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 Pittsburg 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 Renniasance
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

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

Study costs to accommodate +10% more residents
## Results

<table>
<thead>
<tr>
<th></th>
<th>Baseline</th>
<th>Alt A</th>
<th>Alt B</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total 20-year Costs per</strong></td>
<td>$9,039</td>
<td>$5,356</td>
<td>$2,712</td>
</tr>
<tr>
<td><strong>Additional Person</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Annual Costs per</strong></td>
<td>$452</td>
<td>$268</td>
<td>$136</td>
</tr>
<tr>
<td><strong>Additional Person</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Annual Costs per</strong></td>
<td>$1,103</td>
<td>$653</td>
<td>$331</td>
</tr>
<tr>
<td><strong>Additional Household</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

- Pittsburg State University: $81,300,000 (31%)
- Medical: $30,606,733 (12%)
- Infrastructure: $33,132,000 (13%)
- Industry: $17,574,142 (7%)
- Housing: $32,635,508 (12%)
- Hospitality: $17,766,686 (7%)
- Entertainment: $25,029,573 (10%)
- Education: $250,000 (0%)
- Service: $1,265,400 (0%)
- Recreation: $2,500,000 (1%)