

# LAWRENCEVILLE COMMUNITY DEVELOPMENT ACTIVITIES MEETING

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Thursday, April 27 | 6:30—8:00 PM



LAWRENCEVILLE  
CORPORATION

Sign in at [bit.ly/LUSignIn](https://bit.ly/LUSignIn) if you're joining by  
Facebook Live or watching this as a recording



# Tonight's Agenda

1. **Welcome (15 minutes)**
  - a. Introduction
  - b. Accessibility & Community Agreements
2. **Community Process Overview (5 minutes)**
3. **Proposed Development at 43rd & Willow St (50 minutes)**
  - a. Developer Presentation - 20 minutes
  - b. Q&A -30 minutes
4. **Closed Community Conversation (15 mins)**
5. **Upcoming Events & Closing (5 mins)**

# About Lawrenceville United

- Mission: to improve and protect quality of life for all Lawrenceville residents
- Membership of over 800 residents
- Board comprised of all residents: elected by our membership
- Programs: Lawrenceville Farmers Market, supporting older adults, free food distributions, cleaning & greening, direct support & case management, advocacy, and more.





# About Lawrenceville Corporation

- Mission: Driven by the Lawrenceville community, the Lawrenceville Corporation acts as the catalyst and conduit for responsible and sustainable growth.
- Membership: About 100, primarily business owners
- Board: Mostly comprised of residents, property owners, and business owners and elected by our membership - 16 members
- Programs: Business district management, policy and advocacy, community planning and development, real estate development, and communications and marketing

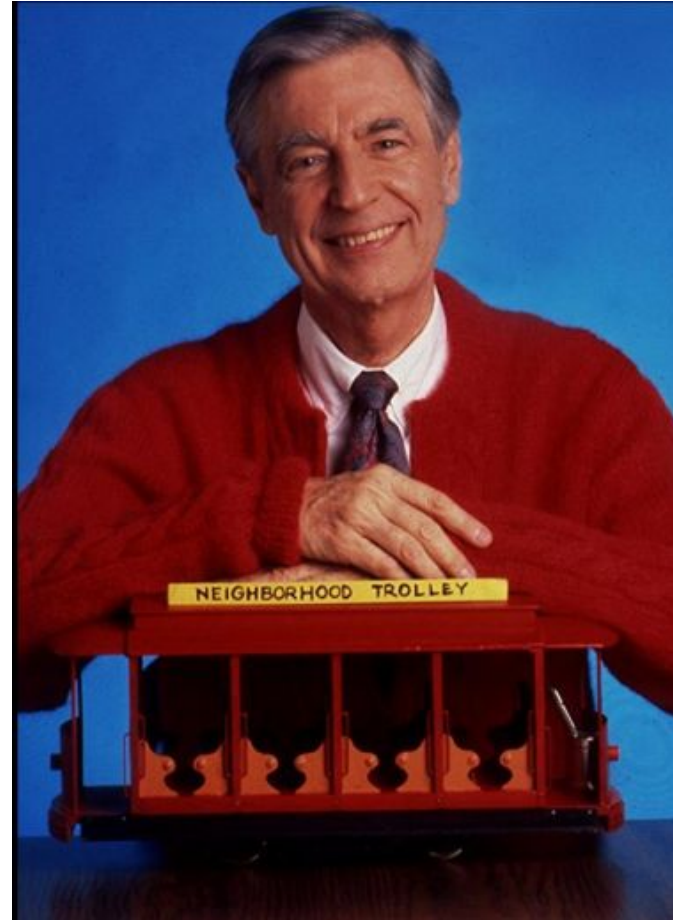
# Safety & Accessibility

- This meeting is being streamed on Zoom & Facebook.
  - We will be monitoring the Facebook & Zoom chat for questions and comments
  - Project sheet and ground rules can be found at [bit.ly/Camp8LV](https://bit.ly/Camp8LV)
- Please let us know your accessibility needs

# Community Agreements

## Be neighborly.

- Be respectful of all participants & hosts
- Don't denigrate groups of people
- Give space for all to participate



