City of Pittsburgh

510 City-County Building
414 Grant Street
Pittsburgh, PA 15219

Legislation Details (With Text)

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Effective date: 6/26/2026

Title: Ordinance amending and supplementing the Pittsburgh City Code, Title Two: Fiscal, Article IX: Property Taxes, by creating a new Chapter 269: Real Estate Tax Exemptions for Construction or Adaptive Reuse of Buildings on Pittsburgh's Northside.
(Public Hearing held 6/22/26)

Sponsors: Bobby Wilson

Indexes: PGH. CODE ORDINANCES TITLE 02 - FISCAL

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
6/26/2026	1	Mayor	Signed by the Mayor	
6/24/2026	1	City Council	Passed Finally	Pass
6/24/2026	1	Standing Committees	Affirmatively Recommended	Pass
6/22/2026	1	Committee on Hearings and Policy	Public Hearing Held	
5/6/2026	1	Standing Committees	Held for Cablecast Public Hearing	Pass
4/28/2026	1	City Council	Read and referred	

Ordinance amending and supplementing the Pittsburgh City Code, Title Two: Fiscal, Article IX: Property Taxes, by creating a new Chapter 269: Real Estate Tax Exemptions for Construction or Adaptive Reuse of Buildings on Pittsburgh's Northside.
(Public Hearing held 6/22/26)

WHEREAS, the City of Pittsburgh's commercial office market has undergone a sustained and structural shift, with tenants increasingly relocating to newer, higher-quality Class A buildings offering modern amenities and efficiencies, while older Class B and Class C office buildings experience declining occupancy, downward pressure on rents, reduced economic viability, and increasing long-term vacancy rates; and,

WHEREAS, these conditions have rendered many older office buildings functionally obsolete or significantly underutilized, diminishing their economic productivity, reducing their competitiveness in the regional real estate market, and impairing their continued viability as commercial office space; and,

WHEREAS, these challenges are not confined to Downtown Pittsburgh but affect aging office buildings throughout the City of Pittsburgh, including those located on Pittsburgh's Northside, where market absorption of traditional office space has slowed and vacancy persists; and,

WHEREAS, prolonged vacancy and chronic underutilization of such buildings reduce real estate tax productivity, weaken surrounding commercial corridors, suppress adjacent property values, discourage small business activity, and contribute to patterns of neighborhood economic decline and physical blight; and,

WHEREAS, adaptive reuse through conversion of obsolete office buildings to residential use has emerged as a viable and necessary strategy to restore such properties to productive use, preserve architecturally or historically significant structures, increase population density, activate street-level commerce, and support neighborhood revitalization; and,

WHEREAS, developers have begun pursuing office-to-residential conversions across Pittsburgh in response to shifting market demand and demographic trends, demonstrating both the technical feasibility of such projects and the growing necessity of adaptive reuse as a policy response to structural changes in the commercial real estate sector; and,

WHEREAS, the conversion of obsolete office buildings to residential use serves an important public purpose by promoting economic revitalization, increasing housing supply, strengthening neighborhood vitality, and stabilizing the City's real estate tax base over the long term; and,

WHEREAS, the costs, financing constraints, and regulatory barriers associated with converting older office buildings to residential use often render such projects infeasible without targeted public incentives; and,

WHEREAS, the provision of tax incentives under the Local Economic Revitalization Tax Assistance Act, 72 P.S. § 4722 *et seq*., will encourage private investment in the rehabilitation and conversion of obsolete office buildings, restore such properties to productive use, and advance the economic welfare and fiscal stability of the City and its residents.

The Council of the City of Pittsburgh hereby enacts as follows:

Section 1. The Pittsburgh City Code is hereby supplemented to add a new
Chapter 269: Real Estate Tax Exemptions for Construction or Adaptive Reuse of Buildings on Pittsburgh's Northside.

§ 269.01 - Definitions.

