

Submitted To:

U.S. Department of Housing and Urban Development (HUD)

Submitted In Partial Fulfillment of HUD Choice Neighborhoods Planning Grant Program

Submitted By:

Housing Authority of the City of Pittsburgh (*Lead Grantee*)

The City of Pittsburgh (*Co-Grantee*)

TREK Development (*Planning Coordinator*)



FIRST DRAFT OF TRANSFORMATION PLAN





TRANSFORMATION PLAN

A SUMMARY OF THE INITIATIVE

CHOICE NEIGHBORHOOD GOALS

THERE ARE **3** OVERARCHING CORE GOALS TO THE CHOICE NEIGHBORHOODS PROGRAM:

- 1. HOUSING:** Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.
- 2. PEOPLE:** Improve educational outcomes and intergenerational mobility for youth with services and supports delivered directly to youth and their families.
- 3. NEIGHBORHOOD:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.

In June 2016, the Housing Authority of the City of Pittsburgh (HACP), the City of Pittsburgh and Bedford Dwellings community partners received a \$500,000 Choice Neighborhoods Planning Grant from the U.S. Department of Housing and Urban Development (HUD) to comprehensively plan for the redevelopment of Bedford Dwellings and the Middle Hill neighborhood, providing replacement housing for the 411 households in a new mixed-income community. These grant funds leveraged an additional \$710,000 from local government agencies and foundations. In July 2016, the planning process began with the re-convening of the Hill District CHOICE Board, first organized in February 2016. The CHOICE Board is comprised of six leading community-based organizations, The City and HACP, the planning coordinator and a Bedford Dwellings' resident representative. This Choice Neighborhoods Transformation Plan that has resulted from this process presents a holistic vision for the redevelopment of the Target Area within the Greater Hill District.

The Greater Hill District is comprised of six neighborhoods; the Upper Hill District, Bedford Dwellings, Middle Hill, Crawford-Roberts,

Terrace Village, and Uptown. The Target Area of the Transformation Plan consists of Bedford Dwellings, a substantial portion of the Middle Hill, and a small portion of the Crawford Roberts neighborhood.

This Plan creates a comprehensive plan to revitalize the Bedford Dwellings public housing site and the surrounding Target Area to improve the quality of life for residents of the Greater Hill District. The planning process has been guided by several key existing plans that were produced by Hill District stakeholders with extensive community input over recent years, such as: The Greater Hill District Master Plan, Greenprint, and the Centre Avenue Corridor Plan.



