

Brookline Together Meeting
Monday, November 11th, 2024, in person

Attendance: Caitlin McNulty, Don Mudrick, Victoria Contreras, Bill Kim, Mark Hopkinson, Melissa Distel-Kilmer, Lisa Wilson, Blake Plavchak

Meeting called to order by Caitlin McNulty at 7:00 pm.

October Board meeting minutes were motioned for approval by Caitlin McNulty, seconded by Bill Kim. All approve.

- Business and Community Engagement Co-Chair Vote
 - At entry with Sign-in.
- Introduction to the City Controller Office-Rachael Heisler
 - Controller-accounting, A/P, Audit.
 - Example-Make sure trash gets pick up-zoning, legistar.
 - American Rescue Plan Act (ARPA)-spend by end of 2026.
 - 25% of city revenue comes from property tax.
- PRT Bus Line Redesign 1.0 Presentation and Q&A-Jahd Burns, Associate Project Manager -e [holdings-jahd.burns@eholdingsinc.com](mailto:jahd.burns@eholdingsinc.com)
 - Rebalance service hours-
 - Project overview.
 - Draft network 1.0.
 - Public engagement-September 30th, 2024 to January 31st, 2025 (1st draft); Spring 2025 (2nd draft).
 - Project goals-improve service quality and reliability; prioritize equitable investment; expand connections.
 - Project timeline-
 - 1) What are we trying to accomplish?
 - 2) What have we learned?
 - 3) How can we get there?
 - 4) Did we get it right?
 - Draft Network-
 - New routes connecting communities.
 - New one seat rides.
 - Improved reliability by shortening route length and adjusting schedules.
 - Additional connectivity using transit hubs.
 - Improved access to job services, health facilities, grocery stores.
 - Increased transit service throughout the day/weekends.
 - Consistent trip frequencies that are easier for riders to know when their bus will arrive.
 - Better use of busways as well.
 - Proposed-
 - New one seat rides.
 - Proposed transit hubs.
 - Proposed micro transit zones/ vehicles-Brentwood, Brookline, Beechview, Carnegie.
 - Goals-
 - Improve service quality and reliability.
 - 1) Increase from 25 to 43 routes providing 30 minutes or better service frequency.
 - 2) Over 400,000 residents have access to 30 minutes or better service-a 27% improvement.
 - 3) Reduction of long routes over 20 miles in length-by 50%.
 - Prioritize equitable investment.

- 1) 143,000 residents in equity communities have access to 30 minutes or better service-a 32% improvement.
 - 2) Nearly 340,000 job locations have access to 30 minutes or better service- an improvement of nearly 35,000 jobs.
- Expand connections.
 - 1) Over 605,000 residents have access to transit an improvement of over 35,000 people.
 - 2) Over 230,000 residents have a one-seat ride to Oakland -an improvement of nearly 21,000 people.
 - 3) 99.4% of current PRT rides continue to have access to fixed route service within ¼ mile from their home.

Questions-

1. Microbus transit to reach locations we can't reach by bus.
2. Extend hours during the day/weekend, what about longer hours during evenings?

Currently we are on phase 3

1. Public meeting-August Wilson Center, Downtown-Thursday from 5:30-7:30 pm.
 2. Community survey-link to survey on the website.
 - Route Classification and Naming
 - D-Standard downtown.
 - O-Standard Oakland.
 - N-Neighborhood.
 - L-Limited commute.
 - Public Engagement Activities (Fall/Winter 2024).
 - Draft proposal 1.0 public release-09/30/24.
 - Super pop-up-10/16/24.
 - Stakeholder-hosted meetings-September to December.
 - Virtual and in person public meetings-10/24/24, mid-November.
 - Pop up tabling-October to November.
 - Staff-administered on bus survey-October to December.
 - Online open house-September to December.
 - Next-
 - Open house/ pop-up/ survey on the bus-Fall/Winter 2024.
 - Proposed network 2.0 release/engagement -Spring 2025.
 - Hearing and board act -Summer 2025.
 - Implementation with first phase-early 2026.
- Zoning Changes and Fair Housing Act Amendment information sharing presentation and Q&A-Blake Plavchak
 - The City of Pittsburgh's Zoning Code is what regulates land use and activities within the City.
 - 1) P = Permitted by Right

Uses identified in a district column with a "P" are uses permitted By-Right and shall be allowed in the respective district, subject to compliance with all other applicable regulations of this Code.
 - 2) A = Administrator Exception

Uses identified in a district column with an "A" are Administrator Exceptions and shall be allowed the respective district only if reviewed and approved in accordance with the Zoning Administrator Exception review procedures of Sec. [922.08](#).
 - 3) S = Special Exception

Uses identified in a district column with an "S" are Special Exceptions and shall be allowed in the respective district only if reviewed and approved by the Zoning Board of Adjustment in accordance with the Special Exception review procedures of Sec. [922.07](#).