As used in this Chapter, the following words and phrases shall have the meanings set forth:

a. ***ACUTELY DETERIORATED AREA.*** Within the scope of this Chapter, that portion of the City of Pittsburgh consisting of all real property located within the geographic area commonly referred to as, and centrally located within, Allegheny Commons, bound generally by Arch Street, North Commons, and West Montgomery Avenue to the North, Union Place and Anderson Street to the East, P F W and C Railroad and Conrail railroad lines to the South, and Arch and Merchant Streets located to the West, whose boundaries are illustrated in Exhibit "A."

b. ***ADAPTIVE REUSE.*** The process of reusing an existing building for a purpose other than that which it was originally built or designed for, to optimize its operational and commercial performance.

c. ***ASSESSED VALUATION.*** The monetary assessment assigned to a building as certified to the City of Pittsburgh by the Allegheny County Office of Property Assessment.

d. ***BOARD.*** The Office of Property Assessments of Allegheny County, Pennsylvania or its successor(s), if any, responsible for assessing property in the City.

e. ***COMMERCIAL USE.*** Space is used for commercial use if it is suitable for and generally to be used for industrial, commercial, or other business purposes.

f. ***COMMERCIAL RESIDENTIAL USE.*** Space is used for commercial residential use if it is suitable for and is generally to be used by the occupants for personal residence purposes and is not occupied by the owner (or a relative of the owner). Examples of space used for commercial residential use include (but are not limited to) apartment buildings.

g. ***CONSTRUCTION.*** The erection of a building, or renovation and/or "improvement" of an existing commercial structure, which erection consists of commercial, commercial residential, and/or residential units designed to bring about higher standards of amenity, habitability, health, safety, and economic vitality or societal growth.

h. ***CONVERSION.*** "Adaptive reuse" of an existing building for a new "commercial use," "commercial residential use," or "residential use."

i. ***CONVERTED COMMERCIAL PORTION.*** That portion of a building, excluding any portion to be used for parking, which in a "qualified conversion to commercial use" is converted to "commercial use."

j. ***CONVERTED COMMERCIAL RESIDENTIAL PORTION.*** That portion of a building, excluding any portion to be used for parking, which in a "qualified conversion to commercial residential use" is converted to "commercial residential use."

k. ***CONVERTED RESIDENTIAL PORTION.*** That portion of a building, excluding any portion to be used for parking, which in a "qualified conversion to residential use," is converted to "residential use."

l. ***DETERIORATED PROPERTY.*** Any real property located in the "acutely deteriorated area"; or real property which has been, or, upon request, is certified by a health, housing, or building inspection agency as unfit for human habitation for rent withholding, or other health or welfare purposes; or real property which has been the subject of an order by an agency requiring the unit to be vacated, condemned, or demolished by reason of noncompliance with laws, ordinances, or regulations.

m. ***NORTHSIDE BUILDING.*** A multi-story building located in the "acutely deteriorated area" as specified in § 269.01(a), which was constructed before January 1, 2026, and which has the following qualities:
   1. The building must be comprised of at least five thousand (5,000) square feet;
   2. The retail uses associated with the building must comprise less than twenty-five percent (25%) of the building's total square footage; and,
   3. More than fifty percent (50%) of the building shall either currently be, or historically been, used for "Office" use, as such term is defined in the City of Pittsburgh Zoning Code.

n. ***FULL-TIME EQUIVALENT (FTE).*** The measure of employment as defined in the most recent edition of the Federal Budget Glossary published by the United States Government Accountability Office.

o. ***IMPROVEMENT.*** Repair, “construction,” or reconstruction, including alterations and additions, that improve an existing building or property within the “acutely deteriorated area” so that it becomes habitable or attains higher standards of housing, safety, health, or amenity, or is brought into compliance with the laws, ordinances, or regulations governing building and housing standards. Ordinary upkeep and maintenance shall not be deemed an improvement. The “conversion” of “deteriorated property” to “commercial use,” “commercial residential use,” or ~~to~~ “residential use” shall qualify as an improvement for the purposes of this Chapter.