CURRENT CONDITIONS: BEDFORD DWELLINGS



BEDFORD DWELLINGS

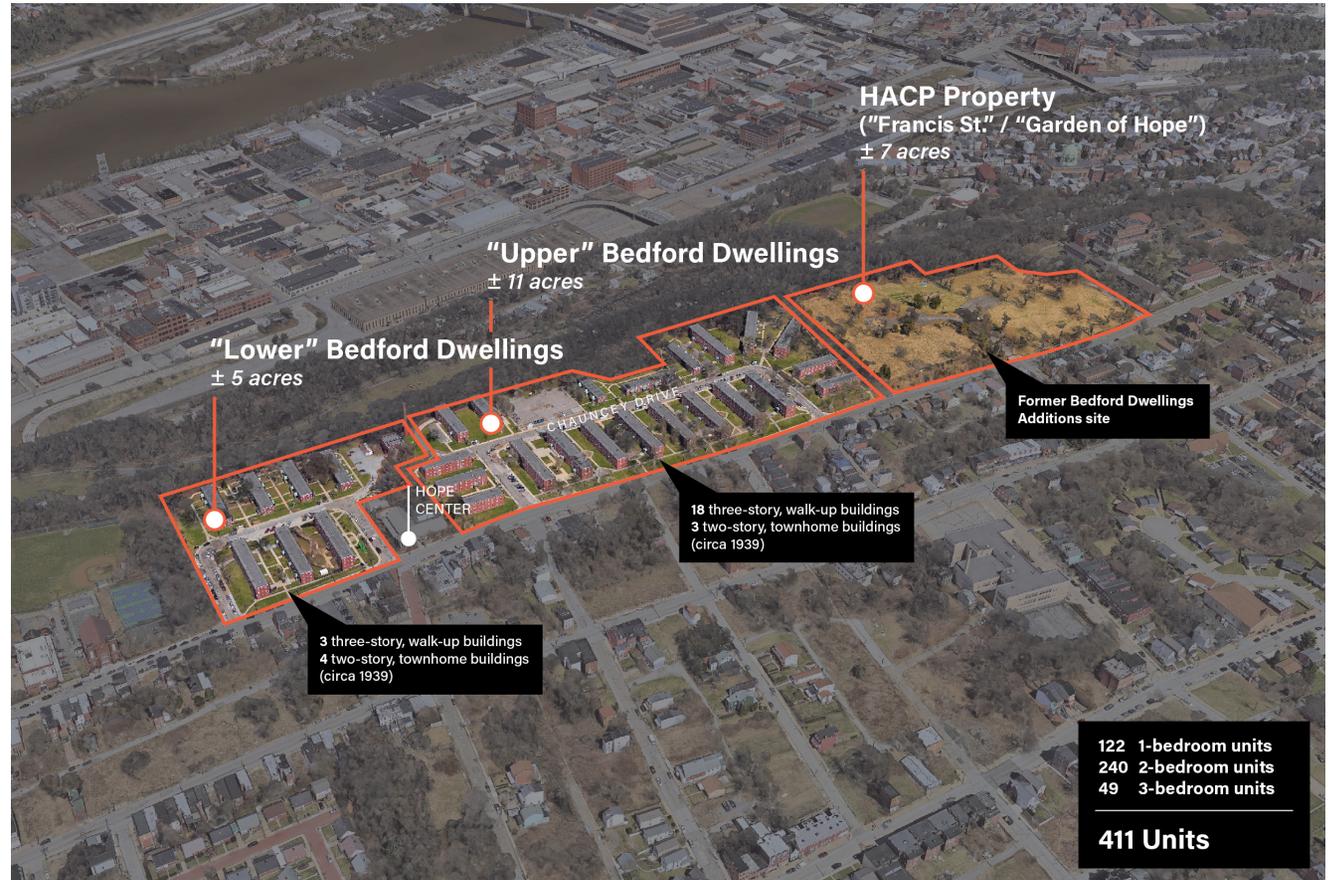
Number of Buildings
30

Total Number of Units
411

Occupied Units
394

Age of Buildings
77 Years

Current Rehab Cost
\$65 Millions



BEDFORD DWELLINGS HOUSEHOLDS AT A GLANCE

BEDFORD DWELLINGS & HACP COMPARISON



31.9% Under age 18

...of Bedford Dwellings residents are under age 18, compared with **37.0%** in all HACP Low Income Public Housing developments.



75.2% Female-Headed

...head of households of Bedford Dwellings are female, compared to **71.8%** in all HACP Low Income Public Housing developments.



97.2% African American

...households race of Bedford Dwellings are African American, compared to **86.6%** in all HACP Low Income Public Housing developments.



\$9,036 Median Income

...is the median household income for residents, compared to **\$9,301** in all HACP Low Income Public Housing developments.

HOUSEHOLDS:

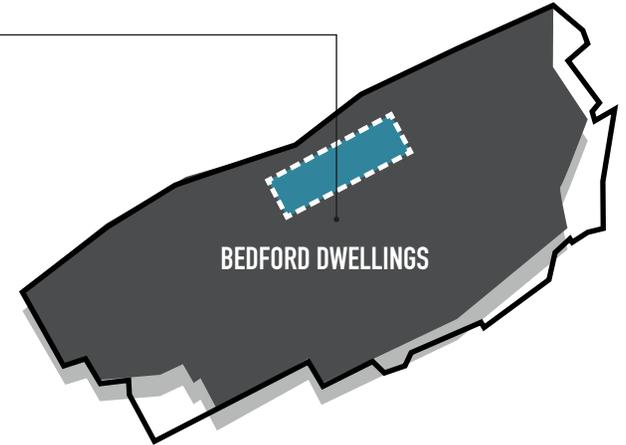
394

FAMILY MEMBERS:

662

AVERAGE HOUSEHOLD SIZE:

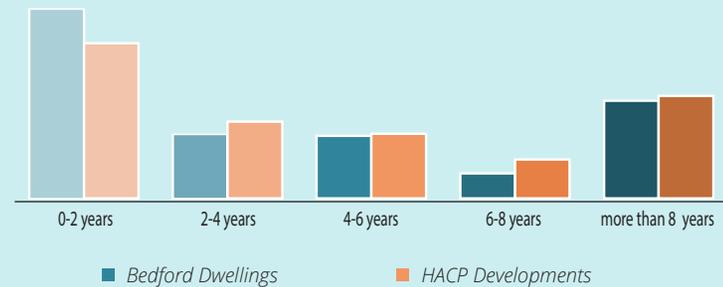
1.67



-  Bedford Dwellings
-  Choice Neighborhood Target Area
-  Study Area

LOWER RETENTION

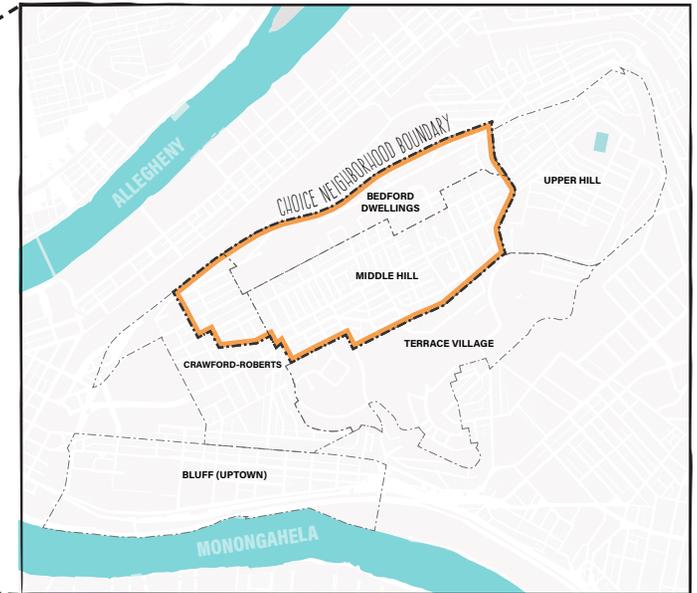
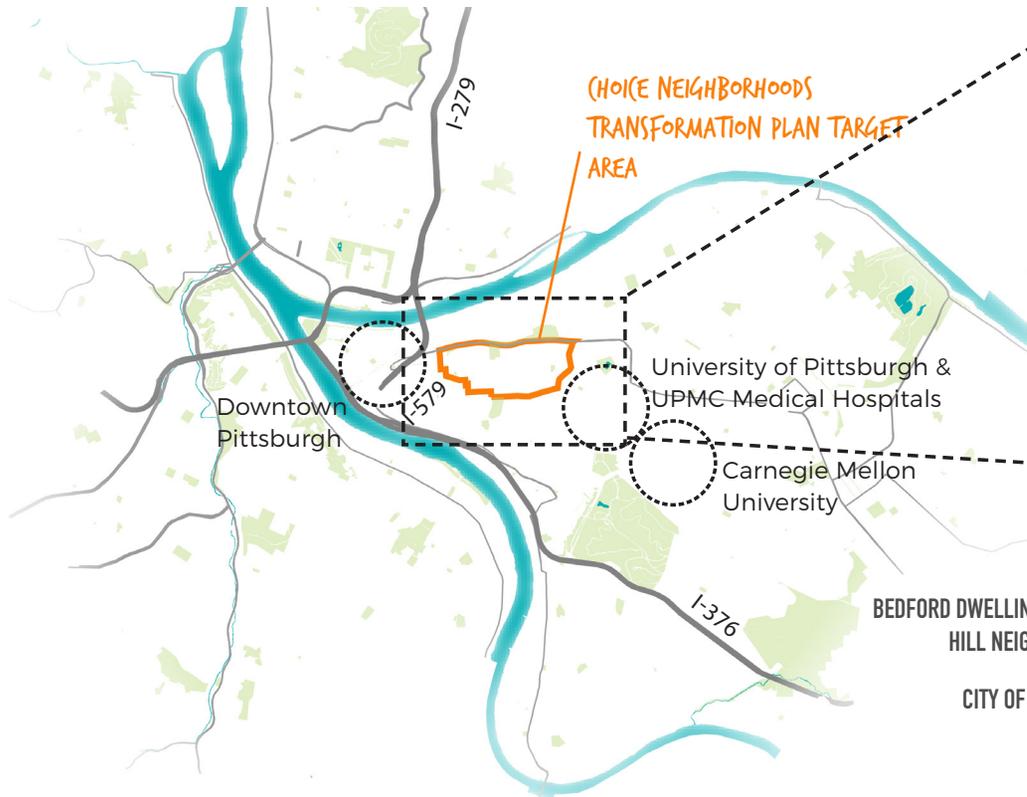
42.9% of tenants lived in Bedford Dwellings for less than 2 years, compared to **35.3%** in all HACP Low Income Public Housing developments.



