

the Bulletin

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City approves loans for Garfield housing development

By Joe Reuben *Bulletin contributor*

Garfield - On Apr. 16, the city's Urban Re-development Authority (URA) approved two loans, totaling \$1 million, to aid the conversion of a former charter school building on N. Negley Ave. into a 45-unit apartment complex.

Most recently home to the Urban League Charter School, which has since relocated to Larimer, the building in the 300 block of N. Negley has been vacant for several years.

The \$18.1 million project, on the edge of Garfield, is being developed by Catalyst Communities, based in Pittsburgh, and Beacon Communities, headquartered in Boston, MA. The third partner in the project is David L. Motley, who operates a professional services company in Pittsburgh,

See **Housing Development** | page 2



ABOVE: Volunteers prepare food for pickup at Valley View Presbyterian Church (601 N. Aiken Ave.) in Garfield. In partnership with the Greater Pittsburgh Community Foodbank, the church distributes food to local residents every Thursday. Photo by Joey Kennedy.

Local restaurant workers create mutual aid network for COVID-19 relief

A Message from Pittsburgh Restaurant Workers Aid

Pittsburgh - In an effort to slow the spread of COVID-19, PA Gov. Tom Wolf ordered restaurants and bars located in "mitigation counties" to close their dine-in services on Monday, Mar. 16.

Although they were still able to offer take-out and delivery options, eateries and their employees immediately felt the impact across the state. On Mar. 16, the largest workforce in Allegheny County, the restaurant industry, became unemployed at a moment's notice.

That same day, Kacy McGill and Taylor Stessney created a Facebook group called

"Greater Pittsburgh Restaurant Workers Mutual Aid Group."

The group is now a program of Pittsburgh Restaurant Workers Aid (PRWA), which serves as a mutual aid resource for a broad range of more than 3,000 servers, bartenders, baristas, bar-backs, food runners, hosts, bussers, managers, chefs, cooks, dishwashers, prep cooks, and hospitality employees.

Group members began by helping each other weather the crisis online, fostering

See **PRWA** | page 6



ABOVE: Friendship residents show love for their mail carrier with a colorful yard sign. Throughout the East End, neighbors are finding new ways to celebrate the essential workers who brighten their days. Look to page 11 for more snapshots. Photo by Steve Kamienski.

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'NEIGHBORWAY' ENCOURAGING
SAFE PASSAGE THROUGH EAST END

MASKS UP: WORKSHOP PGH
SEWS SAFETY IN GARFIELD

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Housing Development continued from page 1



ABOVE: CommI.

MCAPS, LLC.

The URA loan will help pay for the portion of the project that will create 38 apartments for tenants with annual incomes equal to 60% or less of median household income for the Pittsburgh area.

Three new stories will be added to the building's two existing wings, which are attached to the former B'Nai Israel Synagogue sanctuary.

A second phase of the project calls for the sanctuary, built as a rotunda with a domed roof, to be renovated into offices and a community gathering space. The sanctuary has sat vacant since the mid-1990s, and had been designated by the city as a historic landmark prior to its abandonment.

In the Sept. 2018 edition of *The Bulletin* [Vol. 43, No. 9], critic John Kohl described

the former sanctuary building: "An impressive display of Greek Byzantine architecture, the Negley Ave. building was created from two smaller, 'pendentive' structures - each built upon one another - to culminate in a central 'eyelid' feature..."

"Nearly a century later, one can still feel the impact of its building materials; the subtle brick against Grecian tile-types mesmeriz-

es from a structure seemingly built 'of the hill.'"

The developers have been able to round together close to \$2.6 million in subsidies from three other public agencies, along with a \$2.275 million loan from an undisclosed private source. Mistick Construction will be the general contractor for the project. ♦

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Contribute to your local paper, help fellow readers in time of need

Letter-from-the-Editor

Dear Reader,

In times like these, our connections with friends, loved ones, and fellow community members are key to our survival. Now, more than ever, *The Bulletin* is a vital resource for local residents - and a beacon of hope - to help us all weather the COVID-19 crisis together.

We'll continue publishing, without interruption, to fulfill our commitment to *Bulletin* readers by providing you with essential info during the pandemic. We're also here to help you maintain a strong connection with your East End neighbors, near and far, but we need your help!

You can make a difference by contributing a story to the June edition; email Bulletin@Bloomfield-Garfield.org. We welcome anything that aids your neighbors in need.

Working together, we can connect local residents with crucial resources to help flatten the curve throughout Pittsburgh. Thank you for contributing - to your neighborhood and to your local newspaper!

Sincerely,

Andrew McKeon
Editor, *The Bulletin* ♦



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Board Meetings are held by the Bloomfield-Garfield Corporation at 6:30 p.m. on the second Monday of each month, at the BGC Community Activity Center (113 N. Pacific Ave.), and are open to the public.

The opinions expressed herein are not necessarily those of the publisher.

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AT RIGHT: Neighbors have turned one of Friendship's "Little Free Libraries" into a "Little Free Pantry" full of toiletries and other essential items. Located next to Fourth Presbyterian Church of Pittsburgh (5450 Friendship Ave.), the pantry remains fully stocked thanks to donations from members of the Friendship Community Group (FCG) and other neighborhood organizations. Photo courtesy of the FCG.



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Community development briefs: East End

By Joe Reuben *Bulletin contributor*

Lawrenceville housing project approved for second URA loan

The construction of two mixed-use buildings at 3330-50 and 3400 Penn Ave. has run into a financing shortfall due to unforeseen problems with the project. The developer was forced to return to the Urban Redevelopment Authority (URA) last month, seeking an increase of \$350,000 in the agency's original loan to the development.

