

MEMO RESPONDING TO PREVIOUS REVIEW COMMENTS

Responses to Comments from September Submission/October Review

- **Do Francis Street residents who were displaced by the demolition many years ago also receive consideration for replacement units?**
 - The Choice Neighborhoods Implementation (CNI) Grant has specific requirements regarding eligibility for replacement units. Original Residents (as defined by HUD) are tenants residing in a Bedford Dwellings unit at the time of CNI Grant award, which was July 26, 2023. If there are additional replacement units available after all Original Residents have been offered a replacement unit, the wait-list will be handled by the HACP Occupancy department in accordance with applicable Project Based Rental Assistance (PBRA) requirements. As a note, any geographic residency preference can only be county-wide or at the municipality level, which is a HUD rule. Therefore, HACP cannot give any preference to former residents of Francis Street or local Hill District residents.
- **What will the selection process be for affordable units and market-rate units, and who will make ultimate decisions on how tenants are selected?**
 - All Original Residents (defined above) will not be subject to a selection process. All residents in good standing with HACP will be eligible for a replacement unit. New tenants in the market rate and affordable units will be subject to the Trek Development Property Management Screening Criteria.
 - **Will there have to be background checks or any screening?**
 - The screening criteria includes a background search of rental, credit, and criminal history of up to seven (7) years and determining if rent is affordable for the household.
 - **Are there certain preestablished qualifications?**
 - A copy of Trek's established Screening Criteria is available as requested.
 - **Will residents be given a lease well in advance for their review?**
 - Yes
 - **How are current Bedford Dwellings residents being prepared for their move into new units? How much time do they have to prepare?**
 - Relocation will not occur until 2025. From now until then, all Bedford Dwellings residents will have access to robust case management services to help them as part of this transition and connect to other supportive services any household may need. The HACP relocation staff will work closely with case management to make the transition as smooth as possible and to prepare residents for what to expect.

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- **GHDMP GOAL: Housing Development without Displacement**
 - **Provides quality rental and ownership housing opportunities for a broad range of unit sizes and incomes.**
 - Answer: Choice Neighborhoods (CN) Housing component is a rental housing program. The Neighborhood plan calls for one of the four Critical Community Improvements (CCIs) to be the development of new home ownership opportunities. In this phase of the development plan, unit sizes range from 1- bedroom to 4-bedroom units. Of the 180 units on site, 103 units will be replacement units for Bedford Dwellings Residents, 44 will be Low Income Housing Tax Credit units affordable for residents from 50%- 80% AMI, and 33 market rate units.
- **GHDMP GOAL: Economic Empowerment**
 - **Contain retail and commercial use on the first floor; promote ground-level activity.**
 - **Demonstrate a commitment to retain and provide expanded business opportunities for new and existing entrepreneurs.**
 - **The proposed development includes "right to return" preferences for displaced businesses.**
 - Answer: The CN Neighborhood plan calls for the commercial and street front activation activities along Centre and Heron Avenues. The Urban Redevelopment Authority will work with the Community to curate the retail opportunities and consult with the Hill CDC to work with their HD Rising list of over 80 commercial prospects.
- **GHDMP GOAL: Make The Hill District a Green and Well-Designed Community**
 - **Promotes usage of high-quality entertainment and open spaces, such as outdoor cafes.**
 - Answer: A third CCI in the CN plan will be the creation of the “Coal Seem Trail Park”. The concept, born out of the Hill District Greenprint Plan from 2009, will create a public active recreation park along the bluff at Bedford connecting the new development down to Ammons Recreation Center.

PROJECT COMPLIANCE WITH HILL DISTRICT MASTER PLAN

Address Historical Wrongs

- ✓ **No Displacement of residents**
 - ✓ All units are 1 for 1 replacement with and will be affordable in perpetuity.
- ✓ **First Source Hiring Provisions and HUD Section 3 Compliance**
 - ✓ Development team is committed to Davis Bacon Wage rates and Section 3 requirements.
- ✓ **Development contracts to meet a minimum of 30% MBE participation and 15% WBE participation**
 - ✓ Development team is committed to 30% MBE/15%WBE compliance.

Reflect Neighborhood Driven Civic Design

- ✓ **Resident access to parking and roadways**
 - ✓ The site will have off-street parking options for tenants and will reintegrate the street grid into the site.
- ✓ **Design recognizes that the Hill District is primarily a residential neighborhood**
 - ✓ The development plan is a new mixed-income residential development with space for a new park.
- ✓ **Development plans benefit existing and future community residents while allowing for future growth**
 - ✓ The design also strives to be sensitive to the existing neighborhood fabric mirroring the height and density of the community and integrating into the existing street grid in order to energize the streets. Part of the site will be developed to be a public park as part of the Choice Neighborhood Implementation Grant.

Promote a Green and Healthy Environment

- ✓ **Plans include provisions for green and sustainable development**
 - ✓ This development will be sustainable and will meeting the Energy Star Green Communities program and the US Department of Energy's Zero Energy Ready Home Program.
- ✓ **Design preserves views from the Hill District in all directions**
 - ✓ Development will maintain views and will allow for selective additional views over the bluff to the Strip District and Allegheny River.

Renter Support

- ✓ **No displacement of Residents**
 - ✓ Residents will be relocated from Bedford Dwellings. All units will be replaced 1 for 1 with no loss of affordability.
- ✓ **The redevelopment plan for Bedford Dwellings to a new mixed-income community**
 - ✓ Francis Street will be approximately 57% Replacement, 24% Additional Affordable and 18% Market- Rate Housing.

Non-Displacement Strategies

- ✓ **Developers will meet with a Hill District-based employment center to meet mutually agreed upon hiring goals**
 - ✓ Developer must meet HUD section 3 requirements and agrees to partner with a local employment Center.
- ✓ **Developers are committed to meet 30% MBE participation and 15% WBE participation**
 - ✓ Development team is committed to MBE/WBE compliance.
- ✓ **Eminent domain will not be used to acquire properties**
 - ✓ Eminent Domain has not and will not be used to acquire any properties.

Preserving Affordability

- ✓ **Greater than 30% of the units will be available to residents at or below 50%**
 - ✓ 45% of the units will be available to residents at or below 50% AMI.
- ✓ **The development preserves the project based rental subsidy**
 - ✓ All Bedford Dwellings replacement units will maintain affordability through PBV subsidy and HACP land ownership to maintain affordability indefinitely.