
“Housing For All” Resource Fair



9/6/24, 12:30 - 3:30 PM, Goodwill of SWPA

— 12:30 PM - **The state of housing in Lawrenceville**

Tenant Program

1-1:30 PM - **From Rental Housing to Homeownership**

1:30 - 2 PM - **Community Land Trusts & available homes to buy**

2 - 2:30 PM - **Tenant Know Your Rights Workshop**

2:30 - 3 PM - **Accessing rent assistance**

Homeowner Program

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About LU



- **Mission:** improve & protect quality of life for all Lawrenceville residents
- **Membership:** over 850 residents
- **Board:** all residents, elected by membership
- **Programs:** Lawrenceville Farmers Market, supporting older adults, free food distributions, cleaning & greening, case management, advocacy, community planning & development, and more!



Housing prices going up

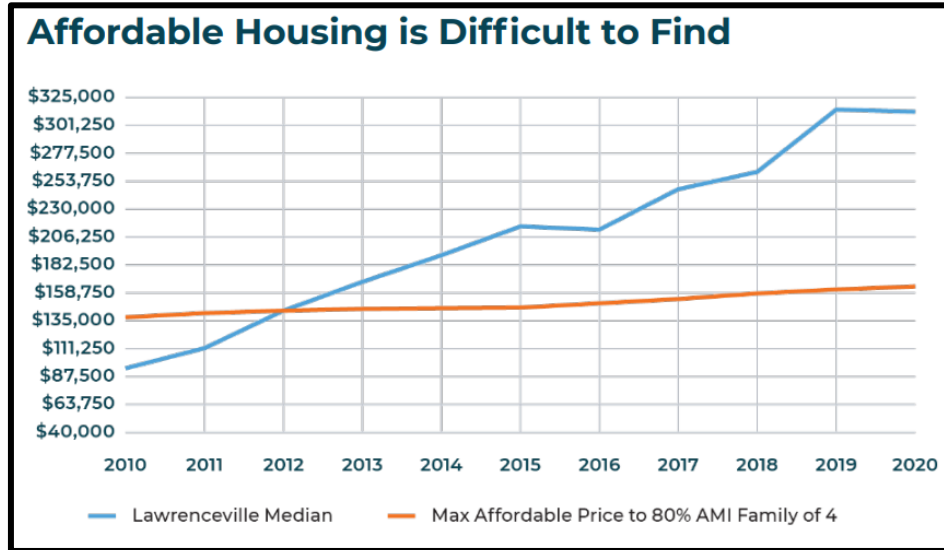


Unaffordable housing

- Median home sale price tripled, 2010-2020
 - 2nd highest housing price appreciation in United States, 2009-2019

Displacement & racial re-segregation:

- 68% loss of Black population, 2010-2020
- 61% loss of Housing Choice Vouchers in Upper Lawrenceville in 5 years
- 38% loss of kids under 18 in 5 years
 - Single moms most affected by evictions



An aging neighborhood

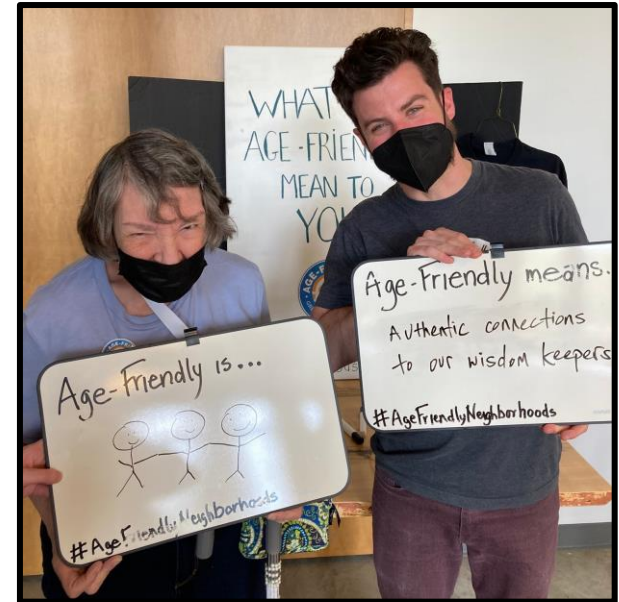


Aging Homeowners

- 40% increase in population over 85, 2010-2020
 - Poverty rate increasing among older adults
- More than 1 in 5 homes in Lawrenceville have lived in household since before 2000