Known as the "Sixth Ward Flats," the development will create 38 apartments [affordable to tenants whose annual incomes are 60% or less of median household income for the area], along with first-floor spaces that can be leased to commercial tenants. The developer is a for-profit entity that was created by ACTION-Housing, Inc. in order to accept \$11.6 million in investor financing, made possible by tax credits awarded to the project in 2018 by the PA Housing Finance Agency (PHFA).

The \$15.9 million project ran into problems with the relocation of electrical utility lines and soil contamination at the two sites, which resulted in serious cost overruns. According to URA staff, extensive work was needed to re-route power from an adjacent

Duquesne Light substation, and its cost far exceeded the \$200,000 ACTION-Housing had budgeted for the work.

The investor who purchased the tax credits also requested that some last-minute soils testing be done; it revealed high levels of metal contaminants at both sites. Not only was the Pennsylvania Housing Finance Agency (PHFA) forced to penalize the developer for failing to complete the project in a timely manner, but the delays also caused a financial loss to the investor who purchased the credits.

City Council tables bill related to East Liberty's transit reinvestment district

City Council will not consider an increase in the size of the reinvestment district that was created when a new bus transit station was built behind what is now the Eastside Bond housing development in East Liberty.

The district was created over a decade ago to allow for real estate taxes created by new projects in the district to be diverted by developers into an infrastructure fund at the Urban Redevelopment Authority (URA), instead of into the city treasury. Those taxes, in turn, can be used by the URA to raise bond revenues to aid their projects, as well as others undertaken within a half-mile radius of the station.

As part of a 2017 consent decree issued by Common Pleas Court, community groups won a concession from the city to look at an increase in the radius of the transit district to three-quarters of a mile. The decree came in the wake of the demolition of East Liberty's Penn Plaza apartment complex, when over 200 tenants were evicted from the complex to make way for a new commercial project planned by the Gumberg development interests.

The enlarged reinvestment district would've made small sections of the Garfield and Friendship neighborhoods eligible for using those diverted tax revenues in promoting affordable housing preservation and development projects in their communities. The Peduto administration was a party to the negotiation of the consent decree, along with the Gumberg development interests and community groups in East Liberty, Garfield, and Friendship.

In order to facilitate the expansion of the reinvestment district, Council was to first authorize a study of the proposed change. City Councilman Rev. Ricky Burgess elected instead to table the legislation, which will likely delay any further consideration of the bill until early 2021.

Using future real estate taxes from a new commercial development at the Penn Plaza site, which broke ground this winter, the Gumbergs committed to putting up to \$4 million into the district's fund for housing and to help build a new park next to the site.

CARES Act to deliver new community development funds to city

The city of Pittsburgh is due to receive an additional \$8.3 million in federal development funds, from passage of the CARES Act by the U. S. Congress in March, to help deal with the economic crisis precipitated by the COVID-19 crisis.

The funds will come courtesy of the Community Development Block Grant (CDBG) program, administered by the U. S. Dept. of Housing and Commercial Development (HUD). The federal agency generally requires a detailed plan be shared with the public as to how CDBG funds will be utilized year-to-year. Typically, CDBG monies must be used to address the needs of predominately low-income neighborhoods, or low-income persons living anywhere within the city.

As of *The Bulletin's* press time, the city has not announced how it will prepare a plan to secure HUD's approval of the new allocation. ♦



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Learn & Earn program develops alternative work experiences for local youths

By Amber Epps Bloomfield-Garfield Corporation

Garfield - The Learn & Earn summer youth employment program is currently accepting applications for youths (ages 14-21) who are interested in enjoying a six-week work experience.

Partner4Work, the Downtown organization that funds the program, has been working with several groups, including the Bloomfield-Garfield Corporation (BGC), to develop meaningful work experiences for local youths this year.

The BGC is seeking worksites to host youth workers this summer, specifically workplaces that can do so while following social distancing practices. Last year, over 1,200 area youths participated in the Learn & Earn program; due to the COVID-19 pandemic, the program ex-

pects to serve fewer kids this year.

In times like these, the nonprofit organizations that manage the program recognize the importance of providing training and work experience to local youths, while also helping them earn a paycheck.

Although this year's opportunities will most likely involve social distancing and/or the use of technology for remote learning, kids will get to see just how important it is to be flexible and able to adjust to new circumstances.

For application assistance, contact any of the BGC staff listed on the flyer below.

If your organization is interested in becoming a worksite, email amber@bloomfield-garfield.org. ♦

Distance learning plan helps ECS students stay connected during pandemic

By Deana Callipare Environmental Charter School

Garfield - Joining many other schools across the country, the Environmental Charter School (ECS) has transitioned to online learning during the COVID-19 pandemic. Students who usually attend the ECS Middle School (5525 Columbo St.) in Garfield, for example, are now video-conferencing with their teachers in virtual classrooms.

While schools everywhere are struggling with the change, ECS faces a very unique challenge on account of its connectivity and multi-disciplinary, out-the-door approach to learning. The school's Distance Learning Plan (DLP), which was deployed on Mar. 18, continues to evolve.

"The goal of the ECS distance learning plan is to define an educational experience for students that is consistent, effective, relevant, and aligned with the ECS vision and our mission of supporting the whole child experience," Dr. Amanda Cribbs, chief academic officer at ECS, said. "We created a phased approach to our plan that was intended to provide a consistent road map for educators and families, an approach that's allowed us to take small steps and evolve over time."

The plan included four phases to help ease students and families into their new "normal." Each grade level's DLP is a bit different, but they all have similar outcomes.

