Wealth Building Initiatives***
- 6. Cultural & Community Legacy Initiatives***
- 7. Coordinated Community Development Strategies***

**Implement the **WHOLE** plan!**

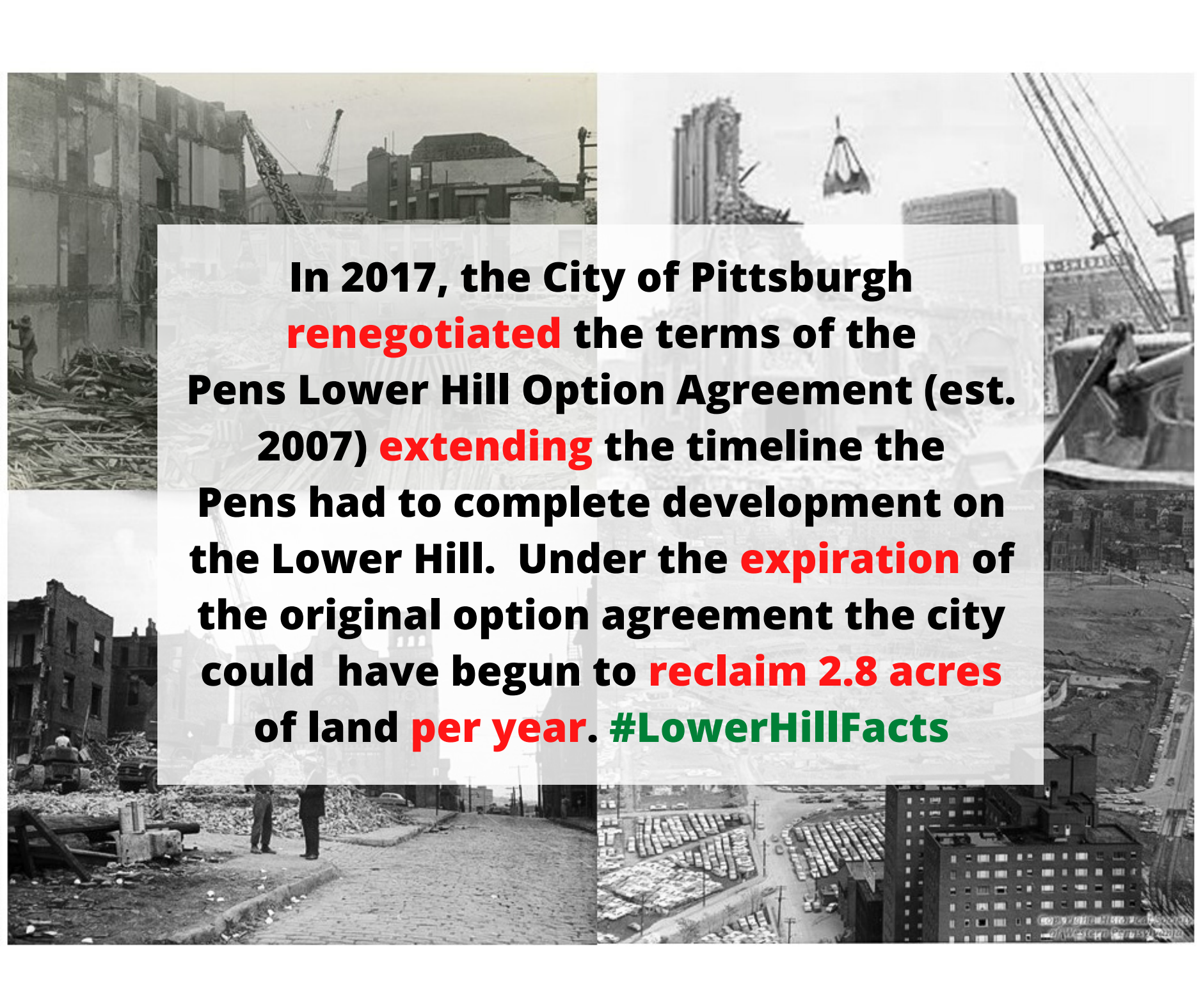
**#LowerHillFacts**



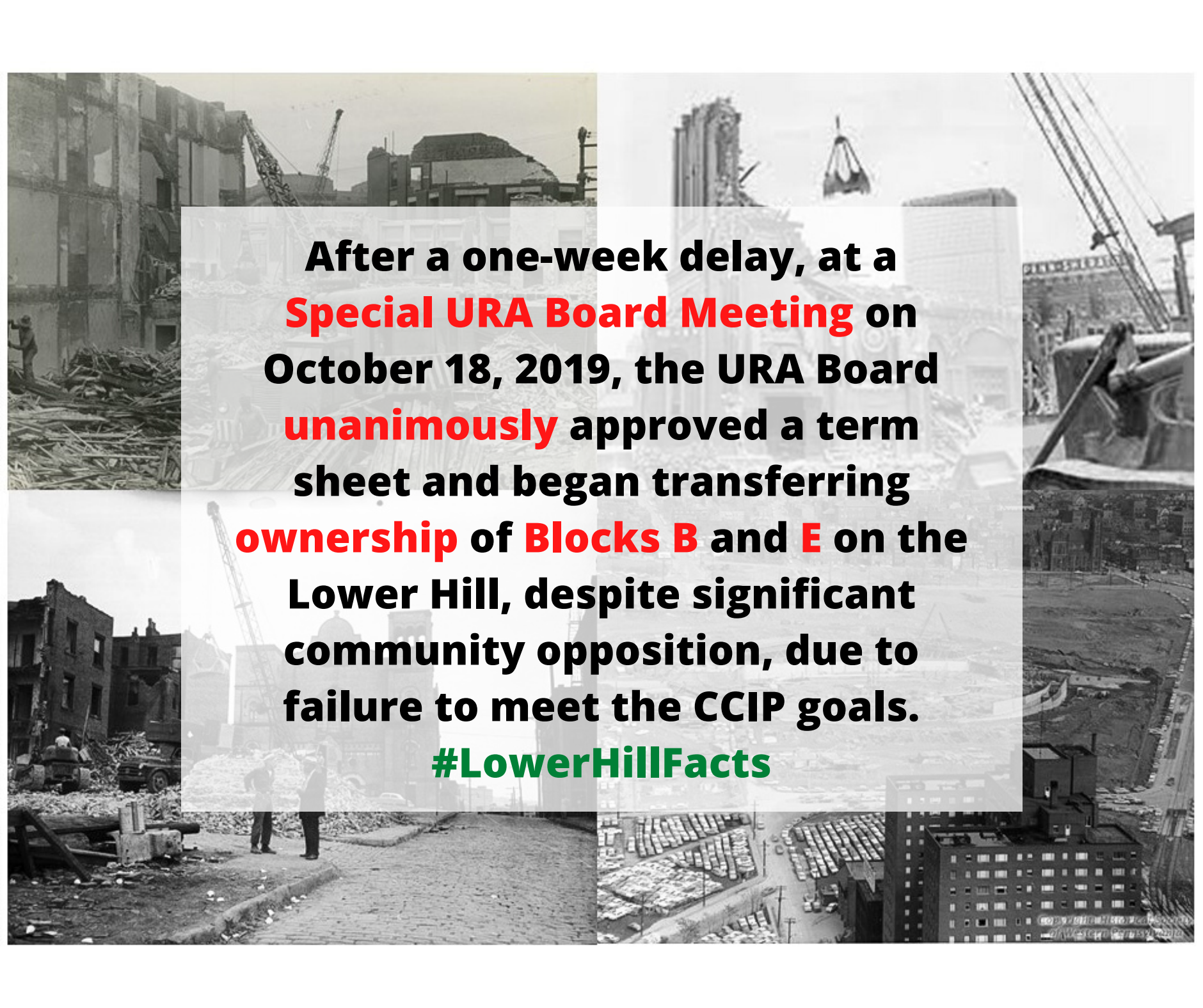
**According to the CCIP, the **funding streams** for the neighborhood will partially be placed into the Greater Hill Reinvestment Fund. Some funding streams that are listed in the CCIP are **shared parking revenue, shared ticket sales, and more**. To date, the **community** has only received a commitment to LERTA funds, which is public **tax money**. **#LowerHillFacts****



The 2015 **Settlement Agreement** from a lawsuit filed by the **Hill CDC** against the City and PAR (Penguins) required the City to **create the LERTA** for the Greater Reinvestment Fund, which is estimated to yield **\$40 million** back to the community. **#LowerHillFacts**



In 2017, the City of Pittsburgh **renegotiated** the terms of the Pens Lower Hill Option Agreement (est. 2007) **extending** the timeline the Pens had to complete development on the Lower Hill. Under the **expiration** of the original option agreement the city could have begun to **reclaim 2.8 acres** of land **per year**. **#LowerHillFacts**



