



The Lawrenceville CLT is well on its way to providing owner-occupied, permanently affordable housing to buyers in the third quarter of 2017. We have moved from pre-development work into construction closing and the application process. As of March 2017, we have received over 50 applications and are on track for a ground break in April.

**January  
2016**

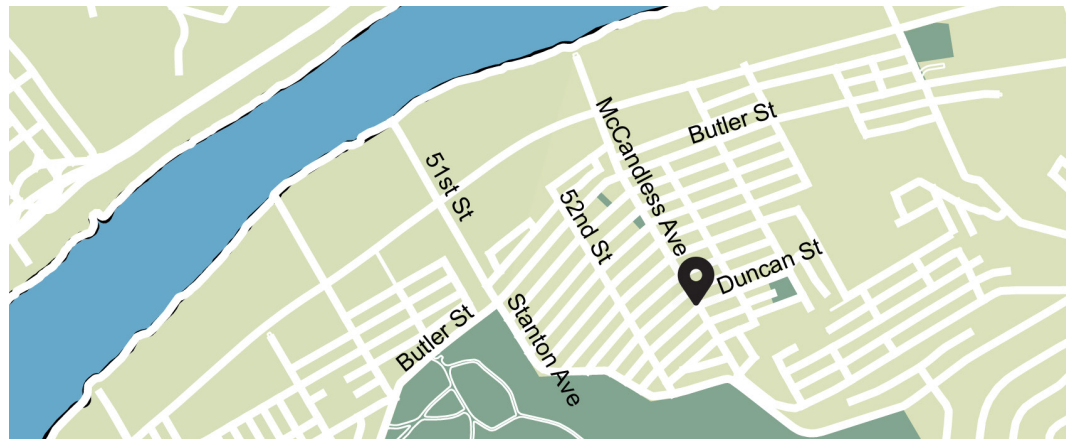
- LC contracts with Michael Brown of Burlington Associates to develop CLT infrastructure
- LC establishes a CLT Advisory Board, populated by neighborhood residents, business owners, and LC and LU staff members.

**2016 CLT Advisory Board Milestones**

- Determined terms and conditions of ground lease/resale formula
- Determined messaging themes to educate the local community
- Developed eligibility criteria for CLT homebuyer selection that reflects community priorities and conforms to Fair Housing requirements
- Designed and refined intake and application process

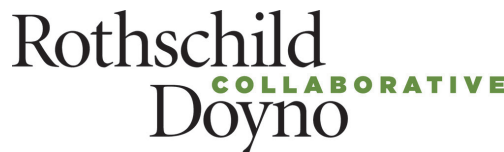
**February  
2016**

- LC contracts with Palo Alto Partners to manage, review, and coordinate all phases of the development process, including design, construction, and marketing of CLT homes.
- LC gains site control of all parcels for Phase 1 of the CLT.



**March  
2016**

- LC selects architecture firm Rothschild Doyno Collaborative and modular homebuilder Ecocraft Homes through competitive RFP process to provide design/build and community engagement services.



- LC meets with Polish Hill regarding cross-neighborhood CLT opportunities.

## April 2016

LC hosts community meeting series around the CLT and garners support for the project among local businesses.

CLT Advisory Board finalizes critical decisions for CLT governance.

LC initiates conversation with OPDC regarding potential for CLT in Oakland.

LC and LU host a community housing summit on Saturday, May 7th, addressing housing insecurity and changes in the neighborhood. LC staff presents CLT 101.



Ed Nusser presents on CLTs at the community housing summit.

## May 2016

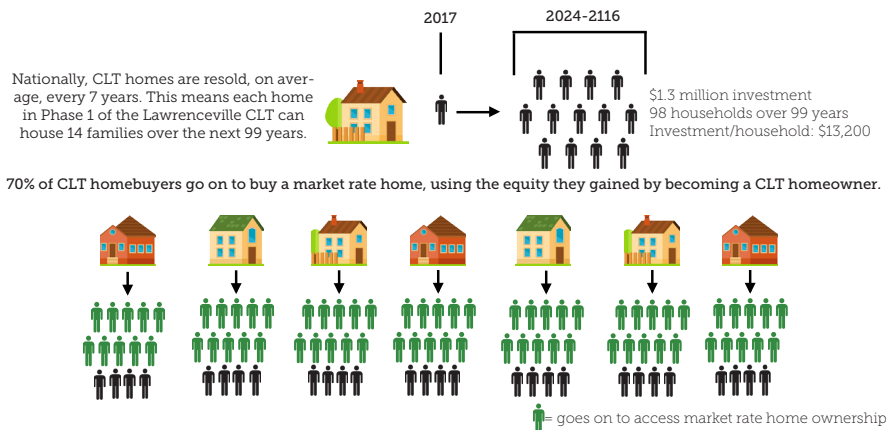
LC secures Hillman Foundation Opportunity Fund Grant for CLT Phase I and future phase acquisitions.

LC convenes working sessions with local mortgage lenders to provide CLT housing 101 and to secure commitments for the development of lease-hold mortgage products. 3 local banks have confirmed their willingness and ability to offer these mortgages to CLT homebuyers.

