

# Pittsburgh Community Improvement Association, Inc.



Presented by  
LaShawn M. Hoffman,  
Chief Executive Officer

# Our History

The Pittsburgh Community Improvement Association (PCIA) established in 1999 as a neighborhood-based, resident led community development corporation

**PCIA's mission is to promote homeownership, economic and community development, public safety, education, recreation and community pride.**

PCIA completed its Community Redevelopment Plan in 2003 which was adopted by Atlanta City Council and made part of the City's Comprehensive Development Plan



# PCIA Efforts

- ◆ 1994 – Atlanta Empowerment Zone – (prior to PCIA)
- ◆ 2001 – Mayor’s Weed & Seed Community
  - ★ 2001 Pittsburgh Community Redevelopment Plan
  - ★ 2001 City of Atlanta Comprehensive Development Plan
- ◆ 2002 – Urban Redevelopment Area
- ◆ 2005 – BeltLine Redevelopment Plan
- ◆ 2006 – Georgia Institute of Technology Urban Design Studio and the Georgia Conservancy *Blueprints for Successful Communities*



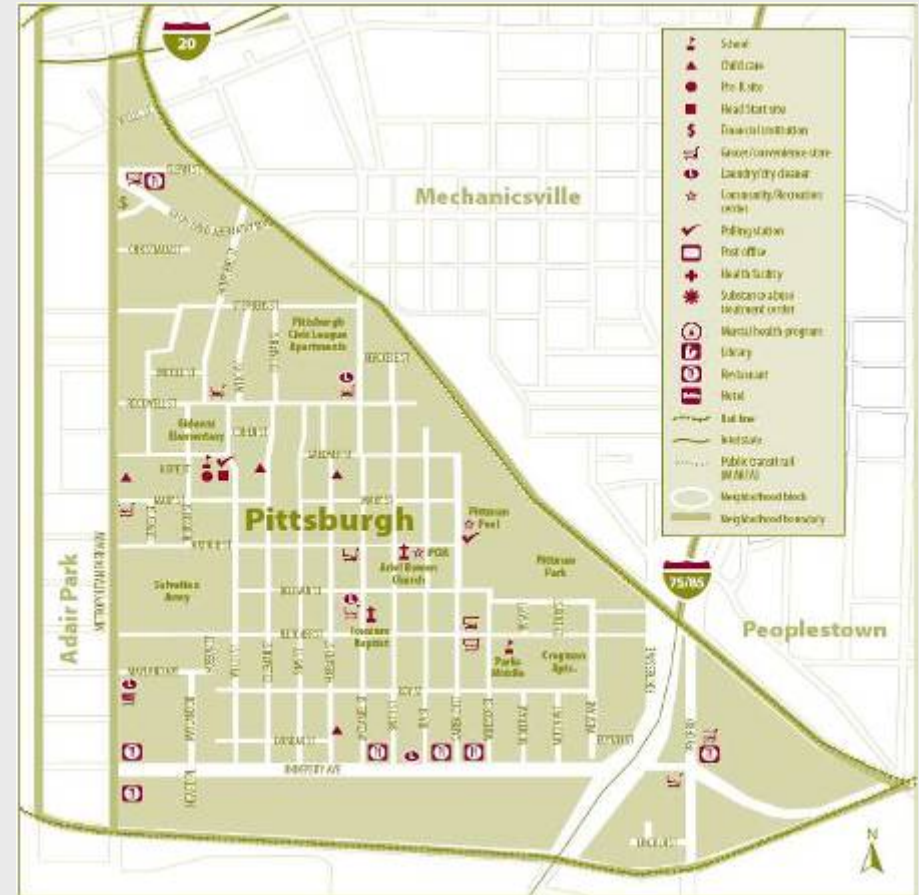
# Our Community

Historically African American neighborhood, founded in 1883

Railroad shaped the neighborhood

Neighborhood Boundaries

Neighborhood pattern – National Register Historic District



# Our Community

- ◆ **3,286 residents**
- ◆ **96% African-American**
- ◆ **20% unemployment rate**
- ◆ **40% live below poverty level;**
- ◆ **70% earn less than \$25,000**
- ◆ **39% of houses are owner occupied**
- ◆ **34% of residents get to work via public transportation**
- ◆ **5% residents hold a college degree**
- ◆ **12% of families are on welfare**
- ◆ **88% of children at Gideon's elementary received free lunches.**