p. ***INCLUSIONARY HOUSING.*** Rental housing built or provided for households whose annual household income, as determined by household size by the U.S. Department of Housing and Urban Development for the Pittsburgh Metropolitan Statistical Area, does not exceed fifty percent (50%) of the area median income (AMI).

q. ***LOCAL TAXING AUTHORITY.*** Any county, city, borough, incorporated town, township, institution district, or school district having the authority to levy real estate taxes.

r. ***MUNICIPAL GOVERNING BODY.*** Any county, city, borough, incorporated town, or township enacting legislation implementing tax exemptions pursuant to Act 76 of 1977.

s. ***NEW CONSTRUCTION FOR COMMERCIAL USE.*** “Construction” of property, excluding any portion of the property or a proximate property to be used for parking, that is to be used for “commercial use.”

t. ***NEW CONSTRUCTION FOR COMMERCIAL RESIDENTIAL USE.*** “Construction” of property, excluding any portion of the property or a proximate property to be used for parking, that is to be used for “commercial residential use.”

u. ***NEW CONSTRUCTION FOR RESIDENTIAL USE.*** “Construction” of property, excluding any portion of the property or a proximate property to be used for parking, that is to be used for “residential use.”

v. ***PERSON.*** Any individual, corporation, association, partnership, or nonprofit corporation, other than a developer, sponsor, real estate investment trust, or other investor receiving subsidy or aid under a federal program, who owns or develops new commercial space, commercial residential units, or residential units, or who is liable for real estate taxes on such developments; also, taxpayer.

w. ***PROJECT.*** The “construction,” “conversion,” and/or “improvement” of a building or property carried out during a single continuous period according to a common plan.

x. ***QUALIFIED CONVERSION TO COMMERCIAL USE.*** Category of “adaptive reuse” characterized by “improvement” having the effect of converting the floor area of a building in an “acutely deteriorated area” to “commercial use,” so that it becomes habitable. Ordinary upkeep and maintenance shall not be deemed a qualified “improvement” for this purpose.

y. ***QUALIFIED CONVERSION TO COMMERCIAL RESIDENTIAL USE.*** Category of “adaptive reuse” characterized by “improvement” having the effect of converting the floor area of a building in an “acutely deteriorated area” to “commercial residential use,” so that it becomes habitable. Ordinary upkeep and maintenance shall not be deemed a qualified “improvement” for this purpose.

z. ***QUALIFIED CONVERSION TO RESIDENTIAL USE.*** Category of “adaptive reuse” characterized by "improvement" having the effect of converting the floor area of a building in an "acutely deteriorated area" to "residential use," so that it becomes habitable. Ordinary upkeep and maintenance shall not be deemed a qualified "improvement" for this purpose.

aa. ***RESIDENTIAL USE.*** Space is used for residential use if it is suitable for and is generally to be used by the occupants for personal residence purposes and is occupied by an owner and/or primary resident.

bb. ***SOURCE OF INCOME.*** All lawful sources of income or rental assistance programs, including but not limited to, earned income, child support, alimony, insurance and pension proceeds, and all forms of public assistance, including federal, state, and local housing assistance programs, such as the Housing Choice Voucher Program.

cc. ***TAX DELINQUENCY.*** All City of Pittsburgh taxes, charges, fees, rents, or claims due and unpaid by the owner of the "deteriorated property" or with respect to the "deteriorated property" as of the time of the application for an exemption or at any time thereafter during the term of the exemption. The term includes all penalties, additions, interest, attorneys' fees, and costs due on such delinquent taxes, charges, rents, or claims.

§ 269.02 - Boundaries.