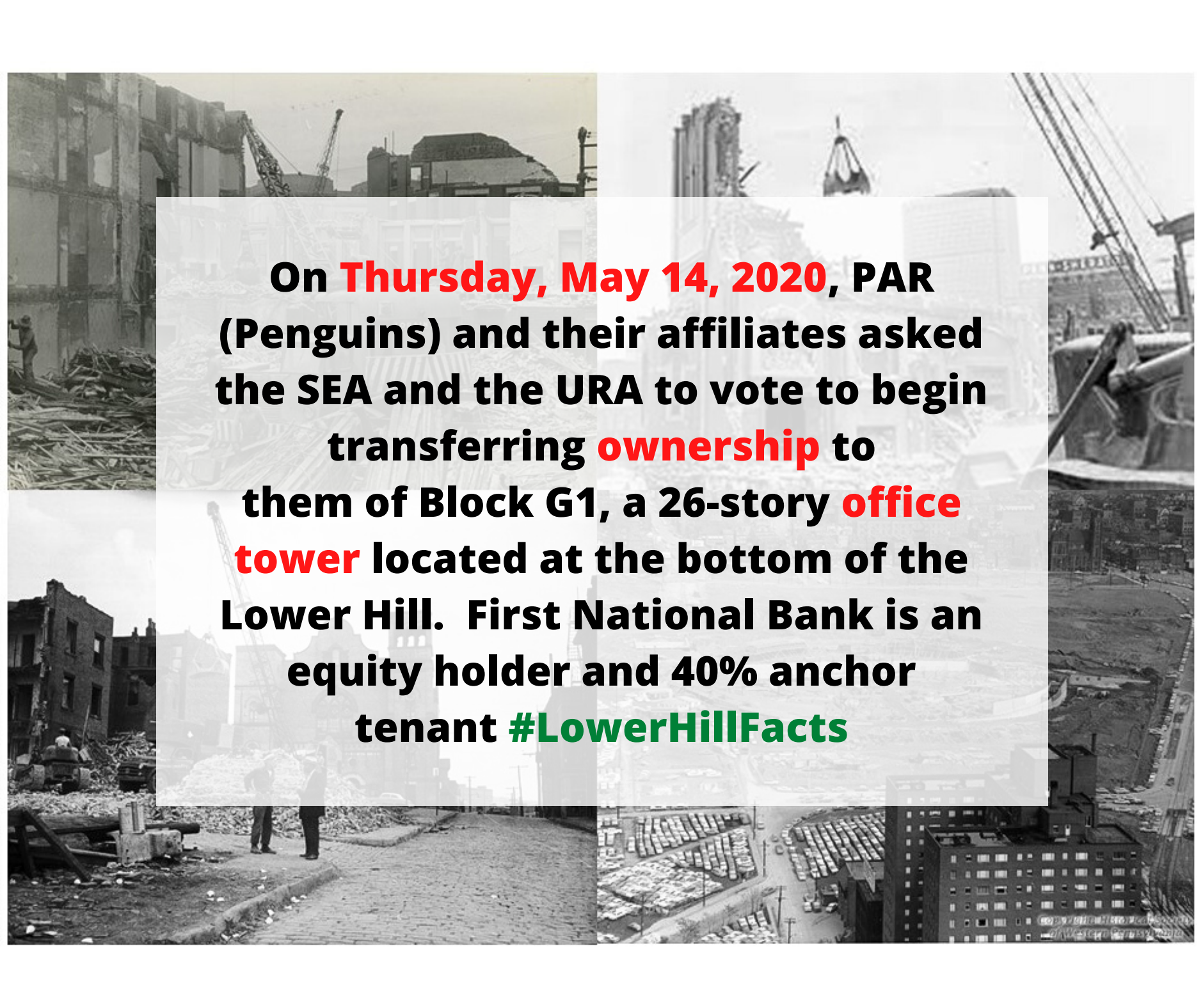
**After a one-week delay, at a **Special URA Board Meeting** on **October 18, 2019**, the URA Board **unanimously** approved a term sheet and began transferring **ownership of Blocks B and E** on the **Lower Hill**, despite significant community opposition, due to failure to meet the CCIP goals.**

**#LowerHillFacts**




Of the **commitments** in the URA/Pens Term Sheet for Block B and Block E, **all are outstanding** with little or no progress:

- 1. Ammon Recreation Center**
  - 2. New Granada Theater Coordination with Live Nation Venue**
  - 3. Locate First Source Hiring Center with Partner4Work on or Near the Site**
  - 4. Fill Funding Gap of Curtain Call Project**
- #LowerHillFacts**



On **Thursday, May 14, 2020**, PAR (Penguins) and their affiliates asked the SEA and the URA to vote to begin transferring **ownership** to them of Block G1, a 26-story **office tower** located at the bottom of the Lower Hill. First National Bank is an equity holder and 40% anchor tenant **#LowerHillFacts**





**No written agreement for the realization of community benefits on Block G1 has been circulated with the community, including the Executive Management Committee, appointed to ensure the implementation of the Community Collaboration and Implementation Plan (CCIP)**

**#LowerHillFacts**



The **capitalization** of the **LERTA** for the Greater Hill District Reinvestment Fund (est. \$40 million) and the **Parking Tax Diversion** is a **loan** that will cost 2% or less in **interest** and will be repaid with **tax** dollars. The **community** does not have a written agreement for PAR (Pens) to pay that interest. 2% of \$40 million is **\$800,000** **#LowerHillFacts**



If the URA Board votes to **approve** the takedown of Block G1, a **third** of the Lower Hill will be in the process of transferring **ownership** to PAR (Penguins) for **free** with **insufficient return** to the **Hill District**.

**#LowerHillFacts**



**Let's not repeat history. Let's not make the same mistakes, with the same unfulfilled promises, no accountability, and without the community's input. Submit your public comment to [publiccomment@ura.org](mailto:publiccomment@ura.org) with the Subject Line: May 21st Board Meeting and CC [info@hilldistrict.org](mailto:info@hilldistrict.org) [#LowerHillFacts](https://twitter.com/LowerHillFacts)**