# Ground Rules

- **Hold all questions/comments until the end of the presentation** (you can drop in the chat if you're joining by Zoom / Facebook Live).
- **Raise your hand to make a question/comment.** Please identify yourself and your relationship to the project.
- **Be respectful of all speakers.**
- **Limit questions/comments to 2 minutes each, with 1 clarification question/comment.**
- **If time permits, we will call on individuals who'd like to ask or make a second question/comment.**
- **Use the "feedback form" to ask more questions and give us your input**
- **If ground rules are violated, we will ask you to leave. If it continues, we will end the meeting.**

# Community Process Overview

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# Background

- Co-facilitated by LU & LC since 2011
- 6 development projects & 6 liquor licenses vetted in 2022
- Goals:
  - ◆ Inform neighbors and collect direct feedback
  - ◆ Equip neighbors to participate in public processes
  - ◆ Build relationships between developers, businesses, and neighbors
  - ◆ Build consensus and ensure compliance with community plans and priorities



## Introductory Meeting

- Meeting between LU, LC and developer or business owner to share plans.

## Info Gathering

- LU and LC gather and verify information, work to understand approvals necessary, and measure plan against current community plans and priorities.

## Community Meeting

- An open and public community meeting is held to give the owner or developer a chance to present vision and plans to the community.
- Community asks questions, identifies any concerns, gives input to LU and LC.

## Outcomes

- LU and LC attempt to work on any concerns, take position(s) on the project

# Projects that Trigger the Process

- Requires approvals from the Zoning Board of Adjustments, Planning Commission, URA, PA Liquor Control Board, City Council, Air Quality Permitting **AND...**
- Meets one of the following criteria:
  - ◆ 4+ residential units
  - ◆ New structures or expansions over 2,400 square feet
  - ◆ Requires use variance or zoning change
  - ◆ Liquor license application or transfer
  - ◆ OR... Has potential community-wide impact



# Clarifying LU and LC's role

- We are not part of the development team
- We did not recruit this developer
- We have no authority to intervene in private transactions of property. The community process kicks in when there is a public process of some kind (in this case, review from Planning Commission and Zoning Board).

# Proposed Development at 43rd & Willow

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## *Developer Presentation*



# Proposed Development at 43rd & Willow

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## Q&A

# Closed Community Conversation

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# Next steps

- Make sure you signed in
  - ◆ Facebook Live: [bit.ly/LUSignIn](https://bit.ly/LUSignIn)
- Give us your feedback
  - ◆ Zoom/Facebook Live: [bit.ly/Camp8Feedback](https://bit.ly/Camp8Feedback)
- Meeting video/presentations will be shared on LU's website at [www.LUnited.org](https://www.LUnited.org)
- We will contact participants when Planning Commission and Zoning Board hearings are scheduled
- Contact LU with any other questions/input
  - ◆ 412-802-7220 | [info@LUnited.org](mailto:info@LUnited.org)

# Upcoming Events

- **Mobility Open House #2** - 4/29, 11-2 @ Ice House Studios (100 43rd)
- **Mobility Open House #3** - 5/1, 11-2 @ Boys & Girls Club (4600 Butler)
- **Happenings Mtg & closing mobility meeting** - 5/11, 6:30 PM @ Goodwill
- **Opening Day at Lawrenceville Farmers Market** - Tues 5/16, 3-7 PM @ Bay 41 (41st & Willow)

## You're Invited: Community Meetings

Lawrenceville Mobility Enhancement District & possible Residential Permit Parking changes



**We want your feedback!** Join Lawrenceville United, Lawrenceville Corporation, and partners for a multi-pronged engagement process about a proposal to improve mobility in Lawrenceville, manage parking, and contemplate changes to Residential Permit Parking in Lawrenceville. More information and a survey are available for feedback at the website listed below. Hybrid is available for meetings on 4/13 and 5/11 via Facebook Live on LU's Facebook.