ECS's main priority is to promote engagement and learning, but students will still be graded on their work in this final phase of online learning. For example, from Monday through Friday, the fourth-grade DLP lists required and optional lessons for Math, Literacy, and Environmental Literacy.

ECS students have a checklist and, after completing the required lessons, they can upload their work for grading via the SeeSaw app; the platform also helps teachers provide feedback directly to their students.

With the support of dedicated employees, the DLP not only promotes learning and engagement, but also helps ECS families stay connected to teachers, principals, and other school staff. The "Extended Day" (E-Day) team has even created an afterschool plan that involves cooking activities, book readings, music lessons, and science projects.

"ECS commits to building in opportunities for interaction, connection, and collaboration between students. Learning occurs either synchronously, asynchronously, or by using both methods to achieve those ends," Vicky Hsieh, the school's curriculum & PD associate director of technology, said. "We understand there are benefits and challenges to both styles of digital interactions between students and teachers, and we feel that a mixture of the two provides increased access for students."

ECS does not promote "doing school at home," but instead asks parents to create a daily or weekly academic routine full of learning opportunities. Based on feedback from the ECS school community, the district has continued revising DLPs to best fit parent and student needs.

The school's top priority is always the safety and well-being of its students, families, and staff. Everyone is working together - just not in the same building - to help ECS become stronger and better serve its students throughout the crisis.

For more info about ECS and its distance learning plans, please visit ecspgh.org/covid19-information. ♦

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PRWA *continued from page 1*

solidarity by sharing advice on topics like registering for unemployment, relief applications, affordable housing, healthcare worries, and food insecurity.

After realizing the pressing need to supplement these resources with financial assistance, the group created an emergency fund [via GoFundMe] to send monies directly to local restaurant workers who had applied for relief. On Apr. 17, the GoFundMe page reached \$29,000 in donations; it is on track to reach the goal of \$60,000 by the end of April.

Built as a coalition of service workers in response to the COVID-19 pandemic, PRWA's goal is to create a mutual aid network that can address the needs of workers in the restaurant industry, through this crisis and beyond. Along with its work on the fundraiser, PRWA is also expanding a food distribution program at the Irma Freeman Center (5006 Penn Ave.) in Garfield. The space was donated by the owners, with coordination from the office of City Councilwoman Deborah Gross.

Daily donations from friendly neighbors, fellow food workers, local restaurants, and organizations like 412 Food Rescue are used to create care packages for restaurant workers' families. These care packages consist of food, toiletries, baby products, and cleaning supplies. With a network of nearly 100 volunteers, the group has distributed care packages to over 170 families throughout Allegheny, Westmoreland, Fayette, and Butler counties while complying with recommendations from the CDC and ACHD.

Events like 'Diaper Day,' a baby product drive fueled by bulk donations from the Western PA Diaper Bank, were created to target larger needs in the restaurant community.



The group also offers "Friday Night Dinner," a free meal prepared by Scratch Food & Beverage, available for pickup or delivery to local food workers. Through its partnership with Hungry Hippo's Pet Food Pantry (a program of Biggies Bullies) and Pet-agogy, PRWA now provides weekly distribution of pet food and other essentials - serving 84 pets at 34 households so far.

The overwhelming response from simply starting a Facebook group has shed light on the nonexistent safety net for Pittsburgh's largest workforce.

With this in mind, PRWA applied for fiscal sponsorship through New Sun Rising; it received sponsorship, and obtained a 501(c)3 status, in late March. The group is now able to concentrate on long term plans for outreach and service expansion.

To learn more about PRWA, or donate to the emergency fund, visit pghrestaurantworkersaid.org. ♦

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Gerald McClendon's path to affordable homeownership with Circles and ELDI

By Elizabeth Sensky East Liberty Development, Inc.



ABOVE: Gerald McClendon stands in front of his new home in Enright Court. Photo courtesy of the New Pittsburgh Courier.

East Liberty - When Gerald McClendon had to move out of his apartment in 2018, he never thought it would be a blessing in disguise. McClendon had lived in East Liberty for most of his life, but never thought he would own a home in the neighborhood. At the suggestion of Maelene Myers, executive director of East Liberty Development, Inc. (ELDI), he began working with Circles Greater Pittsburgh to fix his credit and get everything in place to become a homeowner. In less than a year, he closed on his home in East Liberty's Enright Court. McClendon recently sat down with ELDI to reflect on his path to homeownership.

ELDI: How did you first get involved with ELDI?

McClendon: "I lived in Mellon's Orchard Apartments, which ELDI owned and managed. When they let all of the tenants know that they would be redeveloping the property into new affordable housing, it was a moment for me to stop and consider my future. I had dreams of becoming a homeowner one day, but I knew that I had to get a few things straightened out first...The year that I moved out of Mellon's Orchard, I was able to stay with friends and save some money. That's when I talked with Maelene at ELDI and she suggested that I look into buying a nice townhome in Enright Court. Maelene also put me in touch with Tammy Thompson (director of Circles Greater Pittsburgh)."

ELDI: How did Circles help you prepare for homeownership?

McClendon: "They helped me fix my credit and, in November of 2018, I started the process of getting pre-qualified for my mortgage. In January of 2019, I got a pre-qualification with Citizen's Bank. Once I got serious about the process, things really took off and started happening fast. I also took homeownership courses [through Circles] at Repair the World. Those were really helpful and informative. They brought in guest speakers

that gave me so much information on stuff that I had no idea about, since I had never owned a home before. The things I learned are still coming in handy today."

ELDI: How does it feel to be a homeowner?

