

## Brookline Together Board Meeting

Monday, July 8<sup>th</sup>, 2024 via Zoom and in person at Brookline Teen Outreach

Attendance: Caitlin McNulty, Don Mudrick, Blake Plavchak, Melissa Distel-Kilmer, Bill Kim, Victoria Contreras, Mark Hopkinson, Lisa Wilson

Meeting called to order by Caitlin McNulty at 7:04 pm.

June Community Meeting minutes were motioned for approval by Caitlin McNulty, seconded by Melissa Distel-Kilmer. All approve.

## BT Housing Presentation-Blake Plavchak

### State of Housing/Real Estate-Brookline

- What is the impact of Brookline's "Hot" Real Estate Market & is it benefiting residents/the community?

#### Initial Glance:

- ◆ Winter of 2021-through community interviews & statistical analysis the following takeaways & data points were established
- ◆ New home buyers want neighborhoods with vibrant main streets & affordable housing stock
- ◆ Renters face rising rents & increases to utility costs
- ◆ Seniors suffer from the cost of surprise home repairs & mobility issues posed by age & the configuration of their homes

Neighborhood	Total # of sales	% of Total Households	Med. Sale Price	Med. Previous Sale Price	Med. Previous Sale Date	Med. YoY increase in sale price	Med. YoY % increase in sale price	Med. Years between sales
Brookline	93	1.58%	190,000	96,500	1/20/15	14,000	13.11%	6.4
Beechview	33	0.95%	158,860	69,850	10/26/13	15,900	13.05%	7.8
Carrick	34	.75%	141,500	44,500	1/19/12	7,400	14.98%	9.5

\* Data taken from home sales between 6/16/21 – 9/16/21

Between 1992 and 2024 the average annual increase in home value was 5.5%

#### Helpful Context:

- ◆ A 2016 Housing Needs Assessment completed by the city found that 27.5% of Brookline households were cost burdened at a time when between 60-
  - To be cost burdened means a household spends more than 30% of its income on housing.
- ◆ A 2023 hna found that Brookline was in the top 5 neighborhoods experiencing displacement of low-income residents and that for low and moderate income residents the housing supply gap was "Severe."

- “Very Severe” being the only, more dire classification
- ◆ Home ownership rates city wide for those making less than \$75k decreased as well as the share of residents earning less than \$75 who were renting

Mapping Project:

- ◆ This context proved the impetus for the mapping project on today’s BT agenda
- ◆ The intent was to visualize home sale data -([Map can be found here](#))
- ◆ Home sales in the neighborhood from February of 2020 through December of 2022 were mapped
- ◆ Over this period 15% of all home sales were to corporate buyers (LLC’s)
  - In 2022, 7.5% of all single family homes in the City of Pittsburgh were owned by corporate entities.
- ◆ This map is still in development, but in the meantime...

New CDBG Maps Dropped:

CDBG stands for “Community Development Block Grant” and is a program administered by HUD intended to support Low and Moderate Income households

Some Data Points:

2018				2024			
Tract #	LMI Pop	Total Pop	%LMI	Tract #	LMI Pop	Total Pop	%LMI
1917	1605	3670	44%	1917	1065	3645	29.2%
3206	940	2270	41%	3206	865	2315	37.4%
1919	1020	1920	53%	1919	1115	2050	54.4%
1918	1950	5260	37%	1918	2725	5025	54.2%
<b>Total Population declined by less than 1% but:</b>							
- Total number of LMI residents increased by 4.6% to 5770							
- Percent of LMI residents increased by 2.2% to 44.3% of residents							
- 37% of corporate purchases identified in the mapping project occurred in Tract #1918							

What does this mean?