- **4/13, 6:30pm @ Arsenal Middle:** Kickoff community meeting
- **4/18, 5-7pm @ Trace Brewing:** Open House #1
- **4/29, 11am-2pm @ Ice House Studios:** Open House #2
- **5/1, 11am-2pm @ Boys & Girls Club:** Open House #3
- **5/11, 6:30pm @ Goodwill :** Closing community meeting

To find out more, please visit <https://bit.ly/LVmobility2023> or contact Lawrenceville United at [info@LUnited.org](mailto:info@LUnited.org) or 412-802-7220.



# Thank you!

Lawrenceville United  
[info@LUnited.org](mailto:info@LUnited.org)  
412-802-7220

Lawrenceville Corporation  
[info@LawrencevilleCorp.com](mailto:info@LawrencevilleCorp.com)  
412-621-1616



# Appendix

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# IZ details

2022 Inclusionary Units Occupancy and Rent Table								
AMI	1 PERSON	2 PERSON	3 PERSON	4 PERSON	Studio/Eff	1 Bedroom	2 Bedroom	3 Bedroom
30%	\$ 19,920	\$ 22,770	\$ 25,620	\$ 28,440	\$ 498	\$ 533	\$ 640	\$ 739
40%	\$ 26,560	\$ 30,360	\$ 34,160	\$ 37,920	\$ 664	\$ 711	\$ 854	\$ 986
50%	\$ 33,200	\$ 37,950	\$ 42,700	\$ 47,400	\$ 830	\$ 889	\$ 1,067	\$ 1,232
60%	\$ 39,840	\$ 45,540	\$ 51,240	\$ 56,880	\$ 996	\$ 1,067	\$ 1,281	\$ 1,479
70%	\$ 46,480	\$ 53,130	\$ 59,780	\$ 66,360	\$ 1,162	\$ 1,245	\$ 1,494	\$ 1,725
80%	\$ 53,120	\$ 60,720	\$ 68,320	\$ 75,840	\$ 1,328	\$ 1,423	\$ 1,708	\$ 1,972

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# Details, continued

- “Must be integrated within, and distributed throughout, each building”
- “Equivalent to market-rate units...in all ways”
- “Core building amenities...must be shared”
- Must have equal or greater number of family-sized units (2+ BR)



# Displacement

- Lawrenceville lost over half of its HCV (Section 8) units between 2011 and 2016: 120 units
  - 82% decrease in 10th Wd
- Loss of 300 Somali Bantu residents
- Loss of ½ of Black population
- Loss of > 1/3 of kids under 18
- Loss of ¼ of long-time homeowners



# Most livable for who?

One-parent renters with kids (left) vs. 2016 legal notice of evictions (right)



*\*Source: City Paper, 9/19/2018*

*\*Source:  
[p4.earthtime.org](http://p4.earthtime.org)*



# Not just Lawrenceville

- Housing Needs Assessment identified shortage of 20,000 affordable housing units in Pittsburgh
- Pittsburgh lost over 10,000 Black residents between 2010-2020



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# Nowhere in the U.S. can a minimum wage worker afford a two-bedroom rental

*The National Low Income Housing Coalition says that someone working full-time for the U.S. \$7.25 minimum wage must in fact earn \$24.90 to afford a two-bedroom unit*

Daniel Johnson

Jul 16, 2021 • July 16, 2021 • 3 minute read • [198 Comments](#)

The screenshot shows the NPR website interface. At the top left is the NPR logo and the text '90.5 WEEI HD'. To the right are links for 'SIGN IN', 'NPR SHOP', and a red 'DONATE' button. Below this is a dark navigation bar with 'NEWS', 'CULTURE', 'MUSIC', 'PODCASTS & SHOWS', and 'SEARCH'. The main content area shows the article title 'There's a massive housing shortage across the U.S. Here's how bad it is where you live' under the 'ECONOMY' category. The date is 'July 14, 2022 · 5:00 AM ET'. Below the title are four author boxes: 'CHRIS ARNOLD', 'ROBERT BENINCASA', 'JACQUELINE GANUN', and 'HAIDEE CHU'. On the left side of the article preview, there are social media sharing icons for Facebook, Twitter, YouTube, and Email.

