



757 Mellon Street
Owned by ELDI, Targeted in NRI



751 & 753 Mellon Street
Owned by ELDI, Targeted in NRI

700 Block of Mellon St.

These would not sell...



Until we controlled these...

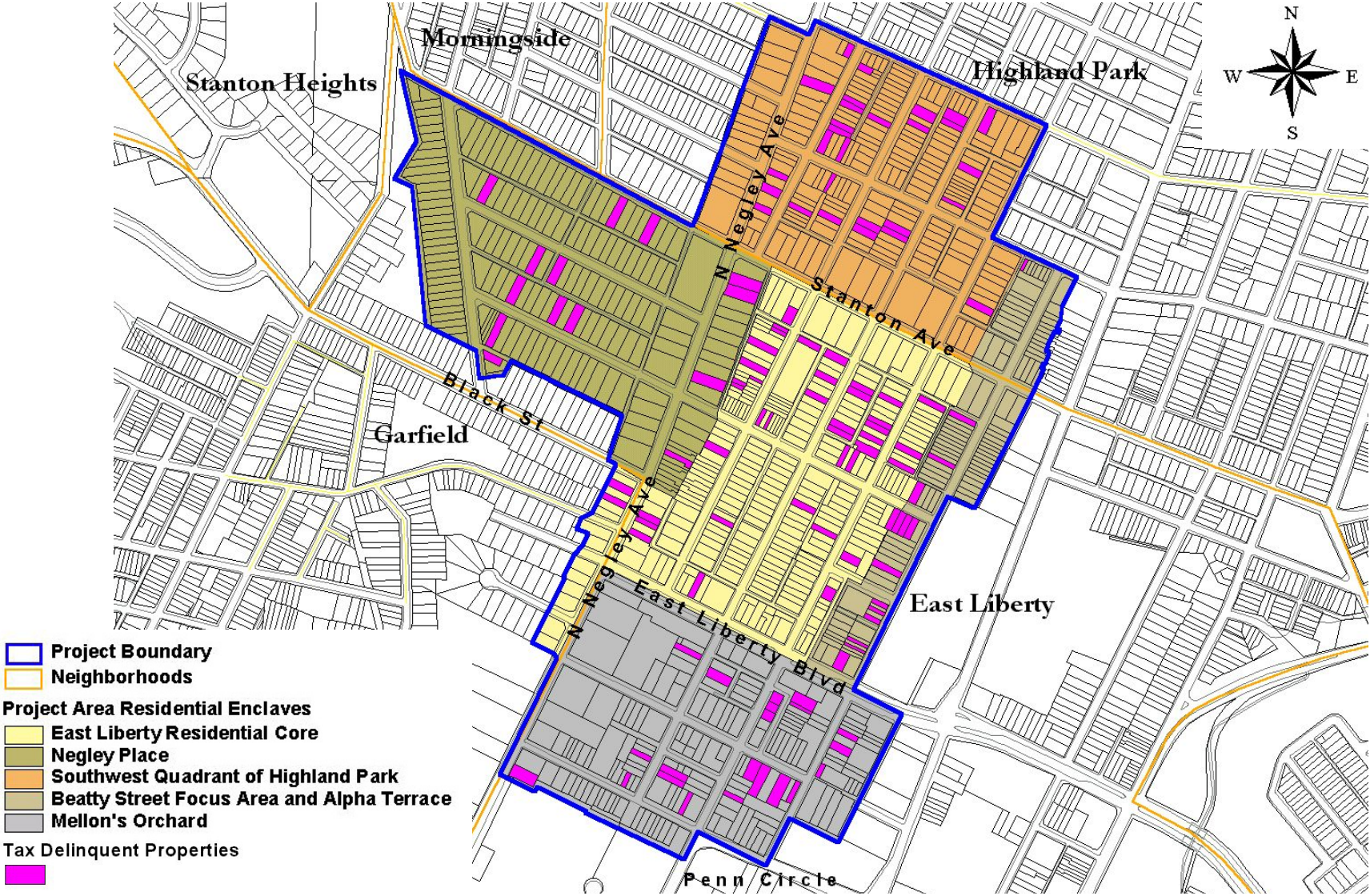
Would you buy the house next door?