- ◆ More homes are being sold for higher prices-but, the neighborhood is not seeing household income that reflects those increases
- ◆ Individuals selling are reaping the benefits of their home value increasing-but, there is no indication these residents are staying in Brookline after selling their home
- ◆ The increase in LMI residents is concentrated in one of Brookline’s 4 census tracts-but, we know corporate buyers are most active in that census tract, their properties are occupied by renters, and rent has increased 1.5 times faster than wages in the last 5 years

## Agency Counter and 311 Training

- Purchasing a house-get through proper channel
- 2 tools to be using:
  - Agency Counter-<https://pittsburghpa.agencycounter.com/home>
    - City is tracking general public/city employees who are using the tools
    - Planning permits-400 planning applications, 3590 building permits, 230 condemned buildings
    - Address-click search button twice, get the information-example: trash violation, electrical or plumbing violation, etc
  - 311-will be prioritize-request information
    - How does the code enforcement work?give 5 days for the officer to come, 5-30 days compliance period, inspector comes to see if it is being satisfied or not, then another 5 to 30 days to see if the issue is being fixed or not, if continue to be a problem-then will end up in court.
    - 311 can be submitted anonymously

## Per Blake Plavchak-

- After contacting 311, please contact Councilman Anthony Coghill's Office with Service Request Number (6 digit number)
- If neighbors have work on their property and have permit to work on the property, we do not get to see the details of permit but just able to see that they have the permit to work on the house/property.

## Update from Dan, from Pennsylvania State Rep-Jessica Benham's Office:

- Budget-end of the week to update budget, biggest highlight to push budget
- Home Act Repair
- Pharmacy Benefit Manager

## Treasurer's Report by Bill Kim:

- Current balance on acc- \$18500
- Reimbursement -up to date
- Set up insurance for next year
- No membership update

## Caitlin McNulty:

- Made some update to Brookline Together website the last 2 weeks
- Community gets together in September 2024

## Events and Beautification Reports by Lisa Wilson, Melissa Distel-Kilmer, Don Mudrick, Blake Plavchak, and Bill Kim:

## Lisa Wilson:

- Yard Sale was a success, all signs were collected-over 70 houses participated (at both rec center and houses)
- Cornhole-2 winners, will do it again next year
- Blvd beds are all adopted and looking great. Some are still in the works but on their way of looking great
- Clean Up Blvd-thinking to do clean up prior to Breeze Fest, tentatively August 3<sup>rd</sup>, 2024 unless can get different date closer to Breeze Fest
- Bulletin Board is done and looking great-if anything needs to be advertised, please let Lisa Wilson or Caitlin McNulty know. Bulletin Board has limited space but most of the ads are there such as Farmers Market , Breeze Fest, Councilman Coghill, etc
- Christmas in July-wreath donation , hang wreath in November 2024

Melissa Distel-Kilmer:

- Breeze Fest is going well
- Dealing with parking authority
- 15 vendors space left
- Dj is being hired for Breeze Fest
- Food Trucks
  - Food trucks are going well, heard no complaints
  - Rebecca took over Food Trucks
  - Mediterranean Tastes -scheduled for Tuesday, July 9<sup>th</sup>, 2024
- Brookline Farmers Market
  - Going amazingly on Sundays
  - Mt. Lebanon's Farmers Market has more produce than Brookline's Farmers Market but ours is great because has more varieties

Don Mudrick:

- Breeze Race
  - Registration is going well, in line with last year
  - Over 400 runner this year
  - A few upgrade with the race-race is going strong, committee will be formed to help with race

Blake Plavchak:

- Bowling-still accepting sign up, will start on September 2024, location-Princess Lanes Bowling Center (need to know how many returning in order to see how many open space-sign up list)
- Garbage Olympic
  - Will be on September 21<sup>st</sup>, 2024
  - Brookline has signed up again
  - Need to find out accessible location for trash, place we can leave it-taking suggestions

Bill Kim:

- Jacob/Whited
  - Had volunteers in the past to cut grass but no consistency (Lisa Wilson to post for volunteers to cut grass)

- Site work-garden/beds- have materials, but need volunteers Spring time needs extra help

7:59 pm -Motion to adjourned by Caitlin McNulty, seconded by Bill Kim.