4) C = Conditional Use

Uses identified in a district column with a "C" are Conditional Uses and shall be allowed in the respective district only if reviewed and approved in accordance with the Conditional Use review procedures of Sec. [922.06](#).

5) NP = Not Permitted

Uses that are not associated with a letter in a district column shall be considered prohibited uses and shall not be allowed in the respective district unless otherwise expressly permitted by other regulations of this Code.

- 2024 0984 Fair Housing Act Amendments
 - Submitted to Council-not yet introduced.
 - Conflict with 2024-0701-submitted by Councilwoman Kail-Smith.
 - Single Subject Rule-generally, it is not permitted for two bills to be before a legislative body if they both have the same or too similar a subject.
 - The Subject at issue is "Community Homes."
 - A public hearing for Councilwoman Kail-Smith's bill is scheduled for 6 pm on Wednesday, November 20th in City Council Chambers.
 - Council intends to resolve Councilwoman Kail-Smith's bill before it introduces 2024-0984 (FHA Amendments).

- 2024 0984 Fair Housing Act Amendments
 - What is being changed?
 - The Commission's draft amendment proposes to update the definitions and create new definitions for, and change the approval process(es) for the following land uses:
 1. Assisted Living
 - Current Definition: A facility for the accommodation of convalescents or chronically ill persons, in which such nursing care and medical services are prescribed or are performed under the general direction of persons licensed to provide such care or services in accordance with Commonwealth laws.
 - New Definition: - A facility for the accommodation of convalescents or chronically ill persons, in which such nursing care and medical services are prescribed or are performed under the general direction of persons licensed to provide such care or services in accordance with Commonwealth laws. ***This includes Nursing Homes and Assisted Living facilities as registered by the Commonwealth of Pennsylvania.***
 - a) The Commission's amendment clarifies that nursing homes meet the definition of Assisted Living facilities;
 - b) Consolidates Assisted Living Classes A & B into a new category, Assisted Living (Limited), which has a maximum of ten (10) patient beds; and

- c) Changes Assisted Living Class C to Assisted Living (General), which permits a facility with more than ten (10) patient beds.
- d) Establishes Assisted Living (Limited and General) as a use-by-right in more zoning districts.
- e) Removes "Conditional Use" as the approval requirement in Residential Multi-Unit zoning districts to "Special Exception" in Assisted Living (General)

➤ **CURRENT ZONING CODE: ASSISTED LIVING (CLASS A)**

<https://www.arcgis.com/apps/dashboards/d2f80c3f53664f60a149c2dbfaaf4250>

➤ **PROPOSED ZONING CODE AMENDMENT: ASSISTED LIVING (LIMITED)**

<https://www.arcgis.com/apps/dashboards/8c95410cb0ba4ade9577901c5c16aa4b>

➤ **CURRENT ZONING CODE: ASSISTED LIVING (CLASS B)**

<https://www.arcgis.com/apps/dashboards/9535e22c6359431d82811e5d1be45940>

➤ **ASSISTED LIVING (CLASS C)**

<https://www.arcgis.com/apps/dashboards/162bf195a81b471dbedb4815fe819974>

➤ **PROPOSED ZONING CODE AMENDMENT: ASSISTED LIVING (GENERAL)**

<https://www.arcgis.com/apps/dashboards/47d4614a05f54cdfb829943d2569282c>

2. Housing for the Elderly

- Renamed to Senior Housing
- Definition: ***Senior Housing means a building, or portion thereof, with dwelling units and shared facilities for residents, designed specifically for occupancy predominantly of persons or heads of households who are sixty-two (62) or more years of age.***
- **SENIOR HOUSING - LIMITED (REPLACES HOUSING FOR THE ELDERLY - LIMITED)**
- The Commission's amendment makes Senior Housing (Limited - still limited to fewer than 30 units) a "use-by-right" in most neighborhood business districts (LNC, UNC), properties zoned Residential Multi-Unit (RM) and Residential Planned-Unit Developments (RP) and the Central Business District (GT), and most Specially-Planned (SP) Districts.
- **HOUSING FOR THE ELDERLY - GENERAL (CURRENT)**
- Currently, Housing for the Elderly (General) is only a permitted use (a "use-by-right") in the SP-8 (Riverfront Landing Specially-Planned District and portions of the SP-11 (Lower Hill Specially-Planned District) and a Conditional Use in the Residential Multi-Unit (RM) and Residential Planned Unit Development (RP) districts.
- **SENIOR HOUSING - GENERAL (REPLACES HOUSING FOR THE ELDERLY - GENERAL) For buildings with thirty (30) or more units.**
- The proposed amendment makes Senior Housing (General) a permitted use in the Golden Triangle (GT), Residential Multi-Unit (RM), Residential Planned Unit