McClendon: "Oh, it's just great. I've been waking up in my own home since June of 2019. Now, I can fix things up the way I want. I'm at peace now. Sometimes I pinch myself and say, 'Wow, this really happened'...I work at East Liberty Presbyterian Church, and I don't drive, so living here puts me close to work and everything else - all the restaurants, stores, etc. And I love my neighborhood. It's an up-and-coming area. The people around here are great, and this is just the beginning because ELDI is still working to rehab some of the townhomes. I think, within the next year or so, Enright Court will be booming."

ELDI: What do you think in general about East Liberty and its revitalization?

McClendon: "I was born and raised in Homewood-Brushton, but have lived in East Liberty for most of my life. I lived in the Penn Mall Apartments for 18 years and, before that, I was living in one of the high rises. You hear so much negativity about all the stuff that's going on in East Liberty, but I try to explain to people that low-income or moderate-income people deserve to have nice places to live too, and that's what ELDI is trying to do. Some people are saying, 'You know, they're trying to push everybody out - the poor people, the black people.' I think everyone was afraid when some of the redevelopment started, not knowing that they had a chance to move back. People don't like change, and they get set in their ways. Even, in some cases, when they're living in horrible conditions, which was the case for many people in the high rises and for some people at Penn Plaza, too. Sometimes, change is for the better though, and I see a lot of the old faces back in the neighborhood now."

[Learn more about Circles at circlespg.org. To apply for affordable housing in Enright Court, email mary.hester@eastliberty.org.] ♦

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Neighborhood FOCUS

East End farmers markets adapt to new community needs

By Sara Draper-Zivetz *Lawrenceville United*
& Abi Gildea *Bloomfield Development Corp.*

Insight/East End - When it comes to food, Pittsburgh enjoys many accolades. We are home to chipped ham, Heinz ketchup, and the Klondike Bar. We have dozens of James Beard Award winners and finalists, like Bloomfield's Bitter Ends Luncheonette and Lawrenceville's Driftwood Oven.

What might come as a surprise, though, is that Pittsburgh is home to more farmers markets *per capita* than anywhere else in the country. Operating throughout the city, in neighborhoods like Bloomfield and Lawrenceville, our local farmers markets can play an important role in helping us survive the pandemic.

In the time of COVID-19, when each of us is turning our focus toward basic needs, food has taken fresh priority in our lives. For some of us, it is simply a question of whether our favorite eateries will stay open for takeout.

Meanwhile, for many of us who are trying to make time to cook and put a nutritious meal on the table - while juggling full-time childcare, remote working responsibilities, and a crowded kitchen - things are a bit more complicated.

And as those of us who work in the food industry adapt to new job requirements in the era of social distancing, many of our coworkers who recently lost their jobs

BELOW: Fresh produce, like corn and hot peppers, from local vendors has kept customers coming back to East End farmers markets for years. Photo courtesy of LU.



Uncertainty pervades this time of crisis, but one thing is for sure: we will see you, albeit from six feet away, at the market very soon...

are struggling to find new work while living under quarantine. For far too many of us, the concerns and questions - "how will I get my next meal?" - are becoming more urgent every day.

We at Bloomfield Development Corp. (BDC) and Lawrenceville United (LU) are working to help the Bloomfield Saturday Market and the Lawrenceville Farmers Market continue serving local communities during this time of great need.

Working in close partnership with our vendors, residents, peer markets, and broader Pittsburgh food community, we are currently reimagining both markets in order to safely serve local customers in the time of COVID-19.

Putting the wellness of our patrons and vendors first, we will institute comprehensive and consistent precautions to ensure that our markets are safe and healthy places to shop and work. In many ways, farmers markets al-

- continued on next page -



ABOVE: A vendor's offerings at the Lawrenceville Farmers Market. Photo courtesy of LU.

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FOR COVID-19 RESOURCES

- continued from previous page -

ready have a leg up in this effort. Because our markets are hosted outdoors, they are ideally poised for ventilation. Also, since our produce and other products have few points of human contact between the field and the fork, we can more easily accommodate social distancing.

We continue learning from other farmers markets across the country, assessing further protocols in order to provide a safe environment for people to sell and buy groceries when we open this summer. Thanks to our partnership with Just Harvest, both markets are already able to help customers receive an extra \$2 for every \$5 in SNAP/EBT they spend at the market. In this time of shrinking resources and instability, we aim to create markets that increase access to fresh, nutritious food and provide greater stability for our local food system.

While we think through these big questions - as organizations, as neighborhoods, and as a region - we want your help. We are currently gathering input, asking what you would like to see from both farmers markets in the coming season.

Please visit LUnited.org/2020-market-survey to complete our community survey. The survey will be available online throughout the season as we keep improving the market experience based on your feedback.

Uncertainty pervades this time of crisis, but one thing is for sure: we will see you, albeit from six feet away, at the market very soon and we cannot wait.

Update: LU expects its Lawrenceville Farmers Market to have a safe opening in Arsenal Park on Tuesday, Jun. 2. Bloomfield Saturday Market is working hard to open as soon as possible; BDC will announce the plans very soon. For the latest announcements and updates, follow us on social media (@lvillefarmersmarket, @bloomfieldpgh) or contact LU at 412-802-7220. ♦



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City designs 'neighborway' to provide safe passage in Bloomfield, Friendship

By Ricardo Solis *Pittsburgh Bike Share*

Bloomfield/Friendship - In hopes of providing a low-stress, alternate bike route through Bloomfield and Friendship, the city's Department of Mobility and Infrastructure (DOMI) will create a "neighborway" along Coral St., Comrie Way, Edmonds St., and Pearl St.

