

City of Pittsburgh's Larimer / East Liberty Choice Neighborhood Initiative



Housing Authority of
the City of Pittsburgh
Quality. Affordable. Housing.

Speakers:
Christopher Shea
Jessica Smith Perry



Urban
Redevelopment
Authority
of Pittsburgh

the kingsley association

LARIMER

consensus group



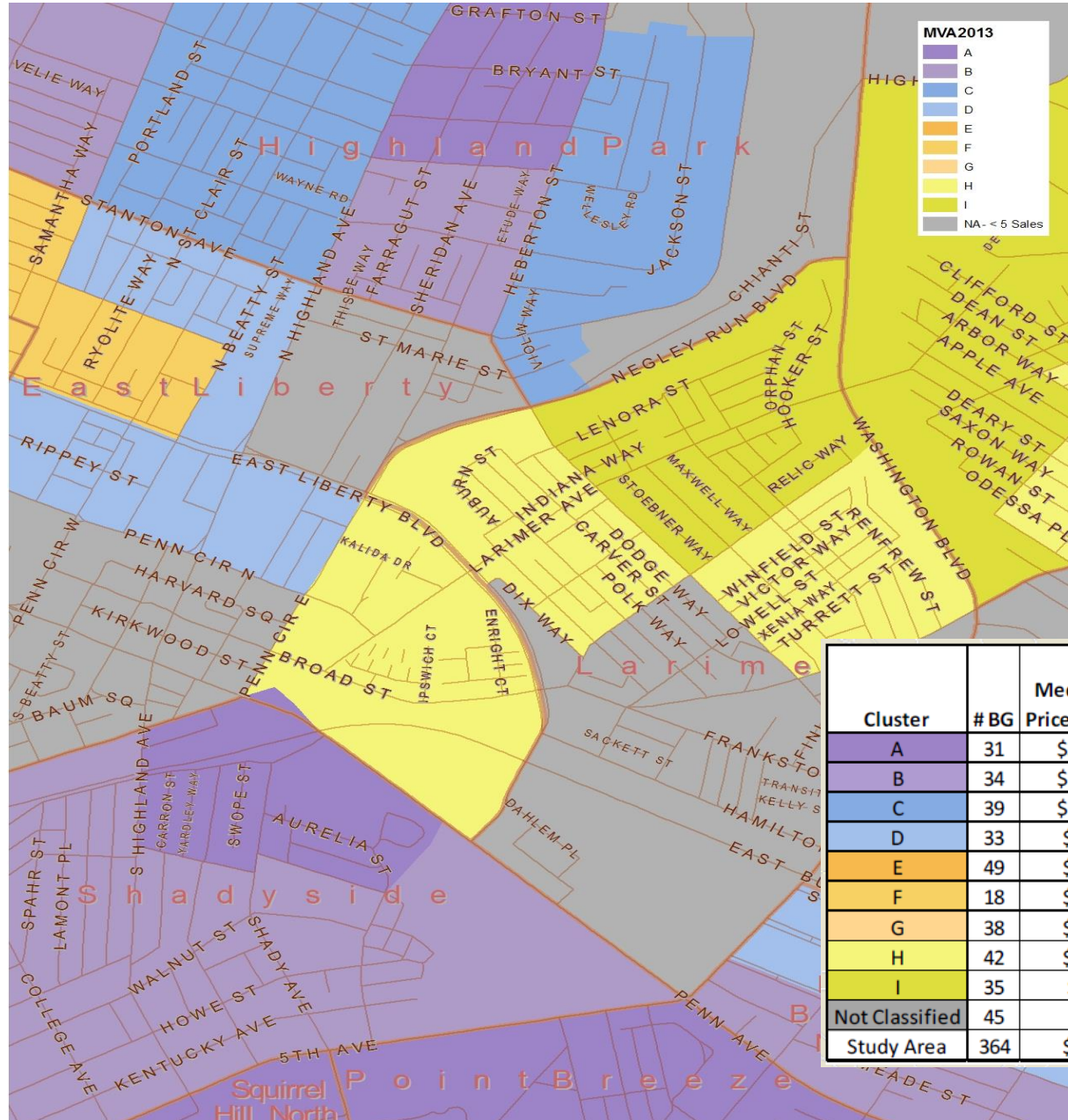
East Liberty
DEVELOPMENT, INC.