If a project is seeking real estate tax exemptions for construction and/or adaptive reuse of buildings per the terms outlined in this Chapter, it must be located within the acutely deteriorated area, as described in § 269.01 (a) and illustrated in Exhibit "A."

§ 269.03 - Real Estate Tax Exemption Schedule.

Any person constructing, converting, and/or improving deteriorated property, or constructing, converting, and/or improving commercial, industrial, residential, or other business structures in the acutely deteriorated area, may apply for and receive tax exemption upon the construction, conversion, and/or improvement as provided in the following schedule:

a. Standard Tax Exemption: With respect to construction, conversion, and/or improvement of deteriorated property, or construction, conversion, and/or improvement of commercial, industrial, residential, or other business structures in the acutely deteriorated area, including improvement constituting a qualified conversion to commercial use, commercial residential use, or residential use, or new construction for commercial use, commercial residential use, or residential use:

   1. The tax exemption is granted to eligible properties in the acutely deteriorated area.
   2. The tax exemption from City real estate tax shall be applicable only to that portion of the assessed valuation attributable to the construction and/or improvement that exceeds one hundred percent (100%) of the assessed valuation prior to the issuance of the building permit.
   3. The exemption from City real estate tax shall not exceed fifty percent (50%) in any single year.
   4. The tax exemption granted is limited to a period of six (6) years. No exemption applies in the year following or thereafter.

b. Enhanced Tax Exemption: With respect to construction, conversion, and/or improvement of deteriorated property, or construction, conversion, and/or improvement of commercial, industrial, residential, or other business structures or property in the acutely deteriorated area, including improvement constituting a qualified conversion to commercial use, commercial residential use, or residential use, or new construction for commercial use, commercial residential use, or residential use, that adhere to the guidelines set forth in § 269.05(e):

1. The tax exemption is granted to eligible properties in the acutely deteriorated area.
2. The tax exemption from City real estate tax shall be applicable only to that portion of the assessed valuation attributable to the construction or improvement that exceeds one hundred percent (100%) of the assessed valuation prior to the issuance of the building permit.
3. The exemption from City real estate tax, when exceeding fifty percent (50%) in any single year, shall be calculated as set forth in § 269.05(e).
4. The tax exemption granted is limited to a period of twenty (20) years. No exemption applies in the year following or thereafter.

If applicable, a project may apply for tax exemption under § 269.03(a) or § 269.03(b).

§ 269.04 - Conditions for Obtaining Real Estate Tax Exemption.

a. If tax exemption is granted pursuant to this Chapter, the construction, conversion, and/or improvement shall not, during the exemption period, be considered as a factor in assessing other properties.

b. Exemption from taxation on the eligible amount of assessed valuation attributable to conversion and/or improvement of deteriorated property or construction of commercial, industrial, residential, or other business structures, excluding the construction or improvement of a parking structure, in the acutely deteriorated area will commence the year after the completion of the eligible new construction, conversion, and/or improvement.

c. No more than one (1) tax exemption shall be granted for each tax parcel.

d. There is no tax exemption granted on the assessed valuation attributable to land or a parking structure.

e. There is no tax exemption granted if the construction, conversion, and/or improvement are not completed by the end of the third calendar year following the year the initial building permit was issued.

f. There is no tax exemption granted and any existing exemption shall be revoked if and for so long as there exists any tax delinquency, code violations, or non-compliance with agreed upon conditions for receiving the exemption, pursuant to the Enhanced Tax Exemption guidelines, with respect to the property or property owner.

g. A tax exemption for qualified conversion to commercial use shall be revoked if and to the extent the property does not continue to be commercial use property.

h. A tax exemption for qualified conversion to commercial residential use shall be revoked if and to the extent the property does not continue to be commercial residential use property.

i. A tax exemption for qualified conversion to residential use shall be revoked if and to the extent the property does not continue to be residential use property.