# Pittsburgh Neighborhood Development Indicators

## General Demographics

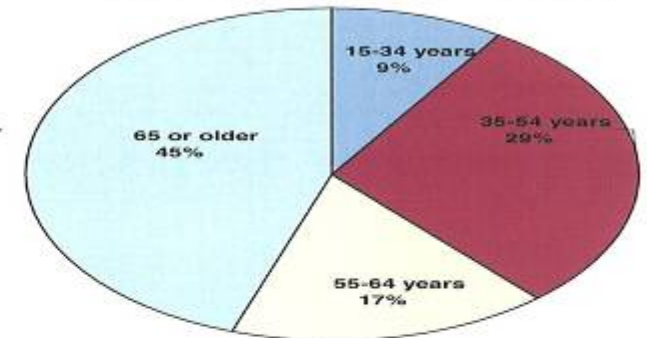
According to the 2000 Census, the Pittsburgh neighborhood is a low-income predominantly African American community with 3,286 residents. The unemployment level is over 8%, over 40% of residents live below the poverty level and 70% of households earn less than \$25,000 a year.

## Homeownership

### Homeownership Indicators (2000 Census)

<b>Total number of occupied households</b>	<b>1152</b>	
<b>Owner-occupied housing units</b>	<b>379</b>	33%
1-3 person household	283	75%
4 or more person household	96	25%
<b>Family Households</b>	<b>230</b>	61%
<b>Age of householder</b>		
15-34 years	35	9%
35-54	110	29%
55-64	65	17%
65 or older	169	45%
<b>With a mortgage</b>	<b>103</b>	30%
<b>Households with homestead exemption*</b>	<b>22</b>	6%
<b>Renter-occupied housing units</b>	<b>773</b>	67%
1-3 person household	544	70%
4 or more person household	229	30%
<b>Family Households</b>	<b>490</b>	63%
<b>Age of householder</b>		
15-34 years	210	27%
35-54	350	45%
55-64	89	12%
65 or older	124	16%

Pittsburgh Homeowners by Age

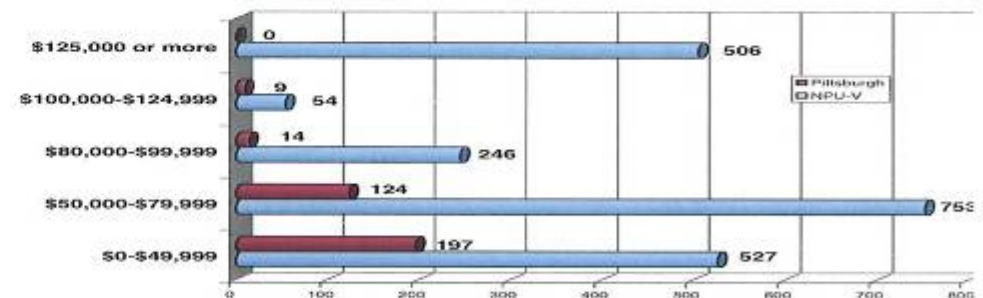


\*Homestead exemption data from 2003 Cole Fellows report

## Housing Market

	Pittsburgh	NPU-V
Number of residential properties sold at least once in 2003	710	308
Percent of residential properties sold at least once in 2003	7.7	7.4
Average sales price of most recent residential sale in 2003	\$78,467	\$121,330
Maximum residential sales price in 2003	\$240,000	\$435,000

Home Values (2000)



## Employment

	Year	Misc.	Const.	Mfg.	TCU	Whsl.	Retail	FIRE	Service	Govt.
Pittsburgh by Industry	2000	0%	7%	8%	8%	5%	3%	1%	3%	5%

Source: ES202 data

← Underrepresented →

Number of Jobs	1990	2000
Pittsburgh	1,639	1,324
NPU-V	6,635	6,013
Atlanta City	397,147	437,572

