





Pittsburg
State
University









Generational poverty

28% of the households do not have employment

40% of the households earn less than \$25K, per year

49.6% of renters are rent burdened

Generational poverty

Cultural mindset of loss

Cultural mindset of poverty

Generational perspectives

Underinformed leadership

What has been done?

New leadership team(s)

Increased partnerships

Continuing education

Planning

Data informed decisions

What Data??

Census

Housing Study

All housing, please.

Commuter Study

70.9% of people employed in Pittsburgh live outside of the City limits.

Target Industry Analysis

Small-scale niche manufacturing

What Planning?

Community Visioning

Joint City-University Advisory Board

Brownfield Area Wide Plan – Mid-City Renaissance

Neighborhood Revitalization Area

Downtown – Smart Growth!!

Coming Soon! Comprehensive Plan

Coming Soon! Communication Strategy

Smart Growth

Downtown Overlay District

Mid-City Renaissance

Smart Growth

Audience

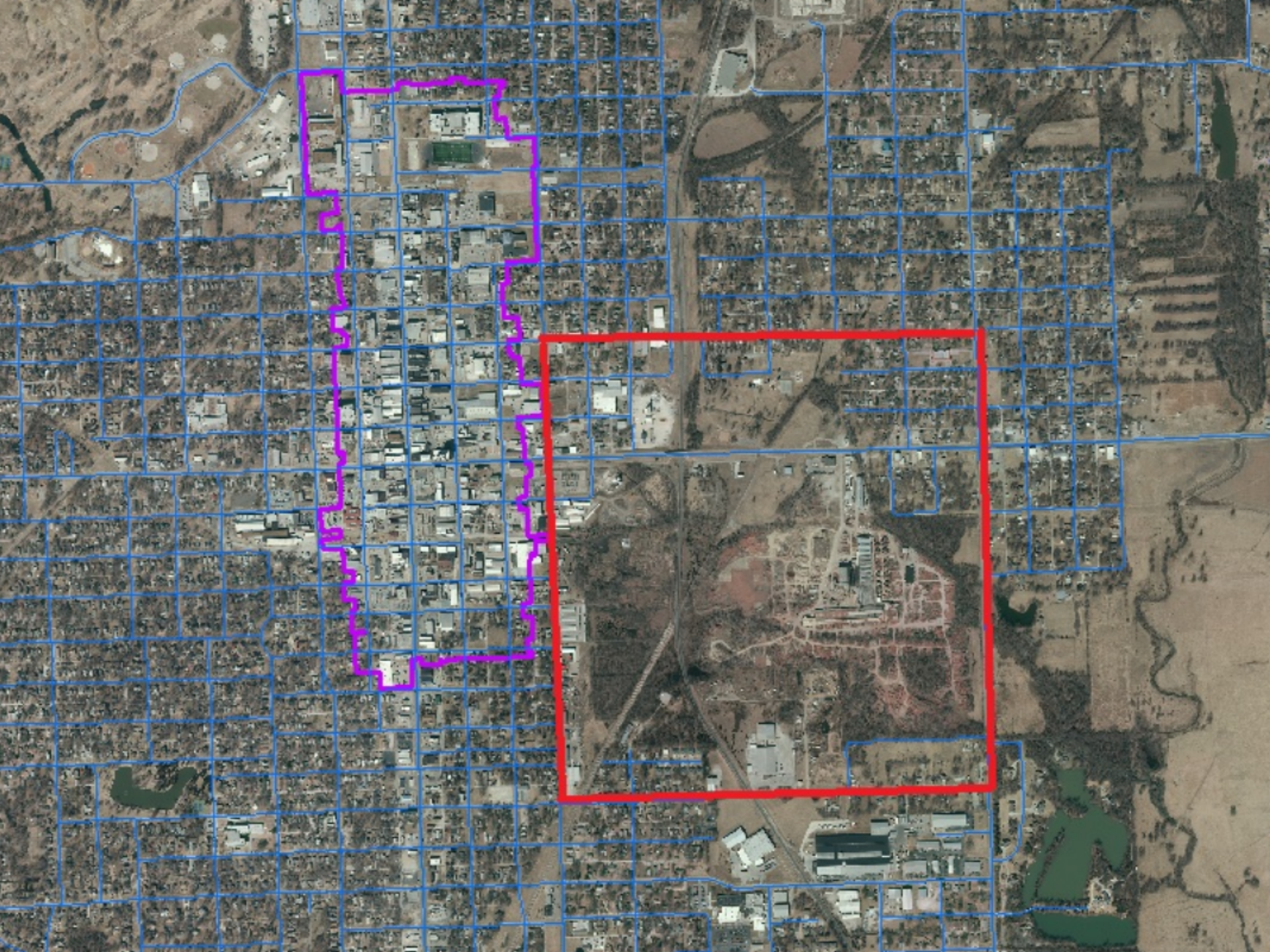
Downtown Advisory Board

Broad Community Engagement

Goal

Planning

Change the story we were telling about ourselves



Next Steps Memo

Cultivate a mindset of change

Downtown inventory

Compel downtown maintenance

Adopt Complete Street Ordinance

Alleyways become public spaces

Strengthen Town/Gown

Explore short term programming (Mid-City)

Explore Warehouse District

Fiscal Impact Analysis

Population Forecast

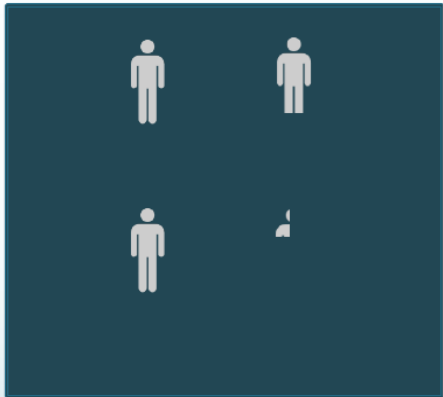
2,136 over 20 years

106.8 per year

44.5 housing units per year!!!

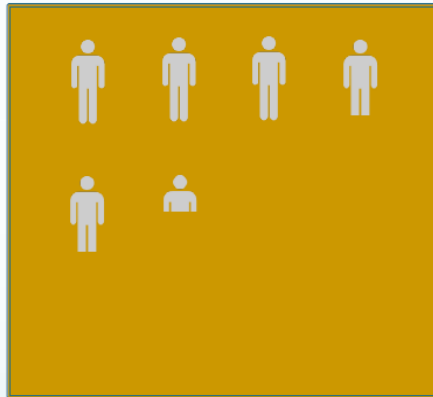
Density Options – Per Person

Baseline



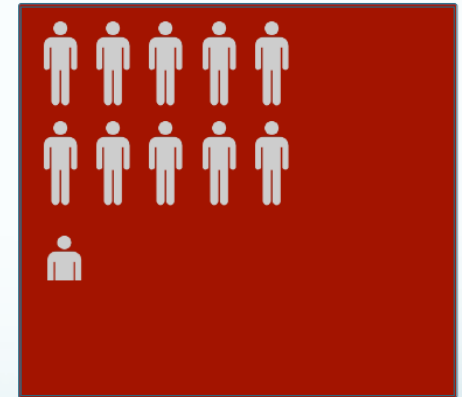
Existing Median Density
(Observed Data)
3.15 People / Acre

Alt. A



Double Existing Density
6.3 people / acre &

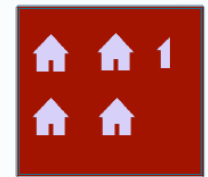
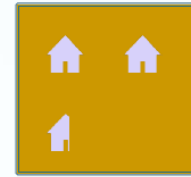
Alt. B