Data Source: HACP Household Demographics, October 31, 2016. Median Income data from October 1, 2016.

U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

THE NEIGHBORHOOD



	Population	Population Change 2000-2016	2016 Average Household Size	2016 Median Household Income	2016 Poverty Rate
BEDFORD DWELLINGS / MIDDLE HILL NEIGHBORHOODS	3,554	-29%	1.86	\$17,192	50%
CITY OF PITTSBURGH	309,111	-9%	2.05	\$38,428	23%

The Greater Hill District is comprised of six neighborhoods; the Upper Hill District, Bedford Dwellings, Middle Hill, Crawford-Roberts, Terrace Village, and Uptown. The target neighborhood consists of all of Bedford Dwellings, a substantial portion of the Middle Hill, and a small portion of the Crawford Roberts neighborhood which is culturally and economically connected to the Middle Hill. The Greater Hill District has seen good-quality housing development over the last two decades with mixed-income development

projects like Crawford Square, Oak Hill, Bedford Hill, and Skyline (former Addison Terrace), sponsored by the HACP and the URA. To the credit of community leadership and vested stakeholders, the redevelopment efforts have been of high design quality and have sensitively responded to the community fabric. However, as a result of the sheer amount of vacancy within the target neighborhood and the fact that many of the most substantial redevelopment efforts have been concentrated in areas outside the

Middle Hill and Bedford Dwellings, the target neighborhood remains fragmented with pockets of strength dotted within a canvas of vacant land and structures. The Bedford Dwellings / Middle Hill Transformation Plan aspires to take the opportunity presented in replacing the Bedford Dwellings public housing project as an opportunity to design and develop meaningful connections between the neighborhood's assets and to re-form the mixed-income, mixed-use community that was once the Hill District.



TRANSFORMATIVE CONNECTIONS

Underpinning this Transformation Plan is the “BEDFORD CONNECT” Network, a network of Bedford Dwellings residents and Hill District stakeholders dedicated to creating an aspirational culture of connectedness through increased resident-led activities, coordinating collective problem solving, and establishing shared expectations and outcomes. The stewards of this network are the Bedford Dwellings residents, particularly a small group of dedicated residents referred to as the BEDFORD CONNECT Action Planning Team. Working in collaboration with the Community Builder and Planning Coordinator, the BEDFORD CONNECT Network is operationalized via pop-up engagement activities throughout the Bedford Dwellings community, weekly gatherings at the BEDFORD CONNECT Coffee Shop, and the signature engagement series, an informal, 90-minute gathering held monthly known as “BEDFORD CONNECT.” Further outgrowths of the BEDFORD CONNECT model included the formation of the “BedfordChoice.com” website and development of the CHOICE logo.

The Choice Neighborhoods Transformation Plan envisions a future Hill District, rooted in its rich African American heritage, that is a connected, healthy and safe community where empowered residents are afforded new, intergenerational, family-friendly housing options and enjoy the flourishing business district and community amenities.



PLANNING APPROACH

This Transformation Plan honors the strength of connections; whether in the context of *connecting* the current areas of strong residential development to one another; *connecting* Bedford Dwellings to the Centre Avenue business district and other services; *connecting* the Hill District to the greater City and Region; or in *connecting* residents of Bedford Dwellings to their neighbors, services, job and educational opportunities.