URBAN
STRATEGIES

McCORMACK
BARON
SALAZAR



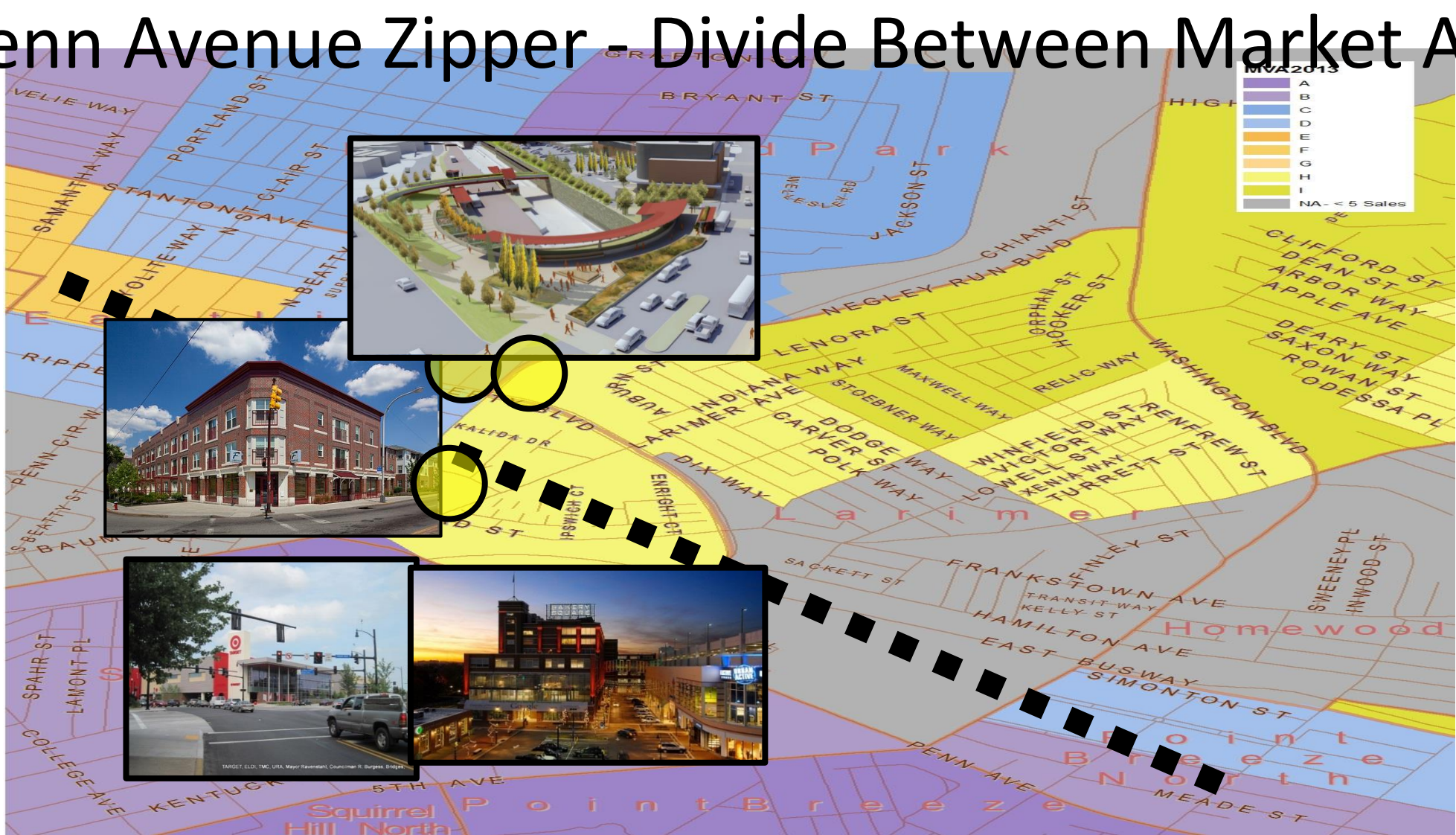
Larimer's Location