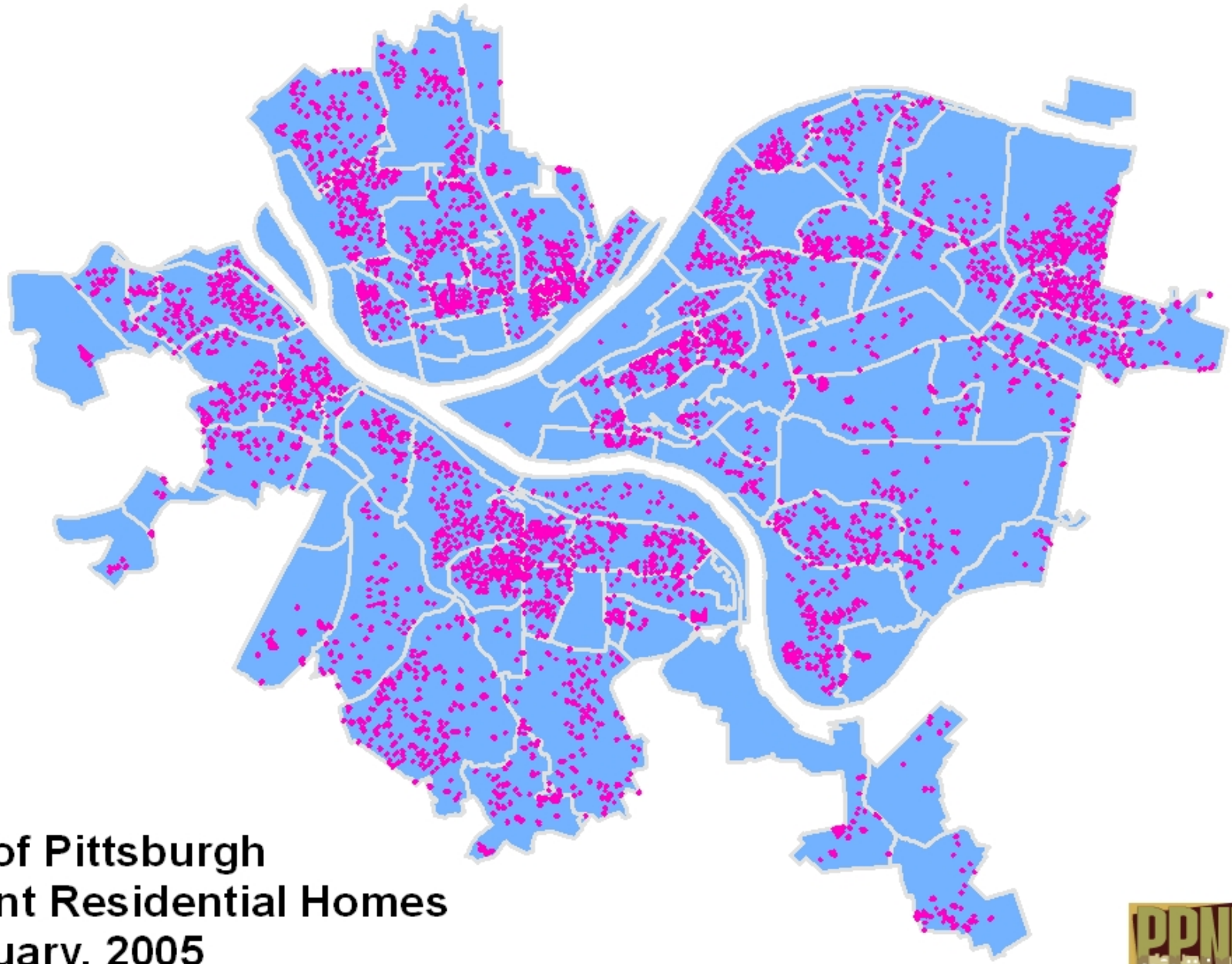
Map 3 - Existing Property Conditions



Map 4 - Tax Delinquent Properties in 2002



Source: United States Postal Service, Bureau of Building Inspection



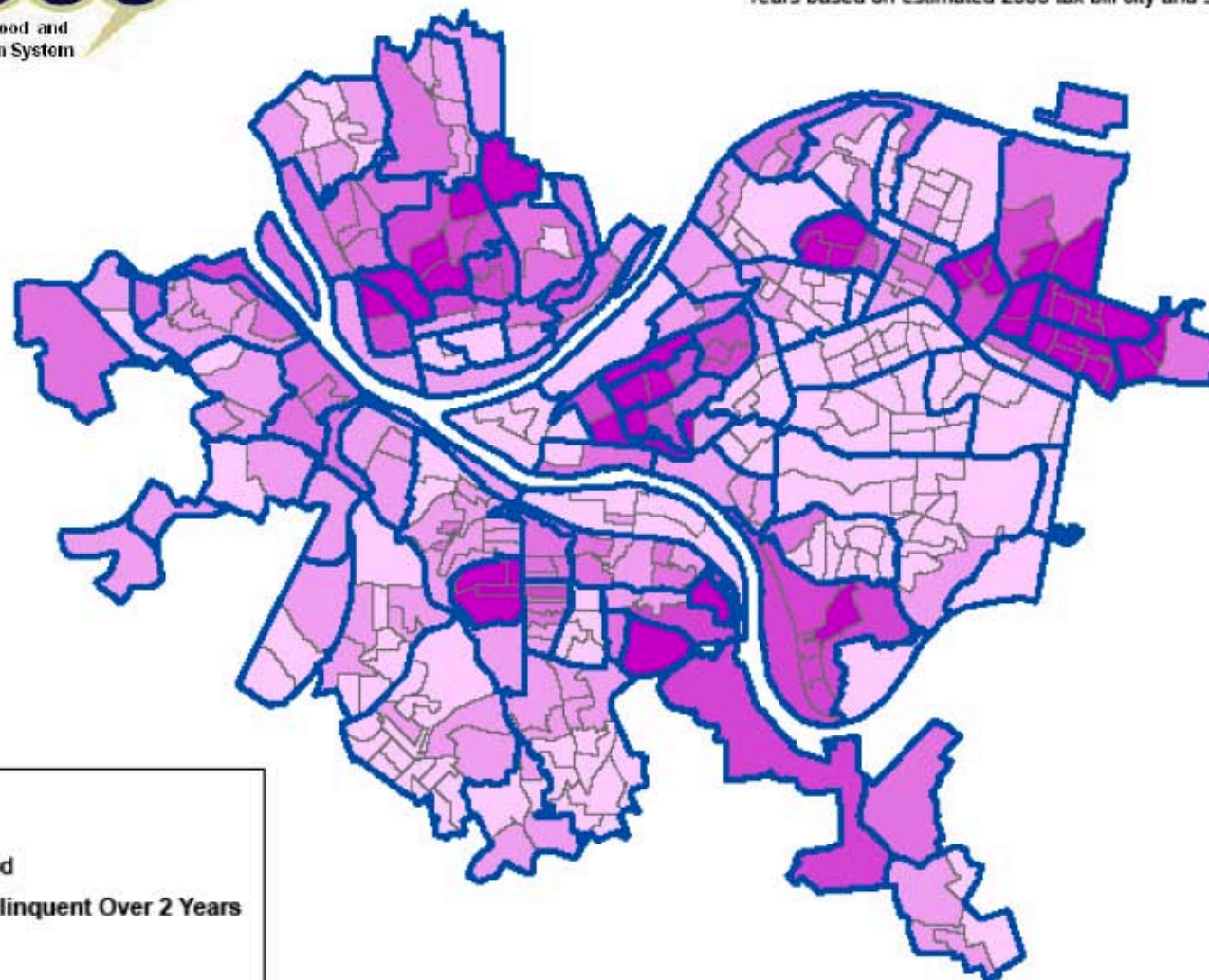
**City of Pittsburgh
Vacant Residential Homes
February, 2005**





Pittsburgh Neighborhood and Community Information System

Source: Pittsburgh Neighborhood and Community Information System, City Dept. of Finance
Years based on estimated 2006 tax bill city and school district