← 19% Decline in Pittsburgh

# Pittsburgh Assets

- ◆ PCIA Leadership
- ◆ Partnerships:
  - Salvation Army
  - Center for Working Families
  - Atlanta Neighborhood Development Partner (ANDP)
  - Annie E. Casey Foundation
  - NPU-V
  - Atlanta Mayor's Office Weed & Seed
  - Atlanta Community Tool Bank
  - Hands on Atlanta
  - Enterprise Foundation
- ◆ Residents – history, resources & skills, youth, seniors
- ◆ Limited Land available for redevelopment



# Pittsburgh Assets

- ◆ New & existing community centers – Salvation Army & Pittman Park
- ◆ Proximity to downtown & to airport (but not in flight path)
- ◆ Sense of place
- ◆ Existing historic building stock and grid pattern
- ◆ Presence of businesses
- ◆ An elementary school with a commitment to the next generation





# Challenges

- ◆ ***Disorderly conduct & social issues:***

- ★ **Drugs,**
- ★ **Prostitution,**
- ★ **Juvenile malfeasance**
- ★ **Illegal dumping**
- ★ **Homeless population**
- ★ **Drop-out rate**
- ★ **Truancy**
- ★ **Speeding**
- ★ **Unemployment**
- ★ **Norfolk Southern Railroad**
- ★ **Sewer separation**

- ◆ **Housing issues:**

- ★ **mortgage fraud,**
- ★ **Code enforcement, renters v. homeownership**
- ★ **Small lot sizes,**
- ★ **Boarded-up new houses**
- ★ **Lack of amenities – professional services, grocery store**
- ★ **Redevelopment is unmanaged**



# Challenges

- ◆ Communication
- ◆ Environmental concerns – oil pit
- ◆ Connectivity – Intra-neighborhood, transit
- ◆ Unkempt Promises



# Challenges

- ◆ **The many vacant homes in Pittsburgh represent one of the most visible, perplexing, and challenging problems in the neighborhood.**
- ◆ **Vacant homes present a multitude of problems**
  - ★ Produce visual blight
  - ★ Attract homeless persons
  - ★ Lower community morale
  - ★ Suppress neighboring property values
  - ★ Decrease street vitality
  - ★ Skew tax rates



# Challenges

- ◆ Although the reasons for the uninhabited nature of these homes remain obscure, many residents in the neighborhood believe mortgage fraud participants are the primary actors behind the phenomenon.
- ◆ Unfortunately, the 30310 zip code, which includes Pittsburgh, is home to the highest mortgage fraud rate in the entire country.
- ◆ Mortgage fraud often involves unscrupulous mortgage brokers and processors, appraisers, real estate agents, brokers, lender employees, closing attorneys, straw borrowers and buyers and investors.
- ◆ Through sophisticated means of deception, fraudulent persons acquire these homes, 'flip' the properties through legally dubious sales, and pocket tens of thousands of dollars in the process.



