

p4 in Action:

Lawrenceville CLT Alignment with p4 Performance Measures



Pittsburgh p4
**Performance
Measures**





Innovation

Advance and foster new ideas to drive market leadership and stimulate creative solutions to complex urban challenges.

The CLT model has never been attempted in Western PA. The precedent-setting opportunity before us is clear. The Lawrenceville CLT aims to insert itself as an indispensable tool in the affordable housing toolbox, creating permanently affordable homeownership and actively addressing the complex issue of affordable for-sale housing stock, which is rapidly disappearing across the city. Like Portland, OR, and Burlington, VT, the Lawrenceville CLT could position Pittsburgh as a thought leader in facilitating responsible, community-centered, and enduring affordable housing solutions. LC intentionally designed the community process that sanctioned this innovative affordable housing strategy, the housing design process and typologies, and our partner/organizational infrastructure development efforts as exportable elements. And, the LC staff has positioned themselves – through ongoing educational efforts – as competent ambassadors for the initiative. At present, LC is liaising with no fewer than four other communities (including two Neighborhood Allies targeted neighborhoods/municipalities) that are seeking to assess CLT feasibility. The Lawrenceville CLT will serve as a replicable model for our region – which will only garner additional interest with our successful implementation.



Economy

Leverage and target public investment to strengthen weak local markets and stimulate private investment.

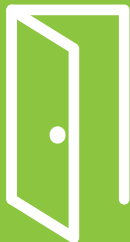
This project exceeds the p4 baseline for non-public funding sources. The first phase of the Lawrenceville CLT is a \$2.1 million project, and nearly 70% of total project financing comes from non-public sources. 75% of the housing stock in Upper Lawrenceville was built before 1939, and 86% was built before 1980. The neighborhood is currently under consideration for National Historic District designation. Phase I is located in what is currently labeled an “F” cluster according to the MVA. Additional analysis related to the MVA will be performed as the updated MVA data and mapping are made available.



Community

Engage the community early to understand needs and align development interests.

LC has engaged with the community throughout the predevelopment of this project. The AIA-award winning Upper Lawrenceville Community Vision Plan calls for “Housing for All.” As part of the planning process, residents and other stakeholders recognized the rapidly occurring changes in the neighborhood, and endorsed a strategy for affordable housing. The CLT is our answer to that endorsement. In addition, the design team’s scope of services included a robust community outreach strategy and meetings to present the designs in progress. Community Land Trusts are unique among affordable housing tools because they rely on direct community involvement. The Lawrenceville CLT is governed by an advisory board that is comprised of 2/3 residents, 1/2 of whom will be CLT homeowners.



Opportunity

Drive economic prosperity through equitable development that generates wealth and ownership positions for disadvantaged populations.

All work on this project exceeds the MWDBE guidelines established by the URA. In addition, the CLT homes will use as many locally manufactured building products as possible, through a partnership with Bridgeway Capital’s Craft Business Accelerator. LC’s project team has identified places for hand-crafted, local material integration throughout the homes. Ecocraft Homes is a modular homebuilder, locally producing the modules in their Sharon, PA factory. Future phases of the CLT may include a partnership with Goodwill’s Re-entry through Industry Specific Education (RISE) Program, an extension of our Lawrenceville Works! workforce development and job training collaboration.



Land

Reactivate abandoned, derelict, distressed, and inactive lots to return them to productive use, combat blight, and generate revenue.

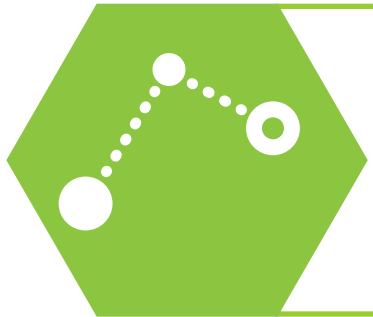
LC's land recycling program functions as a localized land bank, targeting multi-year tax delinquent and vacant parcels to counteract the abandonment and blight that plague urban neighborhoods. Between 2011 and 2016, LC identified and pursued hundreds of properties. And, in the last 2 years, LC returned \$250,000 to the tax rolls, by merely initiating the tax foreclosure process, a crucial step in our land recycling efforts. Nearly all properties entering the land recycling program are now slated to become CLT properties, and the construction in Phase I will consist of one rehabilitation of a blighted home as well as six new construction units. Two blighted structures that could not be rehabilitated were razed in Fall 2016. All of the properties are owned by LC.



Design

Promote excellence in design that instills local identity, reflects lasting quality, and integrates best practices.

The CLT homes were carefully designed through a community-driven effort. The design process has been documented through a set of comprehensive design guidelines (see Attachment 2). The guidelines establish goals for various sites and home design with the intention of establishing a framework for future CLT homes as they are developed. As it relates to site design, the CLT homes respond and relate to surrounding context to seamlessly blend new and old, promote an active, vibrant streetscape that enhances walkability and livability, incorporate sustainable site design, and take advantage of the topography to assist with construction efficiency and sustainability goals. The homes will be built and renovated for the next century of living, incorporating sustainable design principles to reduce energy use, conserve resources, and reflect our conscious choice to consider the life cycle cost of materials. The CLT will create a range of home sizes and types to suit individuals and families at various stages of life.