## June 2016

### How do CLT homes act as the first rung of the home ownership ladder?

In a Community Land Trust, the subsidy is locked in to the home. Instead of increasing a buyer's purchasing power, the subsidy is preserved by the resale formula, ensuring the home is permanently affordable. This allows future buyers to benefit from the initial, one-time subsidy.



Collateral produced by LC to explain how CLTs help buyers access market rate homeownership.

RDC presents preliminary concepts to LC and the community at the first of 3 community design meetings.

## July 2016



Boards from RDC's presentation to the community.

LC initiates concept formulation for Phase II.

LC and Module Housing begin to explore potential for collaboration.

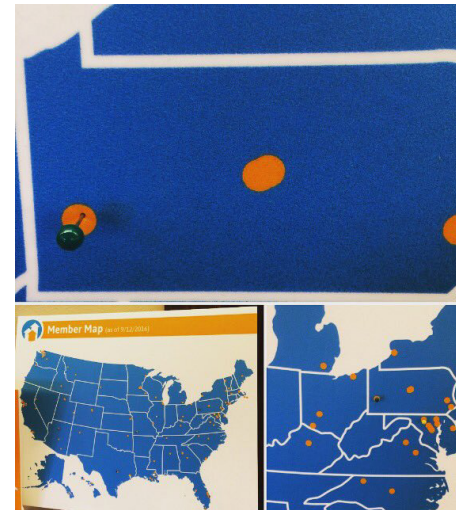
Staff and RDC present CLT designs to 10th Ward Block Watch prior to zoning hearings.

WesBanco selected as conventional lender.

## August 2016



Staff enjoying some time outside in Park City, UT at Grounded Solutions Network's CLT Conference.



Lawrenceville is on the Grounded Solutions Network map!

## September 2016

LC brings on Julia Pascale, PULSE Fellow, to serve as Real Estate Program Assistant.

Staff attends Grounded Solutions Network's annual CLT conference in Park City, Utah with cohort represented by City Planning, the URA, ACTION-Housing, Trek Development, City Council, and others. This conference enabled LC to liase with other CLTs from around the country, absorb the nuances of this model from other practitioners, and coalesce a local vanguard around permanent affordable housing.

## October 2016

- LC attends Zoning Board of Adjustment hearings for key variances. Community support is overwhelming and no opposition is present.
- LC secures grant through Neighborhood Allies to purchase Homekeeper, a Salesforce-based application for CLT management.
- Heinz Endowments and the City host p4 conference, which identified LC's CLT efforts as a Model and affirmed the CLT as being aligned with City and philanthropic priorities.
- Staff begins hosting public CLT 101 meetings as an initial step to reach out to potential buyers.
- LC initiates engagement effort with Millvale, Garfield, and Hilltop communities regarding CLT.

CLT Advisory Board finishes homeowner application content and design.

## November 2016



Renderings of CLT homes

- LC initiates collaboration with RDC and Bridgeway Capital's Craft Business Accelerator to identify places for hand-crafted, local materials integrated throughout homes.
- Pittsburgh ZBA grants CLT variances for minimum lot size, no off-street parking, and building setbacks.

## December 2016

<b>Variance</b>	903.03.E.2	<p>Minimum 1,200 sq. ft. lot size permitted, and 1,100 sq. ft. for Duncan St facing lot and 1,000sq. ft. for Lotus Way facing lot Requested</p> <p>Minimum 3ft interior side setback required and 0ft requested on northeasterly side</p> <p>Minimum 5ft front setback required and 0ft requested on Lotus Way facing lot</p> <p>Minimum 15ft rear setback required and 12ft requested on Lotus Way facing lot</p>
<b>Variance</b>	914.02	<p>Minimum one parking space per unit required and 0 proposed</p>

Variance notification letter from ZBA

- LC engages OPDC again, regarding potential cross-neighborhood CLT planning and fundraising efforts.

# What's Next?

## Winter 2017

- LC secures \$45,000 grant from the Heinz Endowments for Phase II Pre-development.
- LC continues to accept and review applications from potential homeowners.
- LC develops "CLT Alignment with p4 Performance Measures" document.
- Grounded Solutions network awards LC with a special designation in their "Start-Up CLT Capacity Building Initiative," which will provide 8 months of technical support and registration for 1 person at the CLT conference in October 2017.
- LC meets with Sharpsburg regarding potential CLT expansion across river.
- LC completes design guidelines and project timeline.
- LC secures \$150,000 through Bridgeway Capital for Phase I and MonMade product inclusion.
- Home designs are finalized.

## Spring 2017

- LC garners \$445,000 in grant funding and \$180,000 in loan funding from the URA Board for CLT Phase I.
- Anticipated ground-breaking event and on-site construction work.

## Summer 2017

- Successful buyers for Phase I are notified.



Homes in context.

## Fall 2017

- Anticipated closings and sales of Phase I.

The work of the Lawrenceville CLT is made possible by: the Hillman Foundation, Bridgeway Capital, Anonymous, the Heinz Endowments, UPMC Health Plan, Duquesne Light, City of Pittsburgh - Mayor William Peduto, Deborah Gross of City Council, District 7, and the Urban Redevelopment Authority of Pittsburgh, Wesbanco, and PNC Bank.