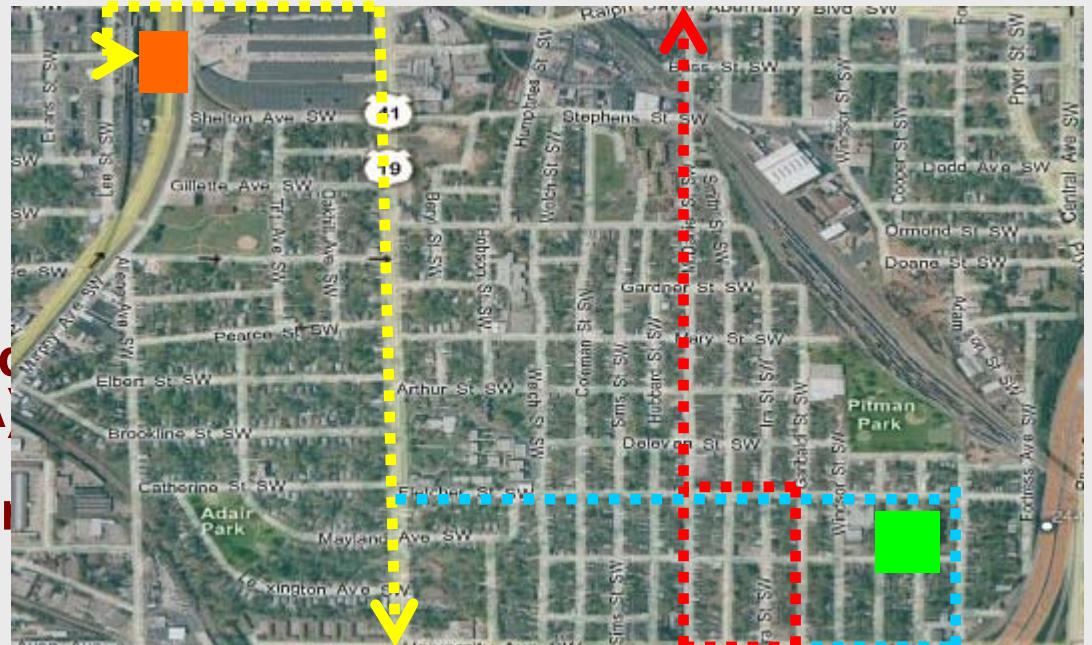
# Challenges

- ◆ **Issue: Transit**
- ◆ **Neighborhood needs better access to transit.**

## Possible solutions:

- Work with the Metropolitan Atlanta Rapid Transit Authority (MARTA) to establish routes that may use smaller buses for better navigation through neighborhood.
- Study the possibility of connecting neighborhood bus routes to West End Station.

- ◆ **Resources:**
  - MARTA



- Orange square: West End Station
- Green square: Crogman Apts.

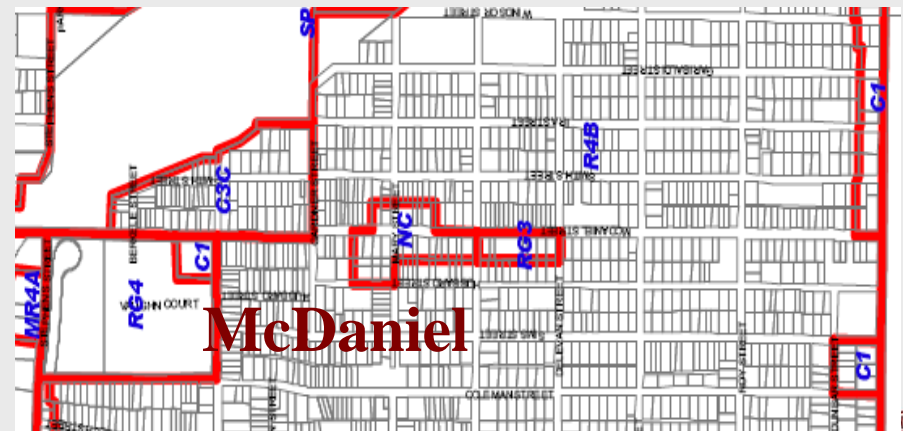
- Red dashed line: Bus Route 11
- Yellow dashed line: Bus Route 95
- Blue dashed line: Possible Route Expansion



# Challenges

- ◆ McDaniel is seen by many as the focal point of Pittsburgh – and it was historically
- ◆ Primarily Zoned R4B
- ◆ Pittsburgh lacks neighborhood services: grocers, laundry facilities, drug stores, restaurants, movies, shopping
- ◆ Current zoning does not allow these uses

**Opportunity:** Commercial or mixed-use zoning (w/1st floor retail), particularly at major cross-streets could help McDaniel become a ‘main street’ again & provide needed retail services