Neighborways are streets, or a series of connected streets, designed to lower motor vehicle speeds and make life more comfortable for neighbors - while also making it safer to walk and ride a bike, and for kids to play.

They are located on low-volume residential streets, discouraging drivers from using the street as a cut-through. Since the streets are "traffic-calmed," and do not include dedicated lanes for bicyclists, the impact on parking or the existing street

layout is minimal. Pittsburgh's first neighborway is located in the South Side, on a series of streets that parallel E. Carson St.

The Bloomfield/Friendship neighborway will better connect the Bloomfield and Friendship neighborhoods to Lower and Central Lawrenceville, North Oakland, and East Liberty.

The route will include way-finding signage, neighborhood traffic circles, bump outs, and other traffic-calming measures.

Aiming to finish the neighborway before Phase II of the Penn Ave. reconstruction project begins, DOMI is working to provide people on bikes with a safe and reasonable option for detour.

Learn more at pittsburghpa.gov/domi/current-projects. ♦



ABOVE: A rendering of the "Bloomfield Friendship Neighborway" at the intersection of Coral St. and Roup Ave. in Friendship. Graphic courtesy of Ricardo Solis.

Due to the success of The Big Easy, we are moving to a larger facility not only to facilitate our clients, but to expand our services, including daycare, boarding, a Café and grooming.

Voted "Best Veterinary Hospital In The City" for two consecutive years.

-Tribune Review

Safety Measures - Facility Design

Safe Yards

Our outdoor play yards have a 6 feet fence with additional fencing to prevent escape.
Our outdoor play yards also have artificial grass.

Clean Air

Weather permitting, we have multiple garage doors that will be open to allow fresh air and clean breeze filter through for your dogs to enjoy while they are playing. This will maintain a clean and healthy facility free from bacteria and odor.

Fire Protection

Our facility has a fire alarm and heat sensor that automatically dispatches the Fire Department in the event of smoke or heat detection. Staff is close by for emergencies.

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- Urgent Care
- Surgery / Radiology
- Laboratory, On-Site
- Pharmacy, On-Site



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Fri: 9am-6pm

Sat: 9am-12pm



Reflecting on Mother's Day

Mother's Day can be a sad time for those whose mothers are no longer living.

Whether this is your first Mother's Day without your mother or if it has been years since she has died, there are many ways to honor your deceased mother or grandmother on Mother's Day.

We would like to offer the following suggestions:

- Talk about your mother with people who remember her.
- Bring out pictures of your mother, and show them to other family members.
- Consider taking flowers to the cemetery.
- Do something your mother would have enjoyed.
- Give a Mother's Day donation to your mother's favorite charity in her name.
- And finally, bring back the tradition of wearing a single white carnation in memory of your deceased mother.



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Essential workers support local residents throughout crisis

BELOW: A mail carrier has his hands full while making deliveries in the city's East End. Photo by Kenneth Neely.



ABOVE: A Friendship home's crafty yard sign speaks to local residents' appreciation for the essential workers delivering hope to their doorstep. Photo by Steve Kamienski.



ABOVE: Amber Epps, Chief Operations Officer for the BGC (top right), joins colleagues in a virtual meeting about the BGC's College & Career Readiness Program. The program coordinators, pictured above, are Judy Lubarski (top left), Paris Wright (bottom left), and Paul Johnson. Photo courtesy of Amber Epps.

BELOW: Ankur Dobriyal (right) and Brian Gaudio (left), of Module Housing, LLC, show the newly-built house at 5456 Black St. to a prospective buyer. For more info, contact Brian@modulehousing.com. Photo by Rick Swartz.



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1028 S Braddock Avenue
Pittsburgh, PA 15218
Office: (412) 241-4700 x.11

Selling a home isn't just putting a Sign in the ground!

What often appears to be an easy process, involves much more.

Is your home prepared to sell, not to your standards but to the buying population standards? What might that entail?

Are you pricing your home appropriately? Are you underpriced and leaving money on the table? Are you overpriced and costing yourself time and buyers?

How and where are you advertising your home? Are you limiting your exposure to only a segment of the market or are you exposing your home to the entire marketplace of buyers?

Are you putting your schedule ahead of the potential buyer schedule? Who is this person that I am letting into my home?

Paperwork, Paperwork, Paperwork. Do I really understand what I am signing and all the legal implications and consequences that come with it?

What financing standards will my home meet?

What is reasonable or not when it comes to inspections? Have I properly exposed everything? Am I giving away more money than I should? Do I really have a problem? Maybe I do have a problem?

What do I need to do to go to closing? What is involved with that?

A good agent should be able to help you through what on the surface may seem to be simple but in reality, can be complicated and involves most likely your most expensive investment.

My goal as your agent is to get you the most money possible with the least amount of stress during the process and to make sure we are doing things the right way. My job is to work with you in understanding the questions above.

Please don't approach selling your most expensive investment like a yard sale!

THE BULLETIN WANTS YOUR FEEDBACK!

This publication begins and ends with you, local community members, so we respectfully invite your opinions & insights.

We'd love to hear from you, so drop us a line anytime!

Please email our tip-line/suggestion box:

Bulletin@Bloomfield-Garfield.org.

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Volunteer Voices: Kelly Malone of Workshop PGH DIY School

Interview by Nina Gibbs Bloomfield-Garfield Corporation

Garfield - Kelly Malone has always had a knack for crafting, and for tackling creative projects.