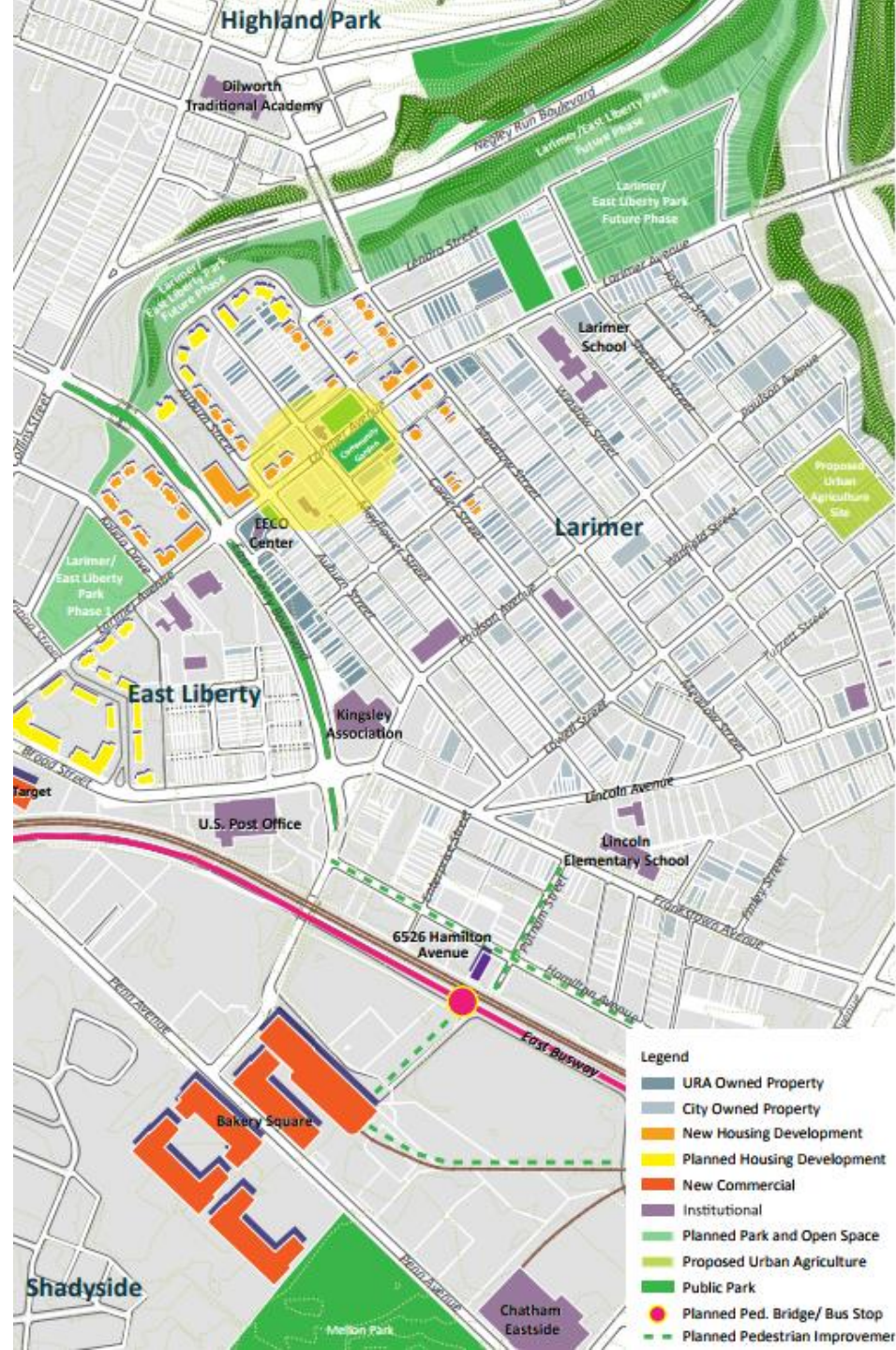
Pittsburgh's Markets Zoomed into Larimer
Low Market Values bordered
by Market Strength