Legend

□ Neighborhood

Percent Tax Delinquent Over 2 Years

□ 0%-4%

□ 4%-10%

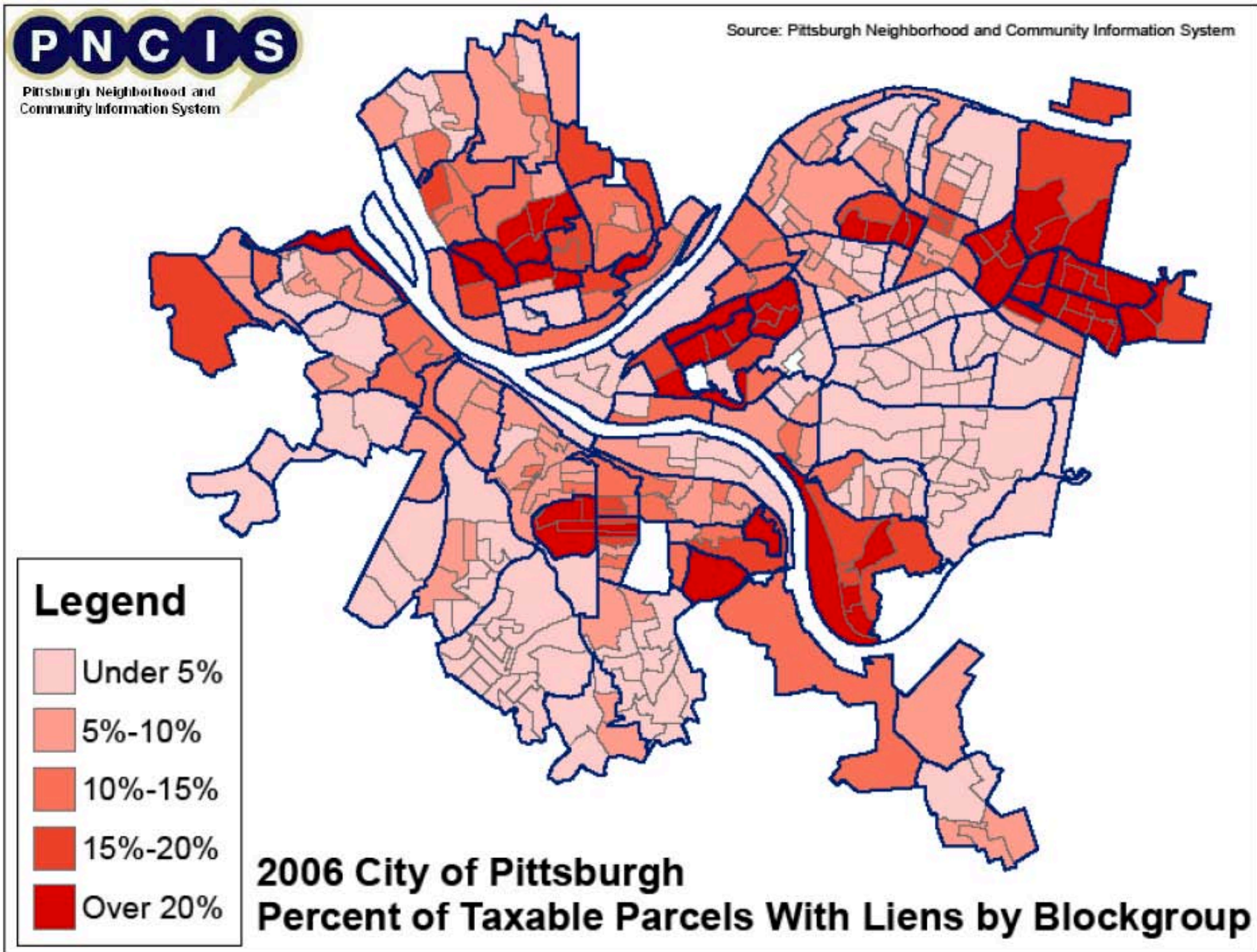
□ 10%-20%

□ 20%-30%

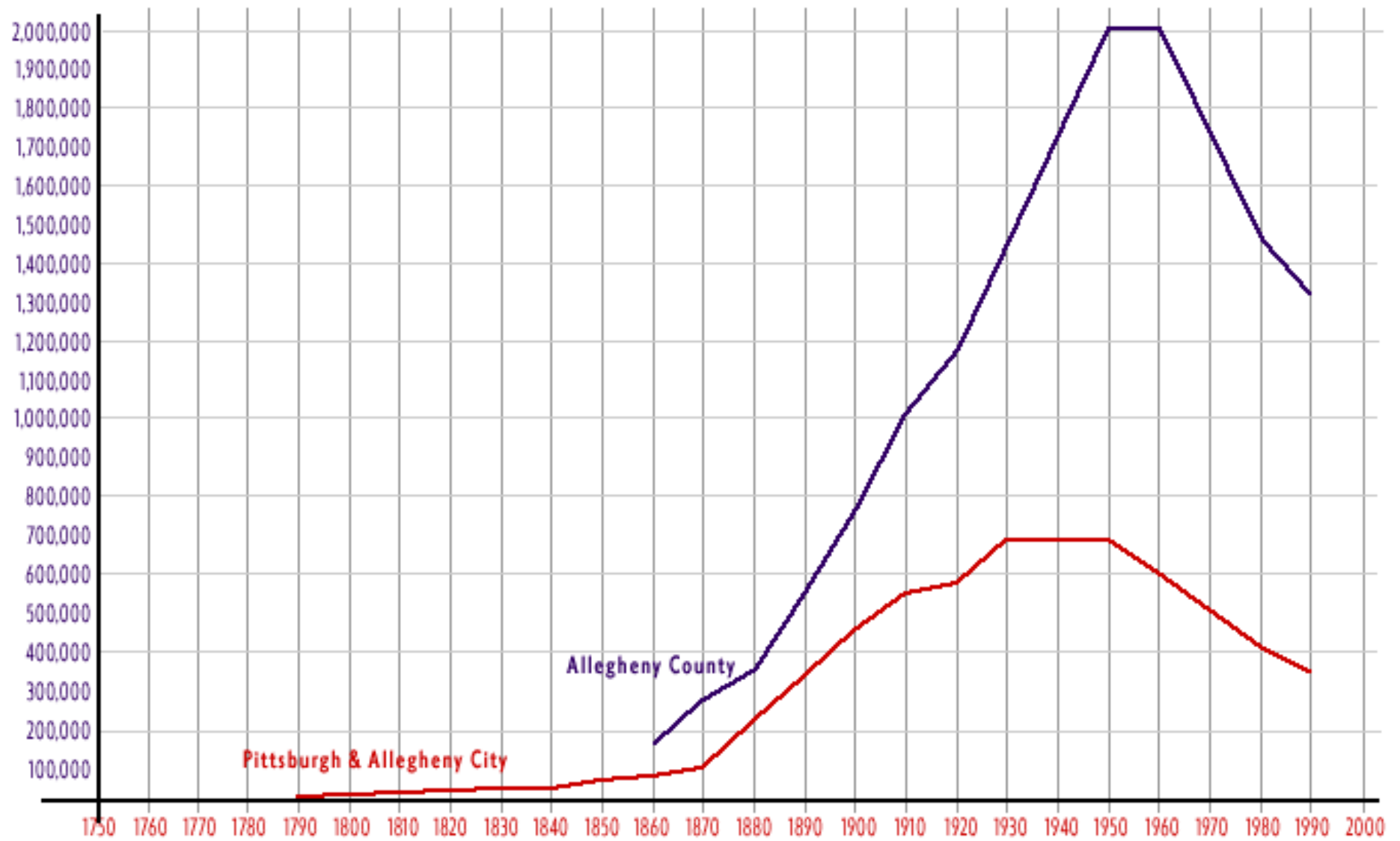
□ 30%-57%

**City of Pittsburgh
Percent of Taxable Properties
Delinquent 2 or More Years June, 2006**

Percent of taxable parcels with liens, 2006



Population graph and timeline of Pittsburgh history



What happens when the city does not foreclose?

- 50% population loss
 - 15% housing stock loss
- 20,000 vacant properties:
- 18,000 parcels are tax delinquent (14%!)
- At least 8,000 abandoned (6%!)
- 1,400 condemnations
- \$2-4 Million annual demolition budget
 - And not getting ahead....