As the owner of Workshop PGH, a do-it-yourself school and maker-space at 5135 Penn Ave., her latest project is helping flatten the COVID-19 curve by making face-masks for local residents. Malone is now recruiting volunteers to help sew masks and put together mask-making kits, which neighbors can use to make their own masks at home.

As of press time, Workshop has given out over 100 free masks and more than 1,200 mask-making kits to local residents. The school is accepting donations and materials to aid its mission; visit workshoppgh.com or contact workshoppghdiy@gmail.com.

The Bulletin recently caught up with Malone to learn about her efforts keeping Garfield residents safe during the pandemic. The following interview has been edited for space.

BELOW: Kelly Malone sports one of her homemade face-masks, available for free pickup at Workshop PGH (5135 Penn Ave.). Photo courtesy of Kelly Malone.



BGC: When did you begin volunteering?

Malone: "I've always volunteered in some capacity, usually with Planned Parenthood and LGBTQIA organizations. Workshop has offered free D.I.Y. classes where trans teens and immigrants teach crafts. Now, we've shifted to making masks and giving away mask-making kits to help keep folks safe."

BGC: What attracted you to mask-making?

Malone: "I wanted to empower people in the community to learn to sew while also encouraging them to wear masks. My uncle is in the ICU, on a respirator, and it's affected me a great deal to have this virus hit home. I want to make sure I do what I can to use Workshop as a platform to create masks and teach others how to make their own."

BGC: What's your quarantine routine? How do you spend time at home?

Malone: "I wake up and usually spend 2-3 hours a day cutting up fabric and prepping our mask-making kits that we tape to the outside window, available for free pickup. I spend most of my free time sourcing and buying materials. We make masks and also kits, which we sell to help fund the free ones. So, most days I'm working and filling orders, sewing and laundering materials as fast as I can."

BGC: How have local residents utilized Workshop's mask-making kits?

Malone: "I've had a lot of residents from the neighborhood coming up to show me the masks they made. People who can't sew, but they tried and learned. There have been some creative interpretations, for sure, but it's heartwarming to see parents and their kids really doing what they can to help. Since it's usually just me, and I don't have the time or ability to sew as many masks as I'd like to, the kits can go a long way and get into more hands. It's fun to see them on the street and makes me feel good about what we're doing." ♦

RESUME WORKSHOP

Eastside Neighborhood Employment Center
will be hosting Virtual Resume Workshops every
Wednesday from 12:00pm to 2:00pm
10 spaces will be available weekly, so
reserve yours today!

Where: Google Hangouts!
(Links will be sent to confirm registration by email)

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Call: 412-362-8580 or Visit: enecpittsburgh.com

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LOCAL REAL ESTATE BLOTTER

- Bloomfield, Friendship, Garfield, East Liberty, Lawrenceville, & Stanton Heights -

Real Estate Sales (for the month of March 2020)

Compiled by Lillian Denhardt, RE/MAX Select Realty

Bloomfield

Alexander F & Suzanne Colaizzi to Glickman Real Estate Development LP at 5104 Liberty Ave. for \$350,000.

Anthony R & Phyllis A Scanga to Derrick J Callahan at 517 Edmond St. for \$155,000.

David B Spear to Sean & Brianne Kelly at 1 Hemingway St. for \$308,000.

Ernest R & Grace T Napierkowski to Robert V 2nd & Courtney Lynn Moran at 413 Dargan St. for \$75,000.

Felix A & Rosemarie Cocco to Maxanna Properties Inc at 229 Pearl St. for \$125,001.

James B Lengyel Jr to Chloe Bark at 5022 Friendship Ave. for \$308,000.

Janet L Klett to Elizabeth Stoyale at 213 Joliet Way for \$120,000.

Kfir Eyal to Matthew D Redman at 4027 Woolsey Way for \$287,400.

The Lower Bloomfield Unity Council to Tobi Dobes LLC at 343 Cedarville St. for \$375,000.

Mornate Realty LLC to Keith & Janise Loell at 232 S Mathilda St. for \$535,000.

Nello & Maria Santella to Julianne E Avolio at 224 Edmond St. for \$170,000.

Paul James & Christopher J Mattis Cukanna to Kiera Anne Topping at 376 West Penn Pl for \$345,000.

Sherri Lynn Markiw to Angela Marie Fullmer at 4931 Yew St. for \$175,000.

Friendship

No sales to report.

Garfield

5150 LLC to Pattycakes LLC at 5150 Penn Ave. for \$630,000.

Dang Van Thang to Thu Trang Thi Vo at 310 N Mathilda St. for \$15,000.

Ek02 Development LLC to Cynthia Ruth Adams at 5006 Dearborn St. for \$385,000.

Penn Pioneer Enterprises LLC to Benjamin A Lehman at 4912 Broad St. for \$325,220.

Christopher St. Pierre to Howdott LLC at 5120 Penn Ave. for \$1.

W Laughlin Artz to Elizabeth L Greenough at 5020 Penn Ave. for \$70,000.

East Liberty

Foursome Partners Associates III (37.5% Interest) to Mcknight Mansmann LLC at 110 -116 N Beatty St. for \$4,250,000.

Foursome Partners Associates III (37.5% Interest) to Mcknight Mansmann LLC at 5901 Penn Ave. for \$4,250,000.

Foursome Partners Associates III (37.5% Interest) to Mcknight Mansmann LLC at

5915 Penn Ave. for \$4,250,000.

Henry B & Angela Torbert Finney to 405 Betty LLC at 405 N Beatty St. for \$200,000.