Development and most Specially-Planned (SP) districts. In the Residential Two-Unit (R2), Residential Three-Unit (R3), Urban Industrial (UI) and Local Neighborhood Commercial (LNC) districts, **the use requires as a Special Exception. Approvals by Conditional Use would be eliminated.**

Senior Housing Maps

- ▶ **CURRENT ZONING CODE: HOUSING FOR THE ELDERLY (LIMITED)**
<https://www.arcgis.com/apps/dashboards/48ded91744fd41d48aec4c210ca4dd53>
- ▶ **PROPOSED ZONING CODE AMENDMENT: SENIOR HOUSING (LIMITED)**
<https://www.arcgis.com/apps/dashboards/1b0a99e7f752446f84aea2743498dc94>
- ▶ **CURRENT ZONING CODE: HOUSING FOR THE ELDERLY (GENERAL)**
<https://www.arcgis.com/apps/dashboards/6342ea7bc40b4f0ea7d134c8ee5b929f>
- ▶ **PROPOSED ZONING CODE AMENDMENT: SENIOR HOUSING (GENERAL)**
<https://www.arcgis.com/apps/dashboards/599baa15fe2f4158856567259f60e823>

3. Multi-Suite Residential

- **MULTI-SUITE - LIMITED (CURRENT)**
- ***For buildings with fewer than eight (8) sleeping rooms.***
- ***Definition: A building used for residential purposes with fewer than eight (8) sleeping rooms.***
- Currently, Multi-Suite Residential (Limited) is only a permitted use in certain mixed-use districts (Residential Mixed Use and Urban Center Mixed Use, R-MU and UC-MU, respectively), Urban Industrial (UI) and Neighborhood Industrial (NDI) zoning districts, and requires a Conditional Use approval in Residential Multi-Unit (RM) districts.
- **MULTI-SUITE RESIDENTIAL - LIMITED (PROPOSED AMENDMENT)**
- ***Amended Definition: means a building or portion thereof, containing rooms rented as sleeping or living quarters, without private kitchens and with or without private bathrooms. Lodging or meals or both are provided for compensation on a weekly or monthly basis. Multi-Suite Residential uses shall not include Dormitory and Fraternity/Sorority.***
- ***For buildings with fewer than eight (8) sleeping rooms.***
- The proposed amendment makes Multi-Suite Residential (Limited) a permitted use in the Golden Triangle (GT), Riverfront (RIV - North Shore - NS, Mixed-Use - MU and Industrial Mixed-Use - IMU), Urban Industrial (UI), Urban Neighborhood Commercial (UNC) Residential Planned-Unit Development (RP) all Specially-Planned (SP) districts except SP-7 and portions of the Oakland Public Realm (OPR), Uptown Public Realm (UPR) and Grandview Public Realm (GPR) districts. **Approvals by Conditional Use are proposed to be eliminated.**

- **MULTI-SUITE RESIDENTIAL - GENERAL (PROPOSED AMENDMENT)**
- *Amended Definition: means a building or portion thereof, containing rooms rented as sleeping or living quarters, without private kitchens and with or without private bathrooms. Lodging or meals or both are provided for compensation on a weekly or monthly basis. Multi-Suite Residential uses shall not include Dormitory and Fraternity/Sorority.*

- **MULTI-SUITE RESIDENTIAL CURRENT ZONING CODE: MULTI-SUITE RESIDENTIAL (LIMITED)**
<https://www.arcgis.com/apps/dashboards/938dce9834f54b03b36a028abae65de>
- **PROPOSED ZONING CODE AMENDMENT: MULTI-SUITE RESIDENTIAL (LIMITED)**
<https://www.arcgis.com/apps/dashboards/bf274b427cdb4354bbd19d63b690d8a0>
- **CURRENT ZONING CODE: MULTI-SUITE RESIDENTIAL (GENERAL)**
<https://www.arcgis.com/apps/dashboards/01ddf0f4ed6941498d4a376c11401fad>
- **PROPOSED ZONING CODE AMENDMENT: MULTI-SUITE RESIDENTIAL (GENERAL)**
<https://www.arcgis.com/apps/dashboards/f76c5eb1246f44229dba23f5b2b6da21>
- **MULTI-SUITE RESIDENTIAL CURRENT ZONING CODE: MULTI-SUITE RESIDENTIAL (LIMITED)**
<https://www.arcgis.com/apps/dashboards/938dce9834f54b03b36a028abae65de>