Dense Areas of City
(95% Percentile)
10.3 people / acre



Results

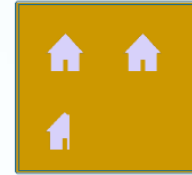


	Baseline	Alt A	Alt B
Capital Costs – 20 years	\$14.8 M	\$8.8 M	\$4.5 M
Amortized Costs (20 years at 2.2% rate)	\$18.6 M	\$11.0 M	\$5.6 M
Maintenance Costs – 20 years	\$0.7 M	\$0.4 M	\$0.2 M
Total Costs – 20 year	\$19.3 M	\$11.4 M	\$5.8 M
Fiscal Cost per year (additional revenue needed)	\$965 K (+5.9% to revenue)	\$572 K (+3.5% to revenue)	\$290 K (+1.8% to revenue)

Study costs to accommodate +10% more residents



Results



	Baseline	Alt A	Alt B
Total 20-year Costs per Additional Person	\$9,039	\$5,356	\$2,712
Annual Costs per Additional Person	\$452	\$268	\$136
Annual Costs per Additional Household	\$1,103	\$653	\$331

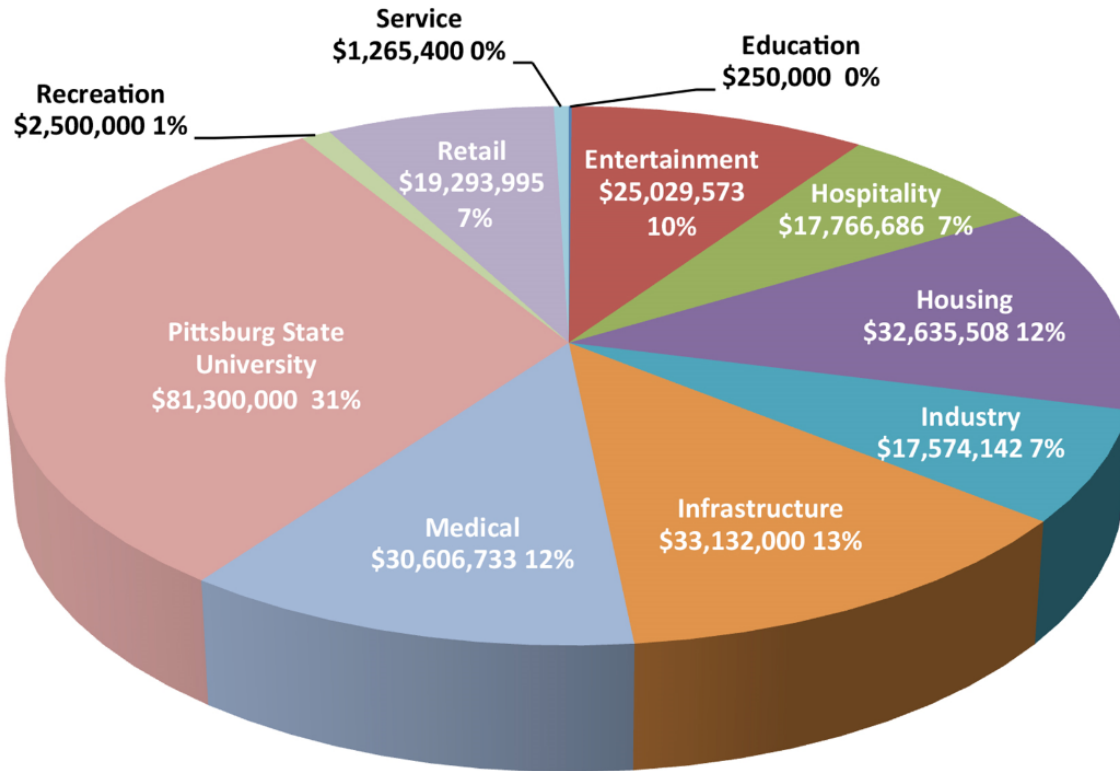
To have net-zero fiscal costs under existing Baseline Density:

- Either additional households pay *additional* \$1,103 in taxes
- Or the other 20.6 K people in the City *subsidizes* new resident costs (raise taxes)
- Or also tax businesses
- Or hope funds are generated from somewhere else
- Or some combination

Paradigm Shift

The story we tell about ourselves...

\$236,324,464





City of

Pittsburgh™

Land of Promise