Connect

Prioritize development that enhances and expands transportation options to improve public access to jobs and community resources.

LC believes that housing should not only be affordable to purchase or rent, but should be developed with a view to long term sustainable tenancy of the occupant—i.e., is this housing built in a place where the residents are connected to living wage jobs and other community resources? Upper Lawrenceville is 3 miles from downtown, situated on a Port Authority Key Corridor bus route, in the queue for a bike share station, and proximate to a thriving commercial district replete with diverse employment options and a Zipcar location. Given our work within the neighborhood with key partners (Goodwill, Lawrenceville United, Tree Pittsburgh, Grow Pittsburgh, Bike Pittsburgh, private developers, the business community, various public and philanthropic partners, etc.), there now exists a robust cross-pollination of housing, transportation, public safety, workforce development, public education advocacy, environmental activism, and philanthropy. With this collective structure in place, we believe that the Lawrenceville CLT will serve as a critical piece of the puzzle in our attempts to build and sustain a network to overcome entrenched, structural poverty.



Housing

Provide diverse, affordable, and healthy housing options to prevent displacement and create diverse, stable, and healthy communities.

The Lawrenceville CLT is built on the core principle of "Housing for All" in the neighborhood, which is grounded in the Upper Lawrenceville Community Plan. All homes are for sale exclusively to people earning below 80% of AMI, an income level that currently cannot access affordable home ownership in the neighborhood. The homes are varied in size, both 2 and 3 bedroom units, and 6 of the 7 homes in Phase I are ADA visitable. Potential future phases will include FHLB targeted populations, and may include universal design components and incremental housing options.



Rainwater

Manage rainwater to minimize impacts and reuse as a resource.

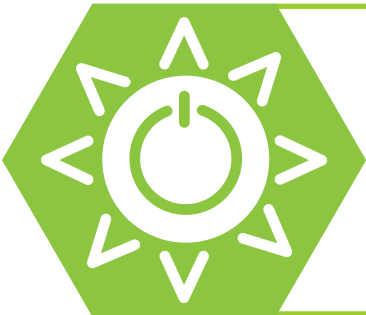
All homes will come equipped with two rain barrels, purchased through a partnership with Stormworks, each of which can adequately handle a ½” rain event. Additionally, streetscape elements of the plan include 3 new 3’x10’ infiltration beds and a large corner catchment bump-out to capture and infiltrate runoff from Duncan Street and McCandless Avenue. LC will work with Tree Pittsburgh and the Penn State Center to locate native and standing water tolerant plant materials. In addition, because each home will have a green backyard instead of a parking pad, the impermeable surface area of each house is reduced (1680 square feet total), decreasing the amount of stormwater flowing down the hill to the river. Specific gallons captured will be established and monitored in collaboration with PWSA if an upcoming grant proposal is successful.



Air

Provide high quality air to create healthy ecological systems.

The CLT Homes will promote a high standard of indoor air quality through the proper selection of materials and finishes, fresh air ventilation, and air filtration. Low and Zero VOC products will be used for all interior finishes including flooring, adhesives and sealants, paints and cabinetry. A minimum air filtration standard of MERV 13 will be the target standard for all homes, and all combustion equipment will be ventilated to the exterior. By combining the air filtration system with an energy recovery ventilator and a radon mitigation system, the indoor air quality of the CLT Homes will exceed baseline standards. In addition, fully operable windows allow occupants to naturally ventilate their homes throughout the year.



Energy

Reduce the built environment’s energy consumption and climate impacts by improving building performance and providing renewable resources.

The combination of compact building footprints and air-tight modular construction will allow the CLT Homes to utilize high efficiency furnaces with heat pump technology to efficiently provide a comfortable indoor environment all year long. All light fixtures will be LED, combining maximum life cycles with minimum energy consumption and operational costs. The homes will be built to exceed Energy Star standards with high performance windows, air tight insulation, programmable thermostats, solar shading, and low flow water fixtures.



Public

Activate and extend the public realm to provide quality indoor and outdoor spaces for all to safely use and enjoy.

Given the dense urban fabric of the neighborhood surrounding the CLT Phase I sites, LC and community partners have worked to de-commission and re-establish Duncan Park, located less than 500 feet away from the CLT sites, as an open space amenity for the neighborhood. Although this project is providing for-sale, single family homes, it will enhance nearby public space through its stormwater management features such as planters and a new curb bump-out, calming traffic, providing safer pedestrian connections, and collecting water running downhill. In addition, each of the homes will have a public orientation, with porches, ADA compliant sidewalks, stoops, and outdoor space. Phase I includes no curb cuts or driveways, which will match the existing neighborhood fabric and rhythm.