4. Community Home

- **COMMUNITY HOMES - PROPOSED TO BE ELIMINATED IN FAVOR OF EXPANDED USES FOR PERSONAL CARE HOME**
- *Definition: A building which houses a group of more than eight (8) unrelated disabled persons living together as a single housekeeping unit with shared common facilities. If required, staff persons may reside on the premises. A Community Home may not be a Multi-Suite Residential use or an Assisted Living use as defined in Section 911.02. For the purposes of this definition, "disabled" means "handicapped" as defined according to the Fair Housing Act 42 U.S.C.S. 3602(h), and any amendments thereto. This use does not include Custodial Care Facilities. This use includes halfway houses where persons are aided in readjusting to society following a period of hospitalization or institutionalized treatment for a medical, psychiatric, developmental, emotional, or other disability or handicap. This does not include halfway houses for people leaving a correctional facility.*
- Currently, this use is not permitted as a use-by-right anywhere in the City. All such approvals must currently

go through either the Zoning Board of Adjustment as a Special Exception or through the Department of City Planning via the Zoning Administrator. The Commission's draft amendment would merge this use into the redefined and expanded Personal Care Home.

- Councilwoman Kail-Smith's bill would make these a Conditional Use under the existing use table.

5. Personal Care Residences

- **PERSONAL CARE RESIDENCE (SMALL)**
- Current Definition: A residential building used as a personal care residence that is limited to no more than ten (10) persons and no fewer than three (3) persons including clients, operator (any person responsible for the day-to-day operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than eight (8) persons.
- Currently, Personal Care Residences (Small) can only be approved by the Department of City Planning via the Zoning Administrator (Administrator Exception) throughout most of the city except for portions of the SP-11, where it must be approved by the Zoning Board of Adjustment (Special Exception).
- **PERSONAL CARE HOME - LIMITED (REPLACES PERSONAL CARE RESIDENCE - SMALL)**
- *Amended Definition: Personal Care Home is a building or buildings for the purpose of providing safe, humane, comfortable and supportive residential-type settings for adults outside of a long-term care facility, but who may require assistance or supervision with activities of daily living, instrumental activities of daily living, or both. The operator of the personal care home may also be the owner of the home. This use can include shelters to prevent homelessness and half-way homes, excluding the definition of Custodial Care Facility.*
- The Commission's proposed amendment would make this newly redefined and expanded use a permitted use, city-wide even in zoning districts where single-family dwellings are not currently permitted, including the Specially Planned (SP) districts, the exceptions being in Parks (P), Mixed-Use Commercial Development (AP), Commercial Planned Unit Development (CP) and General Industrial (GI & RIV-GI) zoning districts, where it would not be permitted at all.
- **PERSONAL CARE RESIDENCE - LARGE (CURRENT)**
- Current Definition: A residential building used as a personal care residence that is limited to no more than nineteen (19) persons including clients, operator (any person responsible for the day-to-day operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than seventeen (17) Persons.

- **PERSONAL CARE HOME - GENERAL (REPLACES PERSONAL CARE RESIDENCE - LARGE)**
- ***Amended Definition: Personal Care Home is a building or buildings for the purpose of providing safe, humane, comfortable and supportive residential-type settings for adults outside of a long-term care facility, but who may require assistance or supervision with activities of daily living, instrumental activities of daily living, or both. The operator of the personal care home may also be the owner of the home. This use can include shelters to prevent homelessness and half-way homes, excluding the definition of Custodial Care Facility.***
- **For buildings housing more than ten (10) persons.**

Personal Care Residence Limited and Large Maps

- **PERSONAL CARE RESIDENCES CURRENT ZONING CODE: PERSONAL CARE RESIDENCE (SMALL)**
<https://www.arcgis.com/apps/dashboards/7c0ec316df13448ab5274438e3a5d6b6>
- **PROPOSED ZONING CODE AMENDMENT: PERSONAL CARE HOME (LIMITED)**
<https://www.arcgis.com/apps/dashboards/4acf3dfec3414d8f8b788cb57a61630d>
 - **UNDER EXISTING ZONING CODE, THIS USE REQUIRED THE APPROVAL OF THE ZONING ADMINISTRATOR. UNDER THE PROPOSED AMENDMENT, IT WILL GENERALLY BE A USE “BY-RIGHT” IN MOST ZONING DISTRICTS IN THE CITY.**
- **CURRENT ZONING CODE: PERSONAL CARE RESIDENCE (LARGE)**
<https://www.arcgis.com/apps/dashboards/4379efa2622542d181b63971862e5fe4>
- **PROPOSED ZONING CODE AMENDMENT: PERSONAL CARE HOME (GENERAL)**
<https://www.arcgis.com/apps/dashboards/8bc33de4243d4cc1ae6b492ce5ea4526>
 - **UNDER EXISTING ZONING CODE, THIS USE WAS LIMITED TO NINETEEN PERSONS. UNDER THE PROPOSED AMENDMENT, THIS LIMIT IS COMPLETELY REMOVED.**