Historic Housing Stock + Deferred Maintenance

- 70% of Lawrenceville's housing stock built before 1940 (compared to 49% citywide)
- National Registry of Historic Places



Challenges for aging homeowners



- Keeping up with maintenance of homes
- Aging in place / accessibility modifications
- Concerns about property reassessments
- Increasing investor activity in Lawrenceville
 - Sellers may not be getting full value of the home
- High pressure tactics & weaponization of code enforcement

Bloomberg

CityLab Daily: The House Flippers of Pittsburgh Try a New Tactic



Growth of Short Term Rentals



- 107 active rentals in 2022
- DOUBLED SINCE THEN
 - 3% of total housing units
- Concerns with concentration on certain blocks
- “Research in New York, for example, has shown that a doubling of Airbnb locations has led to a rise in property values of 6-11%.” (Sheppard & Udell, 2016)



A City-wide Challenge



- Nearly half of all renters in Pittsburgh are cost-burdened
- Shortage of 8K units for renters below 30% AMI
- Pittsburgh lost ~950 Black homeowners earning under \$75K/year, 2015-2019
- Older homeowners also disproportionately cost-burdened



What's being done about it?



Home repairs & accessibility modifications



- LU completing home repairs & accessibility modifications through the Homeowner Assistance Program (HAP) & Home Accessibility Program for Independence (HAPI)



Case management



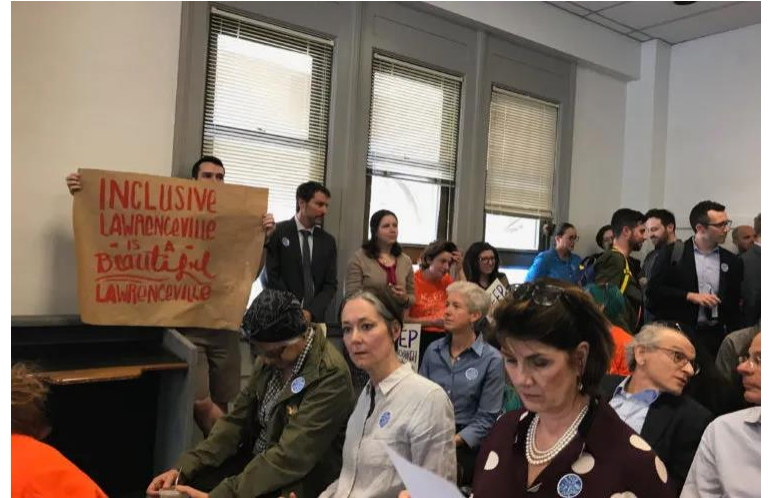
- Connecting to a variety of resources
 - Rent assistance
 - Utility assistance
 - Eviction prevention
 - Home repairs
 - “Neighbors in Need” grants
 - Food assistance
 - Tangled title assistance
 - Wills & estate planning
 - Mortgage assistance
 - ...and much more!



Inclusionary Zoning



- Mandated 106 units to date across 5 projects
 - 35 occupied
 - Rest are being built or pulling permits
 - 66 will accept Housing Choice Vouchers
- 1 more known project in the pipeline
- Talk to LU if you're interested in an inclusionary unit!
- LU defending IZ in court with partners



Community Planning & Development



Community Land Trust



- 14 completed in Lawrenceville
- 25-30 more in the pipeline



Housing Justice Table



HOUSING
is a human right

Pittsburghunited.org/housing

The logo for the Pittsburgh Housing Justice Table consists of a white house outline containing a black silhouette of the Pittsburgh skyline. Below the house, the text "PITTSBURGH HOUSING JUSTICE TABLE" is written in white on a black rectangular background.