8000 abandoned

450 taken per year

225 sold

317 newly abandoned

7867 abandoned

We will be done in 60 years

The garbage is piling up

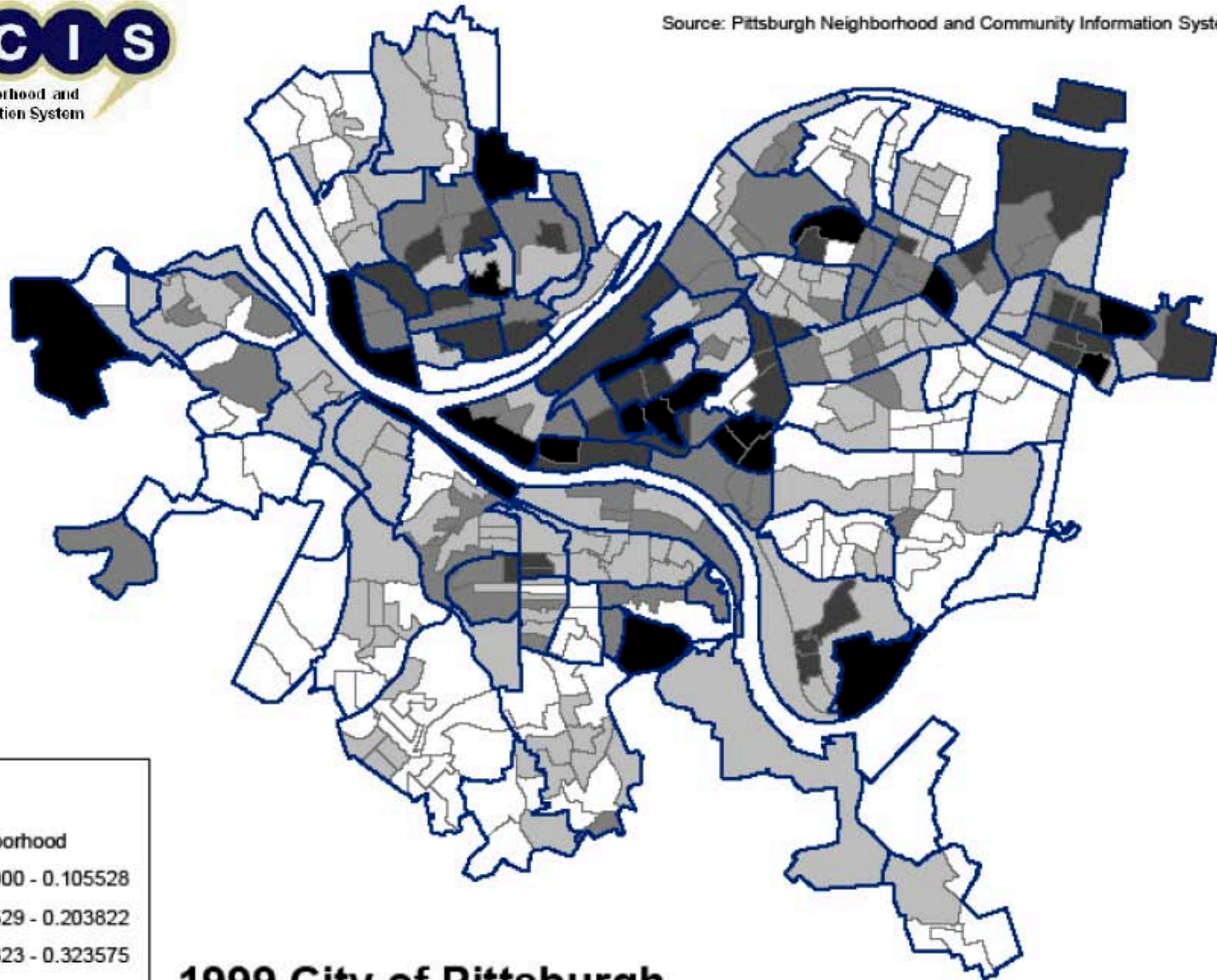
A Few Statistics About Our Neighborhood (2000 Census)

- 84% of Population is Below Median Income
- 80% of Units in Neighborhood are Rental
- Twice as many Section 8 Vouchers as any other Neighborhood in Pittsburgh
- Only 6 Units For Sale in all of 2000
- 12% Abandoned
- 95% of housing is over 30 years old.
- 20% hasn't been upgraded since 1939.









Pittsburgh Neighborhood and
Community Information System

Source: Pittsburgh Neighborhood and Community Information System



Legend