Cluster	# BG	Median Sales Price 2011-2013	Variance Sales 2011-2013	Foreclosure 2011 - 2012 by Sales	% Commercial & Industrial, 2013	% Owner Occupied 2010	% Vacant Residential Land, 2013	% Public Housing 2013	% Violations 2011 - 2012	% All Permits 2011-2012
A	31	\$333,578	0.50	4.70%	21.29%	58.12%	3.06%	0.61%	7.65%	4.28%
B	34	\$191,998	0.49	11.39%	39.31%	23.90%	3.04%	3.09%	13.84%	3.53%
C	39	\$119,922	0.55	17.95%	12.50%	60.70%	11.53%	2.50%	14.79%	1.37%
D	33	\$84,342	0.64	14.08%	45.72%	35.88%	10.51%	9.93%	19.17%	2.08%
E	49	\$69,816	0.52	28.20%	11.54%	72.89%	9.75%	2.33%	15.79%	0.60%
F	18	\$45,819	0.79	28.47%	18.58%	47.88%	16.90%	59.53%	26.65%	1.59%
G	38	\$40,787	0.79	30.92%	13.13%	59.93%	18.22%	5.15%	23.25%	1.08%
H	42	\$19,282	0.89	32.64%	25.53%	51.66%	23.49%	21.81%	29.89%	1.50%
I	35	\$8,790	0.92	32.46%	16.17%	48.75%	36.42%	11.84%	34.07%	0.45%
Not Classified	45	NULL	NULL	17.96%	34.38%	30.64%	33.28%	14.86%	16.23%	12.11%
Study Area	364	\$97,938	0.67	22.21%	23.44%	49.81%	17.11%	10.80%	19.87%	3.02%

The Penn Avenue Zipper - Divide Between Market Areas!



There are drastic changes in market strength North and South of Penn Avenue. Larimer is surrounded on three sides by market strength. Major investment has recently occurred along the zipper.



Project Overview

HOUSING

- 157 units of HUD subsidized housing and public housing to be demolished and rebuilt.
- Choice Neighborhood Initiative will include the new construction of 334 rental units in two neighborhoods.
- The community desires infill for-sale housing.

NEIGHBORHOOD

- Larimer / East Liberty is a flat neighborhood with a lot of vacant land. The City currently owns 60% of the neighborhood.
- Critical Community Improvements include:
 - Developing a new park system
 - Repairing owner occupied homes
 - Addressing two large blighted structures
 - Creating new commercial space

PEOPLE

- Urban Strategies leads the people team.
- Focus on long-term sustainability of the program.