j. Any revocation shall not extend the tax exemption period set forth in § 269.03. The Director of the Department of Finance ("Finance Director") may set an annual administrative fee, payable by grantees of the exemptions, so that the Finance Director, or his/her designee, can monitor compliance with the conditions of this Chapter.

k. Limits on tax exemptions from county or school district real estate tax may differ as set forth in the applicable county or school district authorizing ordinance or resolution.

l. The City may join with co-existing local taxing authorities to establish procedures that will implement the intention of this Chapter, and the City may cooperate with the co-existing taxing bodies to encourage the construction, conversion, and/or improvement in the acutely deteriorated area of the City which this Chapter is intended to bring about, except as restricted by an act of the Pennsylvania legislature or law of the federal government.

m. Under the provisions of the Pennsylvania Code affirmed by the Supreme Court of Pennsylvania and by the United States Third Circuit Court of Appeals, granting tax exemption under this Chapter shall not, by itself, trigger Prevailing Wage requirements. However, if applicable state law changes and the grant of tax exemption under this Chapter does trigger Prevailing Wage requirements, the grant of such tax exemption shall trigger Prevailing Wage requirements pursuant to the Pennsylvania Prevailing Wage Act of 1961 immediately.

§ 269.05 - Procedures for Obtaining Real Estate Tax Exemption.

Any person converting or improving deteriorated property, or constructing, converting, and/or improving commercial, industrial, residential, or other business structures in the acutely deteriorated area, for which that person intends to request exemption, may apply to the City for exemption of the taxes that would otherwise be imposed on the increase in the assessed valuation of that property attributable to the cost of this construction, conversion, and/or improvement, in the following manner:

a. At the time the building permit is obtained, an application form prescribed by the Finance Director, and approved as to form by the board, should be obtained from the Department of Finance or Department of Permits, Licenses, and Inspections, and submitted to the Finance Director, or his/her designee.

b. The Director of the Department of Permits, Licenses, and Inspections is hereby authorized to make available to a person applying for a building permit(s) for converting or improving deteriorated property, or for constructing, converting, and/or improving commercial, industrial, residential, or other business structures in the acutely deteriorated area, the following information which shall be prescribed by the Finance Director:
   1. An application form for the tax exemption;
   2. Instructions for completing the application, written in a form easily understood by the public; and,
   3. Information, also written in a form easily understood by the public, which details the benefits to be derived from this tax exemption.

c. The application for tax exemption must set forth the following information, along with payment of an application fee, as determined by the Finance Director:
   1. The date the building permit was issued for the construction, conversion, and/or improvement of the project; and,
   2. The type of construction, conversion, and/or improvement to a commercial, industrial, residential, or other business structure for which tax exemption is requested; and,
   3. Evidence of zoning compliance and any required historic designation/preservation approvals; and,
   4. The summary of the plan of the construction, conversion, and/or improvement of the project,

including copies of the plans or specifications for this project; and,

5. The actual cost of the construction, conversion, and/or improvement of the project; and,
6. Evidence of sufficient financing for the project; and,
7. If an enhanced tax exemption is being sought, a statement, accompanied by supporting documentation, about the number of full-time equivalent positions and/or the percentage and total number of residential units affordable to and occupied by households earning at or below the relevant area median income thresholds, to be created at the property; and,
8. Any such additional information as the Finance Director may require.

d. The property owner shall submit the application for tax exemption to the Finance Director, or his/her designee, no later than one hundred eighty (180) days after the date when the initial building permit for the project is issued.
   1. The tax exemption and schedule of taxes exempted shall be consistent with the applicable tax exemption and schedule of taxes exempted in effect at the time that the building permit for the project is issued.

