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

Speakers:
Christopher Shea
Jessica Smith Perry
Larimer’s Location

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

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BEFORE AND AFTER HOMEOWNER ASSISTANCE PROGRAM FACADES
Neighborhood – Single Family (For-Sale) Strategy
Housing - Site Evolution

- **PHASE 1**: 85 units
- **PHASE 2**: 150 units
- **PHASE 3**: 99 units

**TOTAL**: 334 units
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.
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