People – Building a Long-Lasting Program

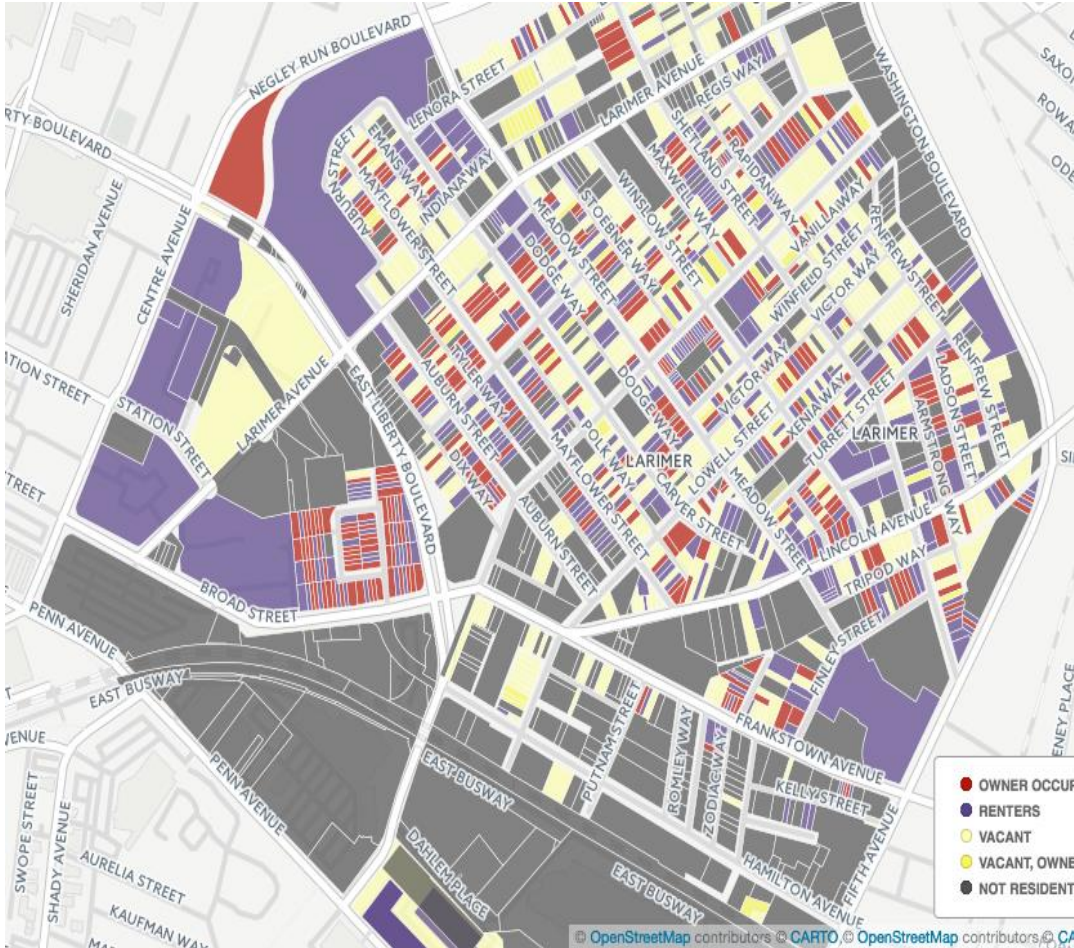


Neighborhood Vision

- To become a cohesive community where there are housing opportunities for everyone.
- To become the “greenest” community in Pittsburgh.
- To provide opportunities for home-ownership.
- To have quality school options.
- To have neighborhood serving retail.



Neighborhood – Land Use Planning



The Larimer Consensus Group:

- Re-Engaged the Larimer Community
- Conducted Surveys
- Created Neighborhood Clusters
- Created a Single Family Strategy
- Provided Resident Employment Opportunities

Neighborhood – Homeowner Assistance Program

- HUD approved \$800,000 to pay for façade improvements
- Façade Grants – Up to \$20,000 per eligible owner-occupied household
- LCG Homeowner Advocacy – funded by URA