Right to Counsel+

- Guaranteed legal support & resource navigation for tenants facing eviction
- Won \$2M annually this week from Council to expand!
 - *Join us Tuesday at 5:30 PM at Capri to celebrate!*
- Sign the petition at bit.ly/RTCnow





Tenant Bill of Rights

- Brainstorming suite of policies, framed under 10 rights, for Allegheny County
- Based on White House Blueprint for a Renters Bill of Rights and international human rights law

PGH TENANT BILL OF RIGHTS

THE RIGHT TO SAFE AND HEALTHY HOUSING

All renters deserve safe and healthy housing. Renters should not have to live in dangerous or unhealthy conditions.

FREEDOM FROM DISCRIMINATION

All renters deserve full access to the housing of their choice regardless of race, ethnicity, color, religion, ancestry, age, national origin, place of birth, immigration or citizenship status, language, sex, sexual orientation, gender identity or expression, source of income, disability, presence of support animal, pregnancy, family size, changes in household composition, birth of a child, marital or familial status, criminal or eviction history, and status as a survivor of domestic violence.

THE RIGHT TO FAIR TREATMENT UNDER THE LAW

All renters deserve equal access to legal counsel and a court hearing for eviction proceedings. All renters also deserve an equal access housing market that is free from unfair methods of competition and unfair or deceptive practices.

THE RIGHT TO STABLE RENT

Tenants should have reasonable protection against unaffordable rent increases, including reasonable advance notice of rent increases.

THE RIGHT TO JUST CAUSE FOR EVICTION

Tenants who are in compliance with their legal obligations should not fear losing their housing for arbitrary reasons. Governments must take all reasonable steps towards eviction prevention, diversion, and relief.

THE RIGHT TO ORGANIZE

All renters deserve the right to organize, to engage in collective action, and to form tenant associations without obstruction, harassment, or retaliation from their housing provider or property manager. Renters should have access to information about the owner of their building and how to contact them, and tenant associations should be recognized by their housing provider or property manager.

THE RIGHT TO REASONABLE FEES AND DEPOSITS

All renters deserve to search for and secure housing free from the imposition of unavoidable fees that are exploitative, excessive, unreasonable, or anti-competitive. Security deposits should be reasonable, placed in an interest-bearing account for the duration of the lease, and fairly provided at the end of the lease if tenants' responsibilities are met.

THE RIGHT TO UTILITY SERVICE

All renters deserve equitable access to safe, affordable and reliable home energy, water, telecommunication and broadband services.

THE RIGHT TO CLEAR AND FAIR LEASE TERMS

All renters deserve leases that are free from unfair and deceptive practices & that are written in simple language that clearly defines rental terms, rights, and responsibilities, including advance notice of entry inspection.

Governments must support renters rights and ensure that renters have adequate access to education and enforcement.

THE RIGHT TO RESIDENTIAL PRIVACY

All renters deserve to be able to use and enjoy their home without unreasonable interference by their landlord.

These rights have been envisioned and advanced through decades of housing rights advocacy, and they are formally recognized by governments around the world—including the United States.

Check out the White House Blueprint for a Renters Bill of Rights (2023) and the UN Fact Sheet #21 (Rev.1), The Human Right to Adequate Housing.



Building capacity for social housing



- Public housing
- Community Land Trusts (CLTs)
- Housing co-operatives
- Mission driven non-profits



“The Viennese have decided that housing is a human right so important that it shouldn’t be left up to the free market.”

Zoning Amendments



- Citywide inclusionary zoning
- Accessory Dwelling Units (ADUs)
- Minimum lot size reduction
- Minimum parking elimination
- Transportation Oriented Development



Join us



- Join the HJT listserv
- Join a working committee
 - Campaign working committee
 - Tenant Bill of Rights
- Join LU's Housing Committee



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