



2017 ACCBO Presentation

Troy Hill Citizens

Brian Schimmel

Sam Morris

Patrick Duffey

4 Purposes of ACCBO Funding

1. Acquire Vacant Properties through City Treasury Sale
2. Renovate office at 1619 Lowrie Street and convert into Community Tool Library
3. Subsidize Façade improvements for Commercial Property Owners in partnership with the URA
4. Provide assistance in the management of budgets and finances for Troy Hill Citizens

Property Reserve - Goals

- Acquire vacant and blighted properties with a focus around the Heart of Troy Hill
- Provide affordable options for renters in Troy Hill to build equity through ownership of a home
- Improve the appeal of the Heart of Troy Hill and the immediate surrounding area
 - 3 of the 5 properties are within the boundaries of the defined Heart of Troy Hill and 2 others border the edge

Property Reserve – Steps to Achieve Goals

- Purpose of funds from ACCBO: THC will purchase Structures and Vacant Lots. These funds are the catalyst for a self sustaining program
 - Structures are estimated to be \$3000 and Lots are estimated to be \$1500
- Sell the property to renters in the neighborhood for the purpose of owner occupancy as defined in the THC Real Estate Procedures and Planning Proposal
- Partner with PCRG, URA, and WesBanco in the funding and assistance of the improvement of the home
- Reinvest profits to purchase additional properties through the property reserve

Property Reserve - Steps taken

- Submitted for Promissory notes for all properties currently in the property Reserve (Seen in the map to the right)
- At last notification, 6 additional properties will be placed into the September, 2017 Property Reserve
- Attended multiple Vacant Property Working Group sessions and maintained consistent communication with Sarah Slater of PCRG
- PCRG and URA are presenting at our next meeting on the CARL Loan Program and PHRP, 0% home improvement loan, respectively
- Obtained sponsorship from WesBanco for the Troy Hill House Tour on May 20th
 - More than 80 attendees
- Guidelines have been approved by the board for the evaluation of interested purchasers



1. 2120 Lowrie (Structure)
2. 1614 Hatteras (Structure)
3. 1716 Hatteras (Structure)
4. 1511 Claim (Lot)
5. 1517 Claim (Lot)

Façade Improvements - Goals

- Purpose of funds: Subsidize commercial property owners participating in the URA Storefront Renovation Program to aid in the financial burden of renovating their façade
- Enhance the aesthetic appeal of the Troy Hill Business District as defined in the Heart of Troy Hill:

Troy Hill Business and Building Owners – This Plan offers you tips and ideas for improving the aesthetics of your building façade, thereby attracting more business, while helping to improve the district as a whole. A more attractive business district helps attract new residents, which in turn, creates more business.

- Instill pride in residents of the neighborhood

Façade Improvements – Steps to Achieve Goals

- Build on relationship with the URA and Qianna Wasler in streamlining program for business owners
- Notify and educate owners of commercial properties of the financial opportunities available
- Establish application for funds and evaluation of merits for façade improvements using guidelines from the Heart of Troy Hill (Pictured Right)



Façade Improvement Guidelines – Heart
of Troy Hill

Façade Improvements - Steps Taken

- THC is partnering with the URA in the improvement of its façade at 1619 Lowrie to lead as an example
 - Work to commence this month, Permit Obtained
- Working with local owner of 1600 Lowrie to ease the financial burden of a façade improvement
 - Signed LOI with finances provided with assistance from ACCBO in exchange for pictured sign for advertisement
- Meeting with executive members of North Side Leadership Conference to streamline plan for enhancing facades in the Heart of Troy Hill
- Initiated contact with other business owners along Lowrie Street to gauge interest. In process of developing formal application for funds



Façade Improvement at 1600 Lowrie St

Administrative Assistance

- Purpose of funds: Compensate an employee for assistance with Quickbooks, Excel, and other programs associated with the organization's budget.
- Will help Treasurer process checks, maintain balances in THC's two accounts, make deposits on an ad hoc basis
- Ensure compliance with all 501(c)(3) requirements

Tool Library – Overview

- Renovate the first floor of 1619 Lowrie St., for use as a business incubator which will initially house a community tool library. This space, located in the heart of the Troy Hill business district, is currently underutilized as an office space for storage and monthly board meetings.
- The tool library concept is well established, with several successful examples and potential partners in the Pittsburgh region. The basic premise of a tool library is an organization founded on the concept of sustainability which offers accessible tools and education within the local community.
- This project is a direct continuation of a URA Streetface façade renovation, which is currently underway and is also part of the overall Troy Hill neighborhood plan, *The Heart of Troy Hill* (2009). The project is exemplified by the following plan excerpt:

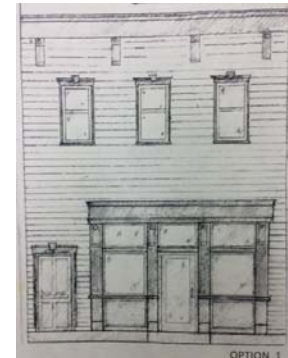
Existing Facade



Encourage mixed use buildings with retail on the first floor

Business districts are more vibrant with retail on the first floors to encourage more pedestrian traffic. Offices and residential units, on the other hand, have less pedestrian traffic and can create a break in the action for visitors. Therefore, offices and residential units are better suited on the second and third floors. These second and third floor tenants will need to purchase the goods and services offered on the first floor.

New Facade

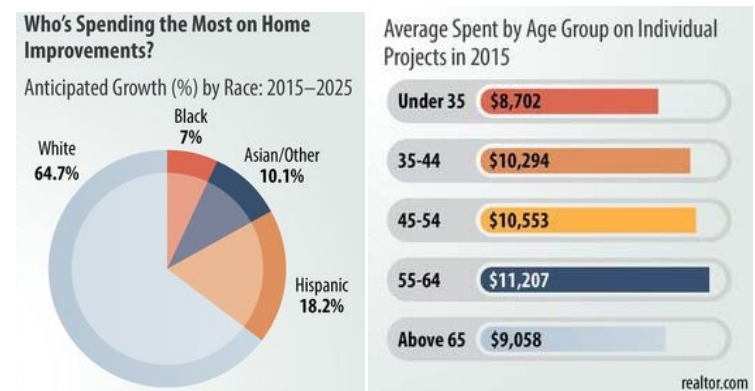
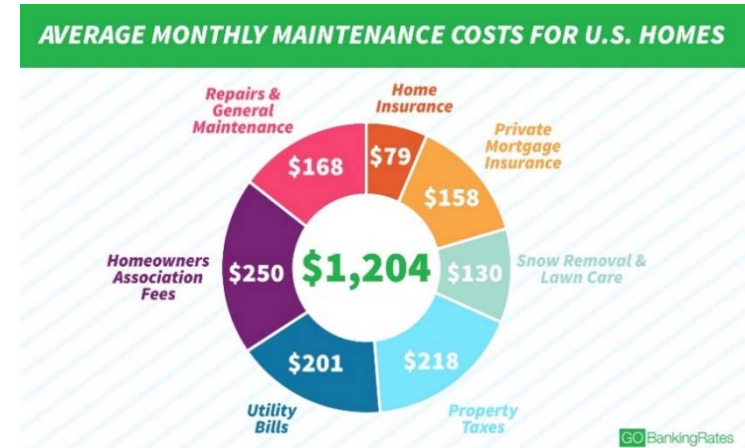


Tool Library – Applicable Excerpts from Neighborhood Plan

- **Attract a diversity of businesses** – Businesses that residents would use more often, such as cafés, pharmacies, bakeries, small grocers, restaurants, and convenience stores, reduces greenhouse gases and energy consumption by providing goods closer to home.
 - **Reuse existing materials** – Reusing on-site materials reduces waste, pollution from shipping new materials, and costs.
 - **Use local products** – Buying products from local companies reduces energy consumption, pollution, and shipping costs compared to shipping products across the country.
 - **Promote sustainable solutions to the whole community through meetings, education sessions, and newsletters.**
6. **Small Enhancement Projects** – Identifies small projects in which private landowners or the Troy Hill Citizens Council can accomplish with little or no money. These projects, while small, can renew pride and become a tipping point for new improvements within the neighborhood.

Tool Library – Impact on Real Estate

- Saves existing homeowners money that would otherwise be spent on redundant tool ownership and apply it directly to renovation and repair costs.
- Adds incentive and ability for potential home buyers, particularly younger or of lower income, to purchase a home in Troy Hill, given the age of the housing stock and frequent state of disrepair.
- Assists in Troy Hill becoming a more walkable and bike friendly neighborhood, qualities which greatly improve the appeal of any city neighborhood to prospective residents.
- Reduces business district vacancy and therefore improves attractiveness by repurposing an underutilized 1st floor space.
- Serves as an active community meeting place, largely thru offering educational workshops for all ages. The value of such a space cannot be understated, particularly in a neighborhood which lacks them entirely.



Tool Library – General Timeline

Phase 1 Year 0-1

- Complete planning, renovations, and inventory collection within first 6 months, begin paid staffing for next 6 months with initial tool inventory and three educational workshops.