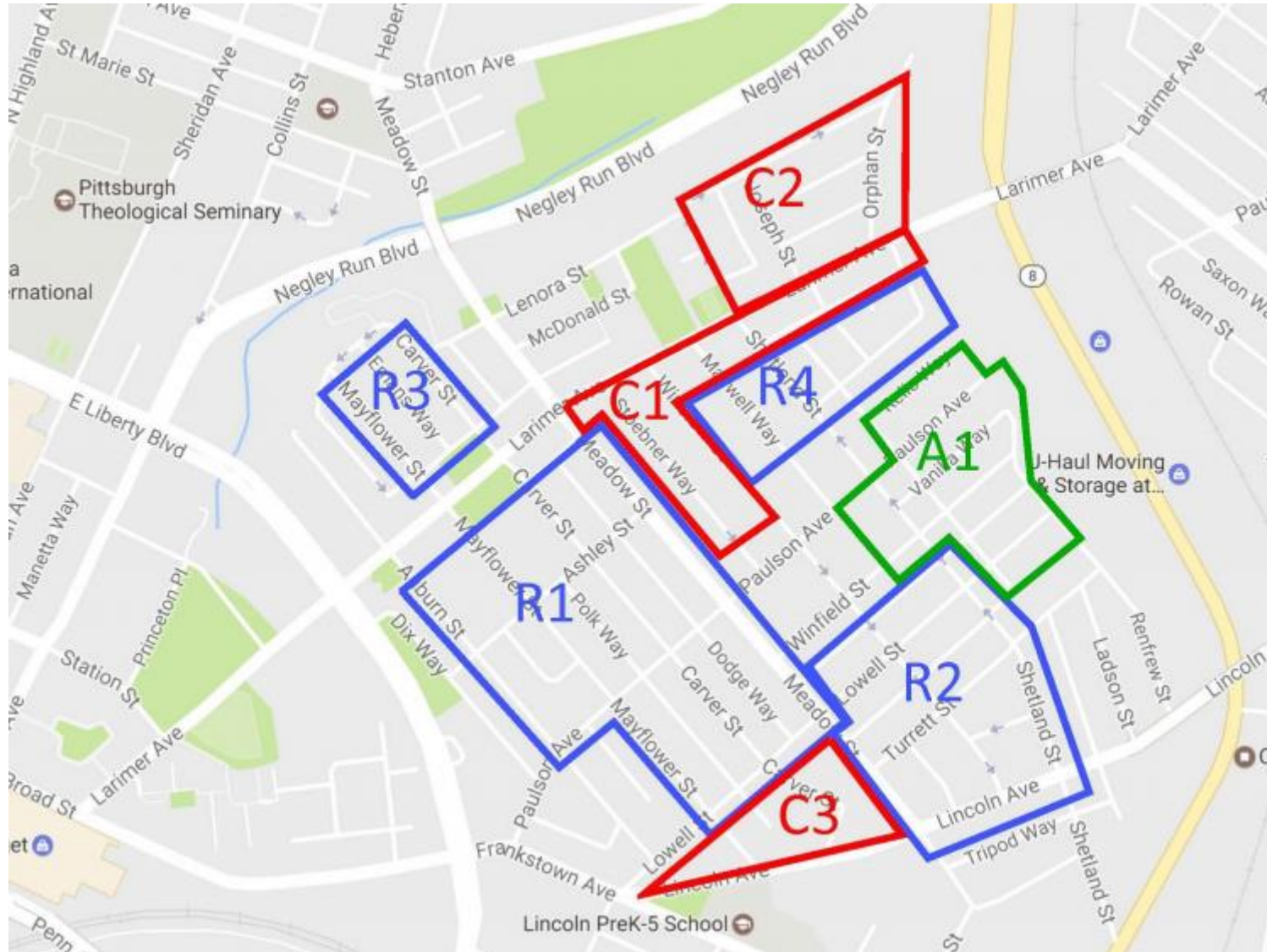
	Completed	In Process
Applications	70	59
Inspections	40	20
Closings	16	12