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# The housing crisis

## ★ Nationally:

- almost half of renters pay more than 30% of their income for housing
- 4 million low-rent units were lost between 2011 and 2017
- 43% of low-rent housing left was built 50+ years ago
- Nowhere in the US can a minimum wage worker afford a two-bedroom rental
- Freddie Mac identified a national housing supply deficit of 3.8 million units in 2020 -- up from 2.5 million units in 2018.

## ★ Pittsburgh

- Rent increased 16.4% since pandemic and 7.3% August 2021-August 2022
-

		2018			2020		
	HVS, Millions	Actual	Target	Gap	Actual	Target	Gap
(1)	Households	121.2	122.5	1.3	125.8	126.2	0.4
(2)	Vacant Units	17.0	18.3	1.3	15.4	18.9	3.5
=(1)+(2)	Housing Stock	138.3	140.8	2.5	141.2	145.0	3.8

Source: U.S. Census Bureau Housing Vacancy Survey (HVS).

Note: Totals may not add up due to rounding.

## The evolution of the housing supply shortage

For years, tight housing supply has been the sore spot for an otherwise healthy housing market. Inventory of both new and existing homes for sale is currently at a historical low. There are various reasons why housing supply has not been able to keep up with the rising household demand. A few of the most often cited reasons for housing shortages are the lack of available construction labor (81% of the construction firms surveyed by Associated General Contractors of America in 2020 cited this issue<sup>2</sup>), land use regulations, zoning restrictions preventing supply from picking up in areas which have the most demand, NIMBYism (not in my back yard), lack of land developers and land to develop.

In recent years, increasing raw material costs have also been adding to builders' woes, especially during the pandemic when lumber prices increased more than 150%. But one of the most

# The Effect of Market-Rate Development on Neighborhood Rents

February 2021

## Key Takeaways

- » Researchers have long known that building new market-rate housing helps stabilize housing prices at the metro area level, but until recently it hasn't been possible to empirically determine the impact of market-rate development on buildings in their immediate vicinity. The question of neighborhood-level impacts of market-rate development has been hotly debated but under-studied.
- » Taking advantage of improved data sources and methods, researchers in the past two years have released six working papers on the impact of new market-rate development on neighborhood rents. **Five find that market-rate housing makes nearby housing more affordable across the income distribution of rental units, and one finds mixed results.**

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Multi-family housing  
is permitted by  
right in just 17% of  
Lawrenceville.

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# Density

The collective effects of local land use rules in rich metropolitan areas on the broader economy are enormous. We have economic booms in some metropolitan areas—Silicon Valley, New York—but not boomtowns, as workers cannot move to the places where their labor is most valuable and best remunerated. Scholars using [a] variety of methods have attempted to estimate how big an effect this is, and the numbers they have come up with are almost incomprehensibly large. For instance, two prominent papers find that the negative effect of zoning restrictions in just three big rich metropolitan areas is larger than 8% of the U.S. economy, which is about the size of Canada's GDP.

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# Benefits of density on environment

- ★ Denser buildings use less energy
    - Reduced greenhouse gas emissions by 10-40%
  - ★ Siting housing near walkable neighborhoods, access to transit
  - ★ Less stormwater runoff per house
-

Type an address, neighborhood or city

Go

# Very Walkable ?

Upper Lawrenceville, Pittsburgh, 15201

Commute to **Downtown Pittsburgh**

13 min 29 min 25 min 60+ min View Routes

Favorite

Map

Nearby Pittsburgh Apartments on Redfin

Looking for a home for sale in Pittsburgh?

Walk Score  
**78**

## Very Walkable

Most errands can be accomplished on foot.

Transit Score  
**41**

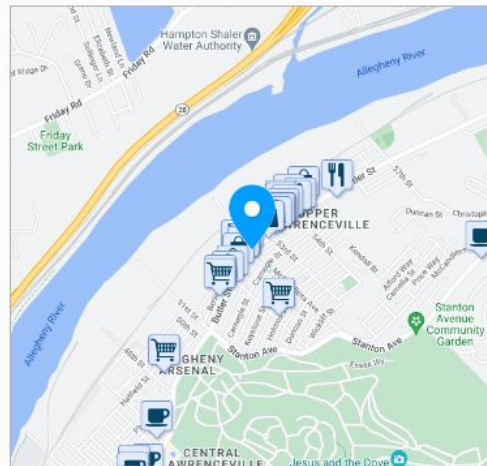
## Some Transit

A few nearby public transportation options.