Lawrenceville

4629 Plummer LLC to Eric William & Colleen M Pavlick at 4629 Plummer St. for \$312,000.

5515 Butler Street Development LP to Drew Adam Singer at 5553 Butler St. for \$474,900.

5515 Butler Street Development LP to Joseph J Croftcheck Jr at 5557 Butler St. for \$564,900.

5515 Butler Street Development LP to Kyle Schuyler at 5551 Butler St. for \$598,900.

Aguiar Ezequiel Pimentel De to Mackenzie Creehan at 237 45th St. for \$622,000.

Alina H Imam to Debasish & Rebecca Chakraborty at 4715 Hatfield St. for \$482,500.

Alina H Imam to Dhvani Patel at 4822 Blackberry Way for \$287,755.

Anthony L Donatelli to 3220 Smallman Project LLC at 3220 Smallman St. for \$1,610,000.

Anthony Papas to Erin Cawley at 223 44th St. for \$400,000.

Anthony T Badamo to Erik A Swanson at 383 Fisk St. for \$272,500.

Brian R & Phuong Lee McDowell to Ian L Matts at 167 46th St. for \$438,000.

Chester Zmenkowski to KSS Partners LLC at 3469 Denny St. for \$65,000.

Cynthia Rose Boyce to Benjamin Haddad at 5154-5158 Natrona Way for \$190,300.

Daniel S & Anna Marie Lagamba to McChow Holdings LLC at 4419 Davison St. for \$138,000.

Goldie Demko to Casa De Kaha LLC at 252 46th St. for \$160,000.

Hanover Valley LLC to Thomas Bernard Jr & Brittany Morgan Hudzik at 5413 1/2 Carnegie St. for \$549,000.

Hershey Dugan to Alexander J Cadman at 4831 Hatfield St. for \$238,750.

Holdings LLC McChow to Donald H Manley at 307 46th St. for \$274,900.

Irwin M Fletcher LP to Michael B Carapellotti Revocable Trust at 3607 Butler St. Unit 402 for \$255,000.

Jennifer A Zeak to Aryn Gruneisen at 5330 Kent Way for \$252,500.

John A & Karen F Reiser to Creative Solutions Investments LLC at 903 Mccandless Ave. for \$70,000.

Jordan D & Abby R Smoke to Owen C Watt at 5218 Holmes St. for \$457,500.

Kevin A Quinlan to JSJ Sustainable Investments LLC at 3928 Mintwood St. for \$125,000.

Kevin M Lavelle to Kevin Kane at 213 Fisk St. for \$520,000.

Lana Yagatich to Wylie Holdings LP at 319 37th St. for \$135,000.

Mary Beth Sprague to Casgas LLC at 3823 Clement Way for \$176,600.

Mary E Anderson to Richard Perez at 5235 Carnegie St. for \$285,000.

Matthew Barnes to Jennifer E Lake at 121 41st St. for \$375,000.

Michael A Zajko to Schoolhouse Lane Bruce LLC at 4210 Bruce St. for \$175,000.

Michael H & Kate A Kolbrener to Christopher Paul & Adrienne Dion Wojtaszek at 173 44th St. for \$603,500.

Nita Ryan to Alexandra Masters at 349 Main St. for \$245,000.

Piotr & Anna Kosturek to Dobrawa Napierala at 124 46th St. for \$430,000.

Robert J & Philomena M Senko to Nesby LLC at 3816 Butler St. for \$600,000.

Robert Martin Jordanhazy to Anthony A Vardaro at 377 44th St. for \$470,000.

Robert S England to Zachariah Flynn at 3930 Mintwood St. for \$339,900.

Tanya L Tomasovich to Milestone Custom

Homes LLC at 143 -145 46th St. for \$235,000.

Stanton Heights

4338 Coleridge St. LLC to Janice R Alcorn at 4338 Coleridge St. for \$190,000.

Arthur C Kleitz Jr to Bradley D Spayd at 1016 Premier St. for \$160,000.

Jamie Nussbaum to Matthew Louis Crosby at 0 Camelia St. for \$269,000.

Jamie Nussbaum to Matthew Louis Crosby at 5404 Camelia St. for \$269,000.

Kasey R Kyle to Michael Iverson at 1516 Hawthorne St. for \$268,000.

Rebecca Hahn to Wesley & Sarah Kinter at 1106 Brintell St. for \$211,000.

Robert John Casey to Leah Lizarondo Shannon at 4916 Somerville St. for \$225,000.

Ruth Elizabeth Dudley to Darcy Moschenross at 1149 Mccabe St. for \$189,000.

William J Diplacido Jr to Justin L Hargrove at 1053 Mccabe St. for \$236,000.

This column uses data from Allegheny County that contains occasional errors (sale price, owners' names, etc.). We strive for accuracy every month so, if something looks off, please let us know.

For questions, comments, or just to chat about real estate in our neighborhoods, feel free to email Lillian at lillian@agent-lillian.com or call 412-335-6068. ♦

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on Twitter (@BloomGarCorp)**

[Editor's Note: Events are cancelled everywhere, so the Bulletin Board must adapt to a life with no listings. This month, The Bulletin continues encouraging Garfield residents to complete two community surveys. Please call 412-441-6950 with any questions.]

