



August 24, 2021

Steffan Johnson

Via email: sjohnson@rkyndalldevgroup.com

RE: Rose Street Townhomes

Dear Mr. Johnson:

On behalf of the Hill District's Development Review Panel (DRP), and the Hill CDC as the Registered Community Organization (RCO), we offer this letter of support to you based on the March 2021 submission for the New Granada Building and Offices proposal. Details about this submission can be found at www.hilldistrict.org/rosetstreet.

The DRP is the Hill District's unified and comprehensive community review process that gives every Hill District resident a voice in the redevelopment of their neighborhood. It is a partnership with six (6) Hill District Community Based Organizations: Hill Community Development Corporation (Hill CDC), Hill District Education Council (HDEC), Hill District Ministers Alliance (HDMA), Uptown Partners, Hill District Consensus Group (HDCG) and the Center that Cares that streamlines community level review while assuring transparency and sufficient community feedback.

The mission of the Hill CDC is to work in partnership with residents and stakeholders to create, promote, and implement strategies and programs that connect plans, policies, and people to drive compelling community development opportunities in the Greater Hill District. The Hill CDC is responsible for facilitating the implementation of the Greater Hill District Master Plan, specifically addressing any community concerns regarding redevelopment and economic opportunities in the area. As part of our role, we staff and facilitate the DRP process.

The Hill CDC is also the Registered Community Organization (RCO) for the Greater Hill District, the boundaries of which are defined by the Greater Hill District Master Plan (GHDMP). In agreement with our commitment to the Hill District's unified community review process, we do not issue independent letters on development proposals and have integrated the DRP with the RCO regulatory requirements. **Per the RCO Ordinance, the DRP is our community's "orderly and democratic means for forming representative public input," and is our "clear method for reporting to the city, actions which accurately reflect the community's position."** This process ensures transparency and sufficient implementation of community vision and goals.

The Rose Street Townhomes proposal scored a cumulative **84% - B** at the DRP and community review levels. **In order to receive a letter of support a proposal must receive a minimum cumulative score of 80%. Accordingly, your score indicates that the plan sufficiently aligns with the Greater Hill District Master Plan and has received community support.** As such, we wish you the best in your development endeavors and look forward to supporting this development project.

We would also like to add the following **feedback** received from the community on the scorecards from the Development Activities Meeting (DAM) held in August 2021 to guide your project:

- This is a great idea. If I didn't have a home I would be willing to apply.
- I welcome the opportunity for professional African Americans to purchase housing in this community.
- Hope these homes are truly affordable
- Housing is always a plus for any neighborhood and plenty of affordable homes.

Your front door to the Hill District. | hilldistrict.org

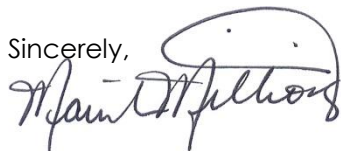
Hill Community Development Corporation 2015 – 2017 Centre Ave, 2nd Floor, Pittsburgh PA 15219 P 412.765.1820 F 412.765.1829

- When the development proposal gets approved, I hope the housing units are affordable for the community residents who are looking to purchase a new home.
- Must have mixed housing in order for a community to survive. Will not thrive with just projects in our area. That's how they were able to take our houses before.
- A boost to alleviate the blight of a long blighted corner with much needed new for sale housing while increasing the housing stock in the Hill District.
- Would love to comb through more and have additional Q/A
- Excellent plan for the Hill District.
- Good project for that area of the community
- Needs to be revitalized
- This area also needs development
- Lots of mixed reviews on this project. PHDC should conduct a market study on impacts on the Hill District housing market.
- At my age i am not interested in purchasing. It is a great idea for young families.
- Is concerned with the effects of the property that is currently in the immediate area.
- Will not enhance the neighborhood. Only bring in people who won't appreciate the history of this hill district street. Find someplace else to put your overly expensive townhouses. 350 to 375,000 really ,only white people will take. Gentrification !!!!!

Lastly, we do request that you keep the DRP updated on the progress of the project, such as funding awards, start of construction, significant milestones, as well as any changes to the project. These updates should be emailed to Felicity Williams, Programs and Policy Manager at fwilliams@hilldistrict.org when they are available. If a change is significant, the DRP may request that you attend a DRP meeting to give an updated presentation.

Congratulations again!

Sincerely,



Marimba Milliones
President and CEO

Cc:

Greg Flisram, URA
Daniel Gilman, Mayor's Office
City Councilman Daniel Lavelle
State Representative Jake Wheatley
Justin Belton, PHDC/URA