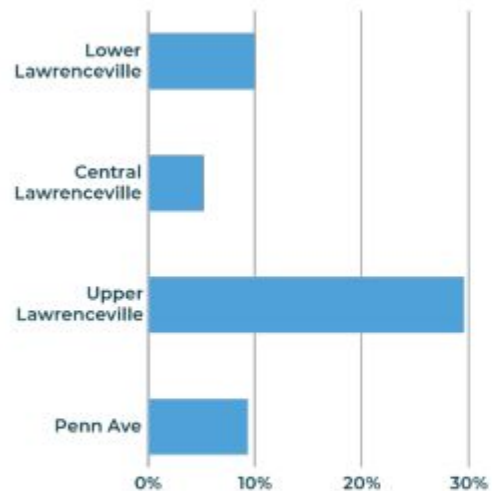
Bike Score  
**67**

## Bikeable

Some bike infrastructure.



## Storefront Vacancy Rates



Source: Business District Survey, April 2022



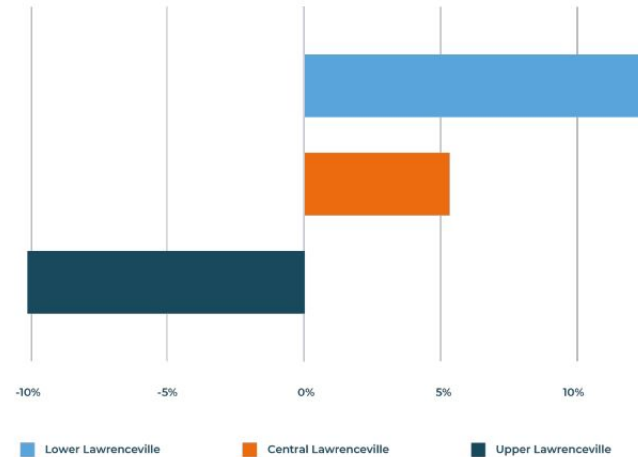
# Upper Lawrenceville lost population

## Overall Population

According to data from the US Census, Lawrenceville's population increased by about 3% between 2010 and 2020, while Pittsburgh's total population declined by about 1%. Neighborhood population changes have been a little more significant but still fairly small: Lower and Central Lawrenceville gained population, while Upper Lawrenceville lost population.

**9,755**  
LAWRENCEVILLE'S  
TOTAL POPULATION

## Population Changes 2010-2020



Source: 2020 ACS 5-Year Estimates, Demographic and Housing Estimates

# Slow housing growth in 10th Ward

## Housing Stock Characteristics

According to the US Census, 70% of Lawrenceville's housing stock was built before 1940, as compared to 49% citywide. Upper Lawrenceville has the oldest housing stock of the three neighborhoods, with 91% built before 1960. Between 2010 and 2020, the number of housing units in Lawrenceville increased by 11%, from 5,498 to 6,085, compared to a 1% increase in Pittsburgh as a whole.

**70%**  
OF LAWRENCEVILLE'S  
HOUSING STOCK  
WAS BUILT PRE-1940  
*(as compared to 49% citywide)*

### Lower Lawrenceville



### Central Lawrenceville

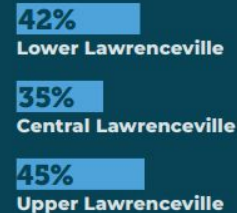


### Upper Lawrenceville

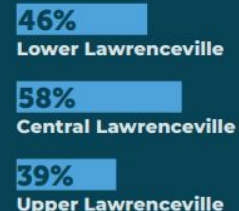


**11%** INCREASE IN HOUSING UNITS IN LAWRENCEVILLE  
FROM 2010-2020  
*(as compared to 1% increase citywide)*

### OWNER OCCUPIED



### RENTER OCCUPIED



### VACANT

