Outcomes

McAuley Ministries’ focus neighborhoods, the Hill District, Uptown, and West Oakland, are poised for significant development. Increasingly, private developers are interested in building in these communities, as evidenced by the market rate housing planned for Uptown and West Oakland. The risk is gentrification of these communities and missed opportunities for residents and community-based organizations to participate in the revitalization.

COMMUNITY-LED DEVELOPMENT

Community partners have worked very hard so real estate development programs can focus on providing opportunities for community-based and resident-owned developers to participate in meaningful ways to re-develop their communities. McAuley Ministries is a major funder of these initiatives. Since its inception, McAuley Ministries has supported 31 affordable housing development projects totaling $3,777,000.

FIRST-IN FUNDER

Our community partners increasingly report the value of McAuley Ministries’ “first-in” funding which positions our partners to demonstrate proof of concept, their ability to manage a grant, and positions them to leverage additional and often larger grants from other foundations.

FIGHTING GENTRIFICATION

Projects like those on the “Coming Soon” panel help ensure that our neighborhoods remain a welcoming home for all, especially Black and Brown residents, regardless of their economic status.
L.’s family has lived in the Hill District for four generations. Her grandmother was a day worker on Cherokee Street. Her grandmother was well-liked and eventually one of the women she worked for offered to rent her a small house on Cherokee Street.

L. recounts, "so she moved here with her five kids and raised a family. My mother is 97 years old now and lives just down the street with my sister. She’s been on Cherokee Street her whole life.”

Rebuilding Together Pittsburgh (RTP) began in October 2019 with the first project, securing a new roof to prevent further damage during the winter season. RTP executed the remainder of L.’s repair project beginning in March 2020, which included:

- a full remodel of her second floor bathroom
- significant patching and plastering of damaged ceilings throughout the home
- the installation of new vinyl flooring in her front hallway
- replacement of a leaking pipe trap under the kitchen sink.

L. offered, “My kids are grown and gone now, so it’s different. These repairs mean I can feel safe staying here.” L. shares the moment that she began looking for the house on Cherokee Street. She recounted a memory of climbing up 65 stairs to her apartment in a subsidized housing complex while also carrying a heavy bag of laundry and toting her two children up the stairs. Her oldest son, then a toddler, said his legs were tired — "that was the moment I knew it was time to leave.” She points at her front steps, “I started looking very soon after, and I bought this house later that year. After that, he only had two steps to walk up.”

L. thinks homeownership is important. “You know it’s expensive. When something goes wrong you can’t just call the landlord. But if you’re renting, you’re just not getting ahead. It’s hard to keep up with the repairs sometimes, but it’s mine. My sister and my mother live down the street. I love this neighborhood. When my kids were growing up my house and porch were always full. All the neighbor kids would come here. This is it.”
Affordable Housing

**Rebuilding Together Pittsburgh (RTP)**
*Homeowner Renovations for Low-Income Families in the Hill District*  
$750,000 over 3 years

RTP invests in repairs to owner-occupied homes in the Hill District, addressing major health, safety, and efficiency items to stabilize homeownership and affordability. RTP will rehabilitate 17 homes per year and execute 10 projects per year in trauma-informed neighborhoods through collaboration with the Neighborhood Resilience Project.

**Hill District Consensus Group (HDCG)**
*Housing Navigation for Renters and Homeowners Pilot Program*  
$100,000, payable over 2 years

This grant will provide housing justice programs for low to moderate-income residents by piloting a housing program to help renters and homeowners navigate public/private resources, legal systems, and supports to prevent homelessness.  
**Housing Navigation Tracking System - $14,780**
This grant will work with the Carnegie Mellon University Create Lab team to design an IT solution that will allow HDCG to track referrals and outcomes from their housing navigation program.

**NeighborWorks of Western Pennsylvania**
*Pennsylvania Home Lending Collaborative*  
$50,000

This grant will support a mortgage lending program that will make homeownership more attainable to renters in the Hill District and throughout the Pittsburgh region by offering a second mortgage program. They plan to work with the Hill Community Development Corporation (Hill CDC) to cross-market homeownership opportunities, provide HUD-approved counseling, and connect buyers to second mortgages and down payment assistance grants.

**Community at Holy Family Manor**
*Nazareth Housing Services Homeowner Assistance Program*  
$50,000

This grant will assist 10 low-income, elderly, or disabled homeowners by providing vital home repairs that are essential to the structural integrity of the house and to the owner’s health, safety, and peace of mind.
Stories of Hope

YMCA of Greater Pittsburgh
$400,000 - SRO Housing Renovation

This project renovated the Centre Avenue YMCA, resulting in 76 newly renovated single residency occupancy units for homeless individuals.

Renovations include newly painted, clean rooms in a building with entirely new mechanical systems, roof, elevator, common spaces, and access to individual bathrooms (the building previously had shared group bathrooms).

Additional building updates include:

♣ Refurbished kitchen
♣ Community room open to the community
♣ Exercise room for residents
♣ Computer room
♣ On-site bed bug treating machines
♣ Refurbished office spaces for staff
♣ An historic boxing ring to be refurbished by Dick’s Sporting Goods.

These updates will provide a better quality of life for the men who live at Centre Avenue and offer them a greater sense of dignity and self-worth.

Photos clockwise from top left: resident’s room, food pantry, kitchen, entry/staff offices, community room, recreation room, computer room, exercise room.
Stories of Hope
continued

For nearly a decade, 244 Dunseith Street was a blighted eyesore in the West Oakland community. The home had been abandoned by its owner and sat vacant for many years, becoming a hazard to the community as its front porch threatened to collapse and the front yard turned into an overgrown tangle of weeds.

The Oakland Code Enforcement Project, worked with the City of Pittsburgh to put a lien on the homeowner for neglecting the property. OPDC then applied to be the conservator of the property and completed a full renovation that included:

- new roof
- porch
- front steps
- furnace and duct work
- kitchen
- bathroom
- finishes throughout.

In April 2019, the judge granted OPDC ownership. In October, OPDC sold the home to a new owner-occupant, a first-time homebuyer eager to put down roots in Oakland where he works for the University of Pittsburgh. The new homeowner, who is Hispanic, is excited to be able to call Oakland home. His neighbors on Dunseith Street are glad to have a blighted home restored, to have a new permanent neighbor, and to know that the future of the home is secured through the Community Land Trust.

Coming soon ...

Hill Community Development Corporation (CDC)
$500,000 - New Granada Square

A major focus for the Hill CDC is developing a commercial and cultural corridor along Centre Avenue in the Hill District, anchored by New Granada Square, a project that includes affordable housing for artists; new retail; and restoration of a former theater into a mixed-use center of office, educational, food, art, and performance space.

Regional Housing Legal Services (RHLS)
$100,000 - Preventing Displacement for Low-Income Pittsburgh Renter Households

A nonprofit law firm with unique expertise in affordable, sustainable housing and its related components - community and economic development, utility matters, and preservation of home ownership. RHLS aims to prevent displacement of low-income individuals and families in the City of Pittsburgh through advocacy related to the City’s new rental registration ordinance and Housing Opportunity Fund.