e. To determine eligibility for an Enhanced Tax Exemption as set forth in § 269.03(b), the Finance Director will use the following guidelines:
   1. For commercial residential projects or residential projects creating housing affordable to and occupied by households whose incomes do not exceed fifty percent (50%) of the area median income (AMI), where AMI is determined annually by the U.S. Department of Housing and Urban Development (U.S. HUD); or,
      i. Creation of at least ten percent (10%) of the total residential units, or an equal or greater number of bedrooms, that are affordable to and occupied by households earning at or below fifty percent (50%) of the AMI, including through participation in rental subsidy programs administered by the U.S. HUD and/or the Housing Authority of the City of Pittsburgh (HACP), in which the total of all monthly rent, fees, charges, and utility costs exceed the 50% AMI affordability standard provided that the portion paid by the tenant does not, permits tax exemption of up to one hundred percent (100%) in any single year, with said affordability requirement to run concurrently with the term of the tax exemption; or,
      ii. Creation of at least twenty percent (20%) of the total residential units, or an equal or greater number of bedrooms, that are affordable to and occupied by households earning at or below fifty percent (50%) of the AMI, including through participation in project-based rental subsidy programs administered by the U.S. HUD and/or the HACP, in which the total of all monthly rent, fees, charges, and utility costs exceed the 50% AMI affordability standard provided that the portion paid by the tenant does not, permits a tax exemption of up to one hundred percent (100%) in any single year, with said affordability requirement to run concurrently with the term of the tax exemption.
         1. If the project is found eligible under § 269.05(e)(1)(ii), the Finance Director shall declare all of the eligible residential units as inclusionary housing, and shall so certify to the Director of City Planning, who shall certify the same to the Executive Director of the Housing Authority of the City of Pittsburgh.

   If the commercial residential project or residential project is determined to be eligible under any of the provisions of § 269.05(e)(1), then the project shall accept all sources of income as defined in this Chapter.

   2. For commercial residential projects or residential projects creating at least ten percent (10%) of the total residential units, or an equal or greater number of bedrooms, that are affordable to and

occupied by households earning at or below sixty percent (60%) of the area median income (AMI), the creation of this affordable housing permits a tax exemption of up to ninety-five percent (95%) in any single year, with said affordability requirement to run concurrently with the term of the tax exemption; or,

3. For commercial residential projects or residential projects creating at least ten percent (10%) of the total residential units, or an equal or greater number of bedrooms, that are affordable to and occupied by households earning at or below seventy percent (70%) of the area median income (AMI), the creation of this affordable housing permits a tax exemption of up to ninety percent (90%) in any single year, with said affordability requirement to run concurrently with the term of the tax exemption; or,

4. For commercial residential projects or residential projects creating at least ten percent (10%) of the total residential units, or an equal or greater number of bedrooms, that are either for sale or for rent, and affordable to and occupied by households earning at or below eighty percent (80%) of the area median income (AMI), the creation of this affordable housing permits a tax exemption of up to eighty percent (80%) in any single year, with said affordability requirement to run concurrently with the term of the tax exemption; or,

5. For commercial or commercial residential projects that increase the net number of full-time equivalent (FTE) positions as set forth below:
    i. Increase of thirty (30) to thirty-nine (39) FTEs permits tax exemption of up to ninety percent (90%) in any single year; or,
    ii. Increase of forty (40) to forty-nine (49) FTEs permits tax exemption of up to ninety-five percent (95%) in any single year; or,
    iii. Increase of fifty (50) FTEs or more permits tax exemption of up to one hundred percent (100%) in any single year.

6. If a portion of a project includes commercial residential use and/or residential use, in order to get tax exemption for that portion, such commercial residential use and/or residential use must satisfy the abatement eligibility criteria specified above.

f. The Finance Director, or his/her designee, will determine approval based upon the criteria in this Chapter and provide notification to each applicant and local taxing authority of the determination.

g. When the construction, conversion, and/or improvement has been completed, the property owner must notify the Department of Permits, Licenses, and Inspections, so that an inspection of the construction, conversion, and/or improvement may be made. When the Department of Permits, Licenses, and Inspections has completed its inspection and issued an occupancy permit, the board will assess the property in question for purposes of calculating the amount of the assessment eligible for tax exemption under this Chapter.

h. The board shall certify to the Finance Director, each appropriate local taxing authority, and the property owner the amount of the increase in assessment attributable to the construction, conversion, and/or improvement. The Finance Director shall then exonerate that portion of the increase and refund the amount of the taxes attributable to the exemption, up to the eligible maximum amount.

i. Appeals from the assessment may be taken by the taxpayer or by the City as provided by law.