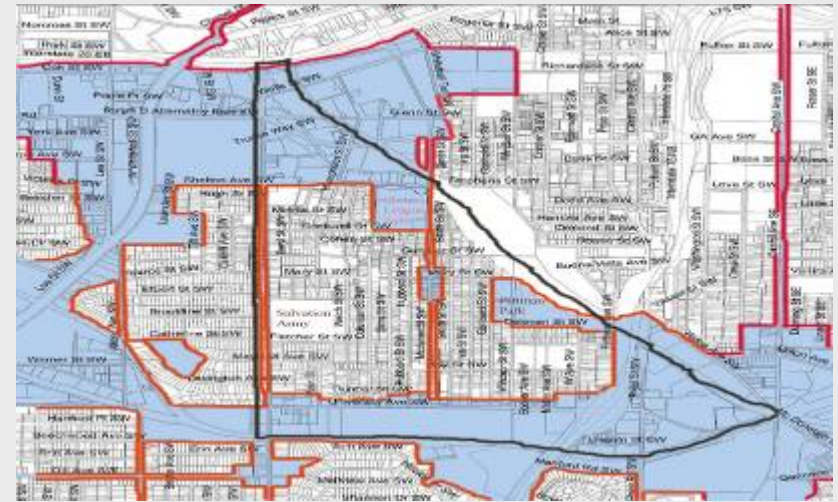
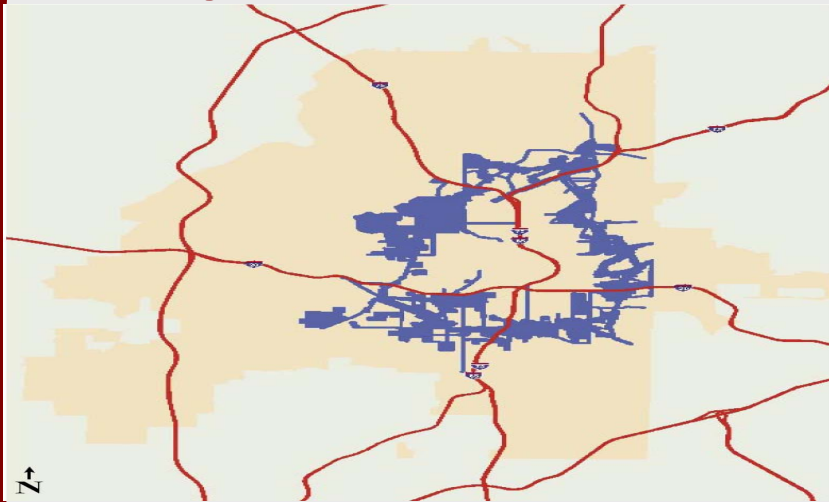
# Opportunities

- ◆ The goal of the BeltLine is to address the uneven economic activity within the City of Atlanta. The BeltLine is an economic development TAD tool that is proposed to connect old railways and increase the amount and the quality of green spaces in the City. The BeltLine is also proposed to address some of the City's transportation issues. However, the particular methods of public transportation are yet to be determined.
- ◆ How will the BeltLine be funded? Tax Allocation District
- ◆ How do Tax Allocation Districts work?
  - ★ Tax Allocation Districts are also known by the name of Tax Increment Financing. A tax allocation district (TAD) is a financing tool “in which bonds are issued to pay for infrastructure and other improvements in a designated area, and those bonds are repaid by increases in property values (and corresponding property tax increments) from that area.” [www.atlantada.com](http://www.atlantada.com) The amount that taxes are increased due to the increase in property value of TAD are used to finance the redevelopment bonds. Taxes are not levied.



# Beltline Tax Allocation District

The future Beltline forms the southern border of Pittsburgh. It presents a major opportunity for future redevelopment in the Neighborhood.



- The map at right shows in blue the area included in the Beltline Tax Allocation District.
- These areas are eligible for Beltline funds: McDaniel Street, University Avenue, and Pittman Park.
- Pittsburgh needs a 'concrete' vision for areas within the TAD to improve its chances for receiving funding.
- Final document includes explanation of TAD funding to inform residents





# Opportunities

## Beltline TAD Suggested Projects

### Land Use:

- ◆ Maintain industrial land uses - job base
- ◆ **Proposed use of TAD funds to support improvement, expansion and Brownfield clean-up of the various businesses in the neighborhood**
  - ★ **Affordable housing**
  - ★ **Job Creation**

### Open Space:

- ◆ Pittman Park: Ensure that the activities in the park are visible and accessible, including a pathway to the park; provide new activities for increased use of the park
- ◆ Use TAD funds to pay for what is not budgeted by the Parks Department