Phase 2 Year 1 -3

- 1619 Lowrie St. used primarily as tool library, with space available to community members to sell hand made goods or host educational events (free, pay what you can, set price). Prospective future tenants interviewed while tool library is established and grows.

Phase 3 Year >3

- Tool library is moved to a larger space in order to continue growth, preferably as part of a newly established community center. A potential location is unused space in Provident Charter School.
- 1619 Lowrie St. made available for a new small business, preferably community owned/operated, which fits a need not currently met yet.

Tool Library – Budget Overview

<i>Item</i>	<i>Cost (\$)</i>	<i>Comment</i>
Renovations	5,400	2-3 months
Initial Inventory	1,500	1-2 months
Paid Staff from Neighborhood	2,000	\$15/hr, 6 months, Sat. 9am-2pm
Hardware Consumables	500	Screws, nails, etc
Insurance	600	1 year
Total	\$10,000	



1820 Harpster Street
Pittsburgh, PA 15212
412.908.3262

April 14, 2017

ESTIMATE FOR
Troy Hill Citizens
1619 Lowrie Street
Pittsburgh, PA 15212

PROJECT
Tool Library Renovation

DESCRIPTION	AMOUNT	QTY TOTAL	
Lumber/General Construction Materials	1000	1	1000
Hardware	1000	1	1000
Slatwall	400	1	400
Slatwall Accessories	750	1	750
Paint/Finishing	250	1	250
Labor	25	80	2000

TOTAL 5400

Tool Library – Renovations



Current condition



Proposed renovations

Tool Library – Renovations



View of Tool Wall

Slatwall will allow for easy organization, future expansion and changes in configuration. Visual simplicity will be easier for finding the right tool as a community member, and for inventory management by staffers.

View From Counter

Staff will be easily accessible for questions, able to maintain visual inventory of tools, and close proximity to consumable and high value items

Tables in main space will be on casters, allowing for changes in arrangement depending on needs. Demonstrations, workshops, servicing of inventory will be possible on day one, and flexibility for future uses can be easily adapted.



Tool Library – Initial Tool Inventory

- The initial tool inventory will focus on hand tools and personal protection equipment (PPE) which are multi-use and are applicable to real estate improvement, greening activities and employment.
- 80 tools have been identified that fit these parameters, from which the budget was generated.
- Inventory will be filled first by community member donations, followed by *re-use* (ex. Construction Junction) and if necessary, purchased new.

Hand/Power	Typical Usage	Item	Type
Hand Tool	Bicycle Maintenance	Bike Repair Kit	
Accessory	Various	Cable	Extension Power Cord
Accessory	Various	Container	5-gal
Accessory	Clean Up	Tarp	Drop Cloth Canvas
Hand Tool	Measurement	Carpenter Protractor	
Hand Tool	Measurement	Carpenter Square	
Hand Tool	Carpentry	Clamp	C type set
Hand Tool	Demolition	Crowbar	Standard
Power Tool	Demolition	Crowbar	Demolition bar
Hand Tool	Moving	Dolly	Appliance
Hand Tool	Moving	Dolly	Carpet End
Hand Tool	Plumbing	Drain Snake	Set
Power Tool	Various	Drill	Set (Impact, hammer)
PPE	Various	Earmuff	
Hand Tool	Masonry	Float	
PPE	Various	Gloves	Work
PPE	Various	Gloves	Chemical
Hand Tool	Various	Gun	Caulking
Hand Tool	Small Projects	Gun	Glue
Hand Tool	Carpentry	Hammer	Framing
Hand Tool	Demolition	Hammer	Sledge 2lb



I went online and I was like, okay, \$175 to buy something I'm probably going to just use once. That seems ridiculous.



Is it really worth your time to trek potentially 25 minutes to go get something that you spent \$15 to use for the day, and then have to trek back?

Tool Library – Established Partnerships

Grow Pittsburgh

- THC is currently a member of the Garden Resource Center, the Grow Pittsburgh tool library, in order to better serve its own two community gardens.
- We are currently organizing a meeting for discussion of the primary obstacles to establishing a tool library (liability, insurance, inventory, T&Cs).



Gtech, Landforce

- THC recently partnered with both organizations for a day of workforce development which focused on the beautification of our primary park and Rialto community entrance.
- This workday also included the use of the PGH Mobile Toolbox, an example of a successful local tool library model (primarily landscaping).



*Potential Partners - Millvale Library, Construction Junction, Hack Pittsburgh, PRC, TechShop, Assembly, Prototype, Makeshop, Pop Craft, Brenckles Nursery, Mueller's Hardware, Local Tool, Share Starter

Thank you for your consideration.

Sincerely,

Troy Hill Citizens, Inc and its constituents