Any person converting or improving deteriorated property, or constructing, converting, and/or improving commercial, industrial, residential, or other business structures in the acutely deteriorated area, for which that person intends to request exemption of the taxes that would otherwise be imposed on the increase in the assessed valuation of that property attributable to the cost of this construction, conversion, and/or improvement, but which exemption exceeds the annual percentages permitted by § 269.03 and/or § 269.05, may petition the Finance Director for special consideration of this request, in a manner to be prescribed by the Finance Director.

§ 269.06 - Attachment of Tax Exemption to Property.

The exemption from taxes authorized by this Chapter shall be upon the property exempted and shall not terminate upon the sale, exchange, or other alienation of such property.

§ 269.07 - Reports to City Council.

Reports containing information regarding the percentage and amount of each tax exemption and the property owner receiving each exemption shall be presented by the Finance Director to City Council on an annual basis each calendar year in which this Chapter is in effect.

§ 269.08 - Audit by City Controller.

The City Controller shall perform an annual audit of the administering agencies, departments, authorities, and entities within the Controller's jurisdiction to do so, pursuant to the powers outlined in the Home Rule Charter.

The scope of this audit should include an accounting of all the projected and catalogued value of all assessment reductions and tax exemptions issued through this Chapter, as well as projections of incoming revenue upon expiration of any assessment reductions or tax exemptions issued through these programs in the most recent calendar year prior to the commencement of the audit. This audit shall document the total production, conversion, and removal of commercial, commercial residential and/or residential units that result from project (s) granted the tax exemptions described herein, including those associated with program compliance for the purposes of determining eligibility for exemptions, as delineated for each project.

This audit shall be submitted to City Council and filed with the City Clerk.

§ 269.09 - Monitoring Committee.

A three-member Monitoring Committee shall be formed to meet monthly and monitor the efficacy of the programs established in this Chapter, issue annual reports to City Council on the same, and make recommendations, as necessary, to ensure that the objectives outlined in this Chapter are met. Two members of this Committee will be appointed by the Mayor of the City of Pittsburgh. The third member of this Committee will be appointed by the President of City Council.

§ 269.10 - Effective Date.

The provisions of this Chapter apply to all applications filed from and after the effective date hereof and through the twentieth anniversary of such effective date. The cost of new construction, conversion, and/or improvement to be exempted and the schedule of taxes exempted existing at the time of the initial request for tax exemption shall be applicable to that exemption request.

Subsequent amendment to this Chapter, if any, shall not be applied retroactively, and no construction, conversion, and/or improvement for which a building permit has already been issued shall be eligible for tax exemption not codified at such time.