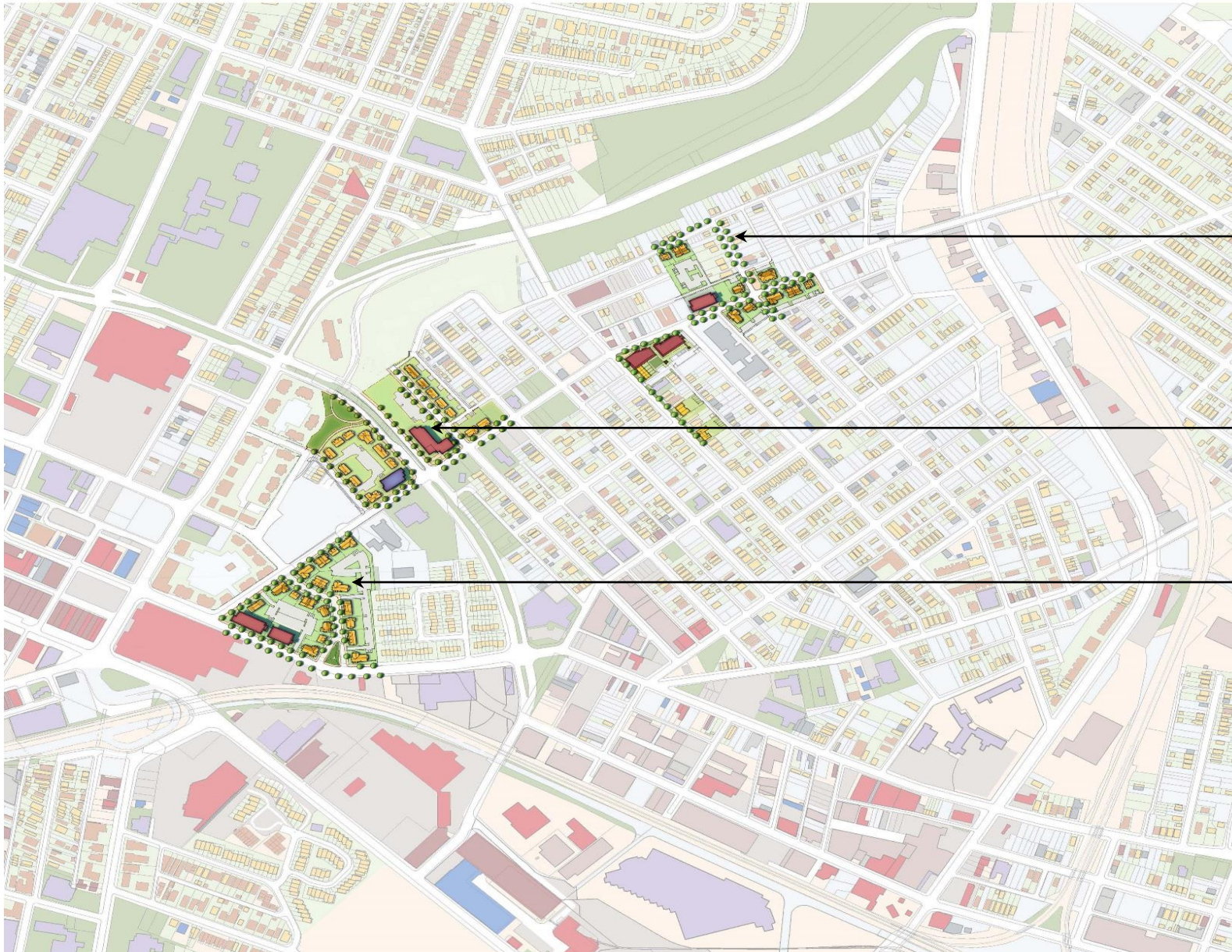
BEFORE AND AFTER HOMEOWNER ASSISTANCE PROGRAM FACADES



Neighborhood – Single Family (For-Sale) Strategy



Housing - Site Evolution



PHASE 3
99 units

PHASE 1
85 units

PHASE 2
150 units

TOTAL
334 units

Housing - Site Evolution



Relocation Unit Demand and Replacement Unit Production Mix

	Relocation Demand					Other Demand	Total Demand
	Phase 1	Phase 2	Turnkey	Phase 3	Phase 4		
1 BR	6	19		5			30
2 BR	8	48	6				62
3 BR	10	5	6	11			32
4 BR	4	3					7
5 BR			2				2
6 BR			1				1
TBD						21	21
Total	28	75	15	16	0	21	155

	Replacement Production					Other Production	Total Production
	Phase 1	Phase 2	Turnkey	Phase 3	Phase 4		
1 BR	6	14		5			25
2 BR	8	53	6				67
3 BR	10	5	6	11			32
4 BR	4	3					7
5 BR			2				2
6 BR			1				1
TBD						21	21
Total	28	75	15	16	0	21	155