6. Emergency Housing for the Homeless

- The Administration’s Amendments to the Zoning Code also include what was the “Temporary Managed Communities” legislation introduced by Councilmembers Gross and Coghill.
- The TMC Bill was sent to the planning commission and was held for several weeks in order to revise and strengthen it.
- The Councilmembers agreed to a hold in order to work collaboratively with Planning Commission Members, Planning Department Staff, Administration Officials, and other stakeholders to confirm the legislation did not violate any Fair Housing Act requirements as well as to

- amend the language to ensure consistency with the City's onerous zoning code.
- That work proceeded in a spirit of collaboration resulting in amendments that strengthened and clarified the intent and application of the original bill.
- Upon completion of the revisionary work to 2023-2197 a disagreement on implementation could not be overcome wherein Planning Commission Members and Planning Department Staff insisted the revised language for the Temporary Managed Communities Bill be added to the Zoning Code Amendments that have been discussed in these slides
- Councilwoman Gross ultimately withdrew the TMC bill in spite of the reluctance Councilman Coghill
- **Interim Housing** means facilities, in one or more structures, that provide housing for homeless or those facing homelessness, excluding the definition of Custodial Care Facility and Personal Care Home. Shelter and support are provided for individuals to facilitate transition to more permanent housing. The Approving Body may provide a waiver of underlying zoning district standards to allow for flexibility so long as the use standards of 911.04.A.101 are met.
- Interim Housing would require special exceptions in almost all cases.
 - This requires a hearing before the ZBA and mailings/communication to residents.
- It also requires site and program plans as well as adherence to all applicable fire, building and health codes.
- **INTERIM HOUSING (PLANNING COMMISSION DRAFT HOUSING OMNIBUS AMENDMENT)**
<https://www.arcgis.com/apps/dashboards/c3d56651ef494d74b1d17db4fdb98535>

Additional Changes

- The Zoning Administrator is authorized under the provisions of 922.08 to allow a change of use from either a conforming or non-conforming Group Residential use or institutional use such as a school or hospital to a Group Residential use, excluding dormitory and fraternity/sorority. This Administrator Exception shall supersede 911.02, except any Use Standards in 911.04 shall apply if listed for the applicable Zoning District.
 - **This gives the Zoning Administrator the full and unchecked ability to allow for any group use in former school buildings.**
 - The Zoning Administrator is authorized to approve exceptions to use and development regulations that conflict with the Fair Housing Act, 42 U.S.C. 3601 et seq., or the Americans with Disabilities Act, 42 U.S.C. § 12101.
 - Changes the definition of family and the limit on unrelated persons permitted to live in a home.
 - New Definition: A person living independently or a group of persons living as a single household unit using housekeeping facilities in common.
 - This means any number of people can share a house regardless of relation or family status.
- Beautification Updates

- Planted 11 trees on Brookline Blvd-huge environmental impact.
 - Any information to be posted on Bulletin Board, please feel free to reach out to Lisa Wilson.
 - Saturday, November 16th, 2024 -decorate tree at 10:00 am.
 - Online wreaths fundraiser
 - Friday, November 22nd, 2024 from 8:00 to 10:00 am -prep and hang the wreaths.
 - This year we decided to hire company to hang the wreaths.
 - Volunteer opportunity-Holiday wreaths preparation -sign up online.
- Other Announcements
 - December 7th, 2024
 - Tree of Life Christmas Tree event from 11:00 am-7:00 pm
 - Light Up Night at 5:00 pm
 - December 9th, 2024 at 7:00 pm -Member Holiday Party at Brookline Teen Outreach
- Upcoming Community Meeting:
 - January 2025-Rachel Rampa, PGH2O Sr. Public Affairs [Coordinator-RRampa@pgh2o.com](mailto:RRampa@pgh2o.com)-Presentation and open discussion regarding the current state of PWSA , ongoing projects, rate increases and what they go toward, customer assistance programs. A PGH2O Cares Representative will also be in attendance if anyone wants to enroll.

8:40 pm -Motion to adjourned by Caitlin McNulty, seconded by Bill Kim.