# Opportunities

## Beltline TAD Suggested Projects

### Urban Design:

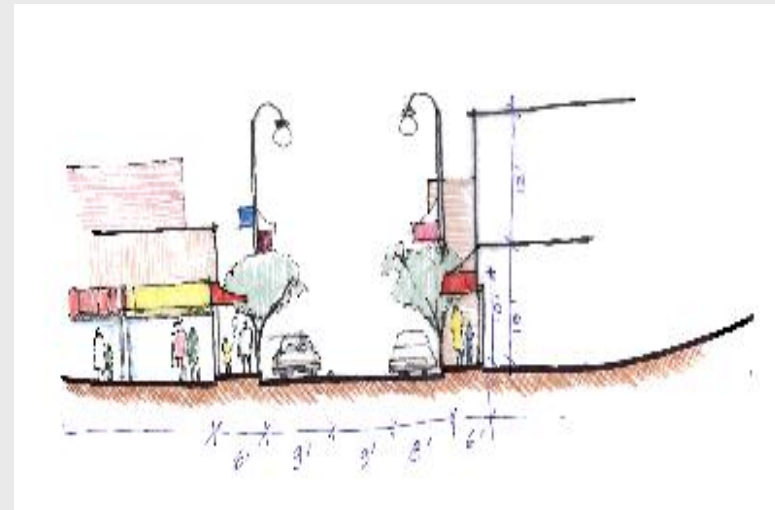
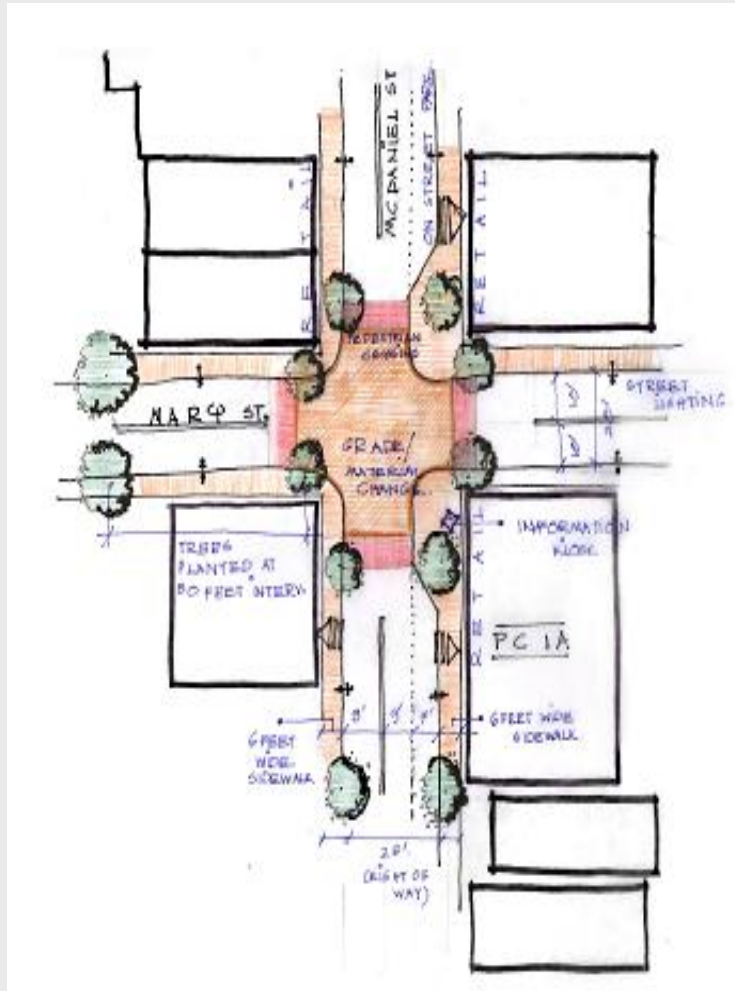
- ◆ McDaniel Street nodal development focused on Mary Street, to include improved sidewalks, tree planting and lighting for the length of the street.
- ◆ University Avenue: Design and redevelopment to include sidewalks



# Opportunities

## Beltline TAD Suggested Projects

- Intersection of McDaniel/ Mary
- Retail oriented node
- Community liked the idea
- Implementation possible through TAD funds / Private Partnerships
- Streetscape improvements possible through Quality of Life Bond Funds



# Pittsburgh Future