Public Safety Survey



**Bloomfield
Garfield
CORPORATION**

2020 : Date: _____

Name: _____

Birthday: _____

Address: _____

Phone: _____ Email: _____

Do you feel safe in your community? (on a scale of 1 being very safe and 5 being not safe at all) _____

What do you think are the biggest issues our community faces (Please only select the top 4)

- | | |
|---|--|
| <input type="radio"/> Employment/ Education Opportunities | <input type="radio"/> Violent Crime |
| <input type="radio"/> Housing resources/ rental | <input type="radio"/> Non-violent crime |
| <input type="radio"/> Housing resources/home owners | <input type="radio"/> Help with small business |
| <input type="radio"/> Potholes/sidewalks/vacant property | <input type="radio"/> Clean Air |
| <input type="radio"/> Trash/dumping | |

If given an opportunity to meet with Officials whose work involves our public safety, who would you most like to be able to ask questions and hear from? (Please only choose 4)

- | | |
|--|---|
| <input type="radio"/> Zone 5 Police | <input type="radio"/> Mayor's Office |
| <input type="radio"/> Probation | <input type="radio"/> Magistrate |
| <input type="radio"/> Vice | <input type="radio"/> Permits, Licensing and inspection |
| <input type="radio"/> Narcotics | <input type="radio"/> Housing Authority of Pittsburgh |
| <input type="radio"/> Trauma Unit | <input type="radio"/> URA |
| <input type="radio"/> DA's Office | <input type="radio"/> Allegheny County Health Department |
| <input type="radio"/> US Attorney General | <input type="radio"/> Department of Mobility & Infrastructure |
| <input type="radio"/> City Council members | <input type="radio"/> PWSA – Lead |
| <input type="radio"/> State Representative | <input type="radio"/> Lead Safe Allegheny |

I am interested in being part of a block watch:

- ☐ Yes ☐ No

I am interested in helping pass out fliers and volunteer at events

- ☐ Yes ☐ No

I would like to report a problem:

2020 Garfield Community Projects Survey

In light of new opportunities for the Garfield community such as the Greenzone, improvement of Fort Pitt Park, and tree planting efforts, the BGC would like to better understand how the residents of Garfield utilize their neighborhood and open spaces

Is illegal dumping a problem near you?

1	2	3	4	5
No	A little bit	Moderate	Yes	Big Issue

Do you believe access to nature has a positive effect on people's well being?

1	2	3	4	5
No	Not really	Indifferent	Maybe	Yes

How often do you go for walks in Garfield (either to get to a bus/residence or for fun)?

1	2	3	4	5
I don't	Not often	Sometimes	Often	All the time

How often do you use other parks in Pittsburgh? (Frick, Schenley, Arsenal, etc)

1	2	3	4	5
I don't	Not often	Sometimes	Often	All the time

Would you be willing to clean and/or mow a vacant lot near you if you owned it?

1	2	3	4	5
No	Too busy	Tell me more	Maybe	Yes

Do you think Garfield would benefit from well maintained walking paths and benches?

1	2	3	4	5
No	Not really	Indifferent	Maybe	Yes

Would you be comfortable with a low level offender to clean green areas of Garfield to reduce their fines and prevent possible jail time?

1	2	3	4	5
No	Not really	Indifferent	Maybe	Yes

Would you like more trees on your street/in front of your home?

No	Need more info	Yes
----	----------------	-----

**PLEASE RETURN SURVEYS
(BY MAIL) TO:**

Bloomfield-Garfield Corporation
5149 Penn Ave.
Pittsburgh, PA 15224

Or submit your answers online!

<https://forms.gle/vFk6Ughvgt1xXW4J7>

**[Note: This links to a secure Google form maintained
by the Bloomfield-Garfield Corporation.]**

COVID-19 call to action: finding respite homes for local youths

By Jacki Hoover Allegheny County Children Youth and Families

Perspective/Allegheny County - As we continue to learn more about the impact of COVID-19 on Allegheny County residents, the Department of Human Services (DHS) has identified an unmet need: respite care for children whose caregivers have become ill and are now unable to care for them or ensure their safety.

They may be hospitalized or simply too sick to attend to the children's needs. This is an issue for all families, but is a particularly difficult scenario for families without resources or a healthy support system.

While DHS cannot solve the larger countywide problem, we have worked with A Second Chance, Inc. (ASCI) to identify a solution for our kids in foster care, as well as those who already are, or might become, involved in child welfare.

ASCI will manage a pool of respite homes that will temporarily host one or more children whose caregivers are unable to care for them due to coronavirus symptoms or hospitalization.

We are asking you to consider becoming one of these respite providers. Below are answers to some of the questions you might have about the program.

Does my home need to meet certain requirements?

Each child is required to have a bed but, because this will be a short-term arrangement, even a comfortable cot or air mattress will work. The children do not necessarily need a room of their own, depending on the age/sex of the child that would be sharing a room with them. If you choose to apply, ASCI will work with you to address any questions about the physical layout of your home.

How long do you expect the respite to last?

Although there will be exceptions, we think 14-21 days will be the norm. Some stays may be as long as 30 days.

Will I be trained before a child moves into my home?

Yes, ASCI will provide virtual training, covering everything you need to know.

Will I be paid for participating as a respite provider?

Yes, you will receive a per diem, through ASCI, for the child's needs.

Are these children going to have coronavirus?

The children may be anywhere on the COVID spectrum. They most likely have not been tested, but may have been exposed and asymptomatic. They also might have pre-existing symptoms of coronavirus, or may develop them during their time in your home.

What can be done to safeguard my family from COVID-19?

We are following safety guidelines from the CDC, Dr. Rachel Berger, and Children's Hospital of Pittsburgh. We are attempting to secure supplies - masks, sanitation supplies, and rubber gloves - and will keep you informed about accessing them.

How can I get more information or apply?

Email ASCIcovidCombat@secondchance-kinship.com; call Davida Allen (Senior Director) at 412-377-2511, or Tara Skibiel (Exec. VP) at 412-715-9242, to learn more. ♦

June Bulletin Deadline: Monday, May 18

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