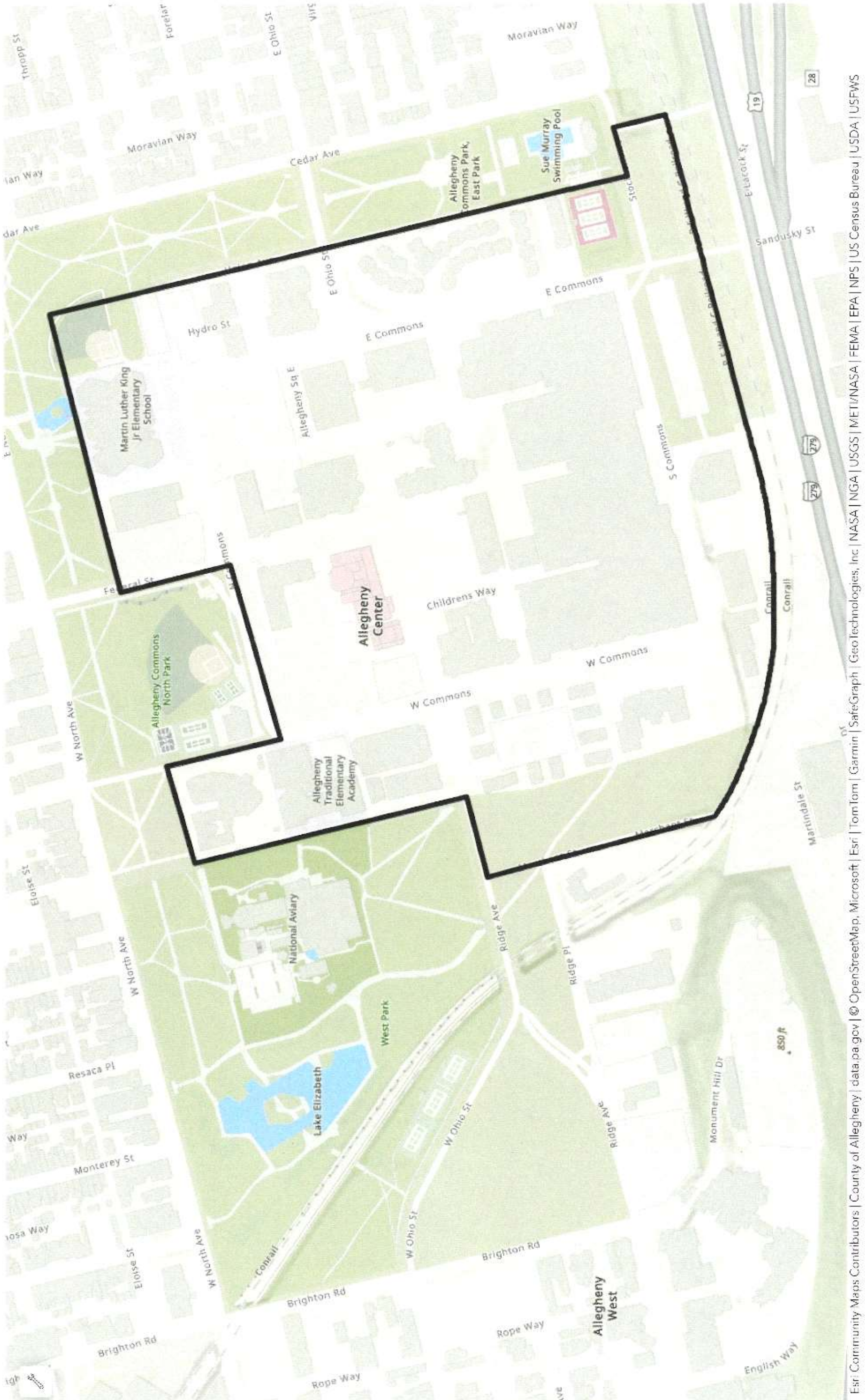
All provisions of this Chapter shall become effective upon enactment of this Ordinance.

§ 269.11 - Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Chapter is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the Chapter as a whole or any other section, portion, or part thereof.

Exhibit "A"

The acutely deteriorated area referenced in § 269.01(a) of the above legislation is outlined in black below.


Allegheny Center
Martin Luther King Jr Elementary School
Allegheny Commons North Park
Allegheny Traditional Elementary Academy
Allegheny Commons Park, East Park
Sue Murray Swimming Pool
National Aviary
Lake Elizabeth
West Park
Allegheny West
E Commons
W Commons
S Commons
Childrens Way
Allegheny Sq E
Hydro St
E Ohio St
W Ohio St
Cedar Ave
Moravian Way
W North Ave
Ridge Ave
Ridge Pl
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