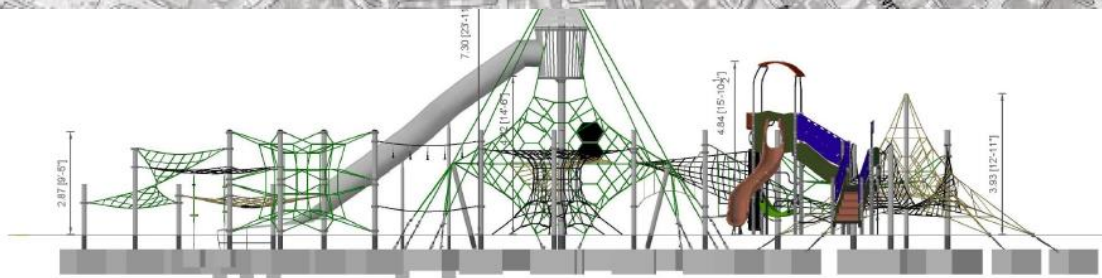
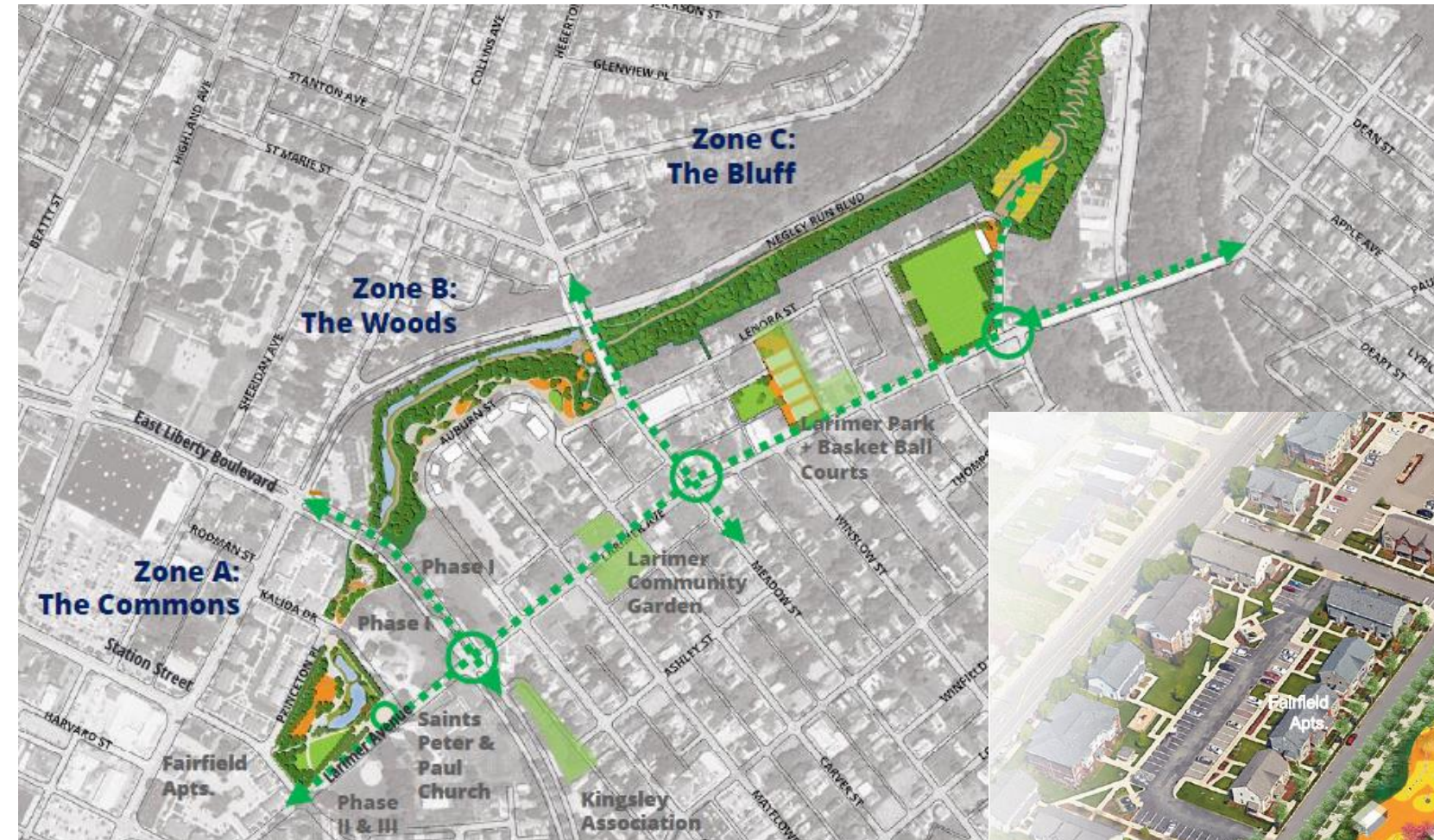
Housing - Mixed Use / Commercial Development

- Some existing buildings could serve as an incubator for start-up businesses.
- The community desires for Phase III to incorporate the new construction of a mixed use building with ground floor commercial and upper floor residential.
- The URA and the Larimer Consensus Group surveyed all residents to determine how many residents desire to start a business.



Neighborhood - Park Development

The plan is to develop a park/trail system to provide exercise options and to address storm water runoff throughout the neighborhood.



Smiling Happy People