PLAN VISION

CONNECTING A UNIFIED COMMUNITY

PLAN GOALS:

- Residents live in a physically connected neighborhood.
- Residents have housing options, integrated into the middle hill district's existing fabric, that foster neighborhood interaction and community pride.
- Residents are knowledgeable about and utilize community resources.



CONNECTING A FLOURISHING AND LIVELY COMMUNITY

PLAN GOALS:

- Street life is welcoming.
- Replacement housing, along with improvements to infrastructure and amenities, attracts additional private investment within the target area.
- Residents live in a clean and safe community.



THE CHOICE NEIGHBORHOODS TRANSFORMATION PLAN ENVISIONS A FUTURE HILL DISTRICT, ROOTED IN ITS RICH AFRICAN AMERICAN HERITAGE, THAT IS A CONNECTED, HEALTHY AND SAFE COMMUNITY WHERE EMPOWERED RESIDENTS ARE AFFORDED NEW, INTERGENERATIONAL, FAMILY-FRIENDLY HOUSING OPTIONS AND ENJOY THE FLOURISHING BUSINESS DISTRICT AND COMMUNITY AMENITIES.

CONNECTING A HEALTHY COMMUNITY

PLAN GOALS:

- Reclaim and transform vacant / abandoned properties.
- Design and operation of new and rehabbed housing promotes health and wellness for people and our environment.
- Children and adults are physically and mentally healthy.



CONNECTING AN INTER-GENERATIONALLY EMPOWERED COMMUNITY

PLAN GOALS:

- Celebrate history & culture.
- Long-time residents are assured of a home in the revitalized community for the long term.
- Residents have access to quality education and workforce opportunities.



CONNECTING A UNIFIED COMMUNITY



RESIDENTS LIVE IN A PHYSICALLY CONNECTED NEIGHBORHOOD.

RESIDENTS HAVE HOUSING OPTIONS, INTEGRATED INTO THE MIDDLE HILL DISTRICT'S EXISTING FABRIC, THAT FOSTER NEIGHBORHOOD INTERACTION AND COMMUNITY PRIDE.

RESIDENTS ARE KNOWLEDGEABLE ABOUT AND UTILIZE COMMUNITY RESOURCES.

PEOPLE OUTCOMES

Every household has a life plan and is connected to supports to achieve self-created goals

90% of Bedford families with smart phones will have the asset map / activity calendar, and will access it at least one time monthly in a way that is helpful to their household to achieve self-created goals

An increased number of residents in Bedford Dwellings have a larger network and are more engaged with the community and resources

NEIGHBORHOOD OUTCOMES

Chauncey and Junilla Steps receive allocation of funds to begin infrastructure improvements (steps, planting, grading, lighting)

#81 Bus is re-routed to loop the Middle Hill on Kirkpatrick, Bedford Ave., and Devilliers Streets to increase frequency and create more interchange points on Bedford and Centre Avenues

#82 Lincoln-Centre Avenue bus frequency increased to less than 15 min intervals during peak hours

#83 Bedford Hill bus frequency increased to less than 20 min intervals

#83 Bus is re-routed from Centre Avenue onto Dinwiddie Street to connect to upcoming Fifth and Forbes BRT system

HOUSING OUTCOMES

Clearly document existing Bedford Dwellings tenants' housing needs to inform the replacement housing design

First phase of development is identified and pre-development activities initiated

Begin schematic design for an early-phase Chauncey / Mahon / Junilla housing development

Begin schematic design for Francis Street housing development

Understand geo-technical findings and areas that require further investigation

Composition of first phase related to the relocation plan

CONNECTING A HEALTHY COMMUNITY

PEOPLE OUTCOMES

- 10% decrease in ER visits
- 10% increase in reported good health & happiness
- 10% decrease in psychological distress
- 10% decrease in tobacco product use
- 10% increase in reported physical activity
- 5% increase in reported time outside
- Intentional creation of at least two garden-related activities between April-October each year

RECLAIM AND TRANSFORM VACANT / ABANDONED PROPERTIES.

DESIGN AND OPERATION OF NEW AND REHABBED HOUSING PROMOTES HEALTH AND WELLNESS FOR PEOPLE AND OUR ENVIRONMENT.

(CHILDREN AND ADULTS ARE PHYSICALLY AND MENTALLY HEALTHY.

NEIGHBORHOOD OUTCOMES

First green infrastructure / open space project is completed and placed in operation

Green infrastructure and open space initiatives are all completed within the 60 month time frame

Develop short list of T-sale properties for acquisition for new open space opportunities and to aggregate parcels for new housing development

Coordinate green infrastructure plan with PWSA, identify resources to begin implementation

HOUSING OUTCOMES

Initiate first weatherization and energy-efficiency grants / loans to existing home-owners

Obtain Energy Star and Enterprise Green Communities Certification for first phase of development

Obtain LEED-ND Certification for Bedford Dwellings after on-site redevelopment is completed



CONNECTING AN INTER-GENERATIONALLY EMPOWERED COMMUNITY

PLAN VISIONS, GOALS & OUTCOMES

NEIGHBORHOOD OUTCOMES

- Public art funding stream identified and funded
- Design and layout for Bedford Hill Heritage Trail completed
- Bedford Hill Heritage Trail completed
- First public art and interpretive signage is installed

PEOPLE OUTCOMES (EDUCATION)

- Increased access to information about educational rights and advocacy through websites and hard copy at community center
- Increase to 60% of children in quality early childcare
- Increase to 75% of students in after school programming
- Increased % of student attendance in school:

Year 1: 3%	Year 2: 3%	Year 3: 4%
------------	------------	------------
- Increased school performance based on PSSA test scores improvement by 10% for Weil, Miller, and University Prep.
- Increase parent participation in the neighborhood school parent survey by at least 10% per school (UPrep., Miller, Weil)

HOUSING OUTCOMES

- Completion of the first phase of mixed-income development of which at least 50% are replacement housing units for Bedford Dwellings
- Acquire 5 vacant structures to re-hab for-sale units

PEOPLE OUTCOMES (EMPLOYMENT)

- Educational workshops developed / delivered on at least a quarterly basis
- 85% of residents participating in financial and family sustainability programs
- Increase in residents' knowledge and use of existing GED programs
- 70% of non-disabled adults receiving individualized employment training and opportunities information
- Increase % of non-disabled working age youth who are employed
- 120% of baseline of non-disabled adults who are employed (49%)
- 85% of work-able adults are enrolled in JPEID
- 70% of work-able adults are engaged with Jobs Plus
- 65% of work-able adults are provided with JobsPlus Post-Assessment Services
- 30% of JobsPlus Assessed Residents employed for 180 days

CELEBRATE HISTORY & CULTURE.

LONG-TIME RESIDENTS ARE ASSURED OF A HOME IN THE REVITALIZED COMMUNITY FOR THE LONG TERM.

RESIDENTS HAVE ACCESS TO QUALITY EDUCATION AND WORKFORCE OPPORTUNITIES.



CONNECTING A FLOURISHING AND LIVELY COMMUNITY

NEIGHBORHOOD OUTCOMES

- Zoning revisions in place to allow for more mixed-use districts on commercial corridors at major intersections
- First round of street intersection upgrades completed
- First round of facade grantees awarded
- All street intersections and new bus shelters completed
- Rehab completed from first round of facade grantees

HOUSING OUTCOMES

- Prepare a report of rehab needs in the Target Area that correspond with funding mechanisms
- Develop first phase of housing with a component intended to further private investment

STREET LIFE IS WELCOMING.

REPLACEMENT HOUSING, ALONG WITH IMPROVEMENTS TO INFRASTRUCTURE AND AMENITIES, ATTRACTS ADDITIONAL PRIVATE INVESTMENT WITHIN THE TARGET AREA.

RESIDENTS LIVE IN A CLEAN AND SAFE COMMUNITY.



PEOPLE OUTCOMES

- All common space hallways at Bedford Dwellings are free of major dirt, debris, and drug paraphernalia
- All outdoor areas of BD will be well-lit
- Decrease of residents who report drug-related crime as the primary safety problem in Bedford by 50%, from a baseline of approximately 80%
- The majority (more than 55%) of time the police are present in Bedford it will be for positive engagement with residents
- Increase the number of residents who feel comfortable reporting crime to the police from 34% to 60%
- Eliminate the presence of non-residents, except in conformance with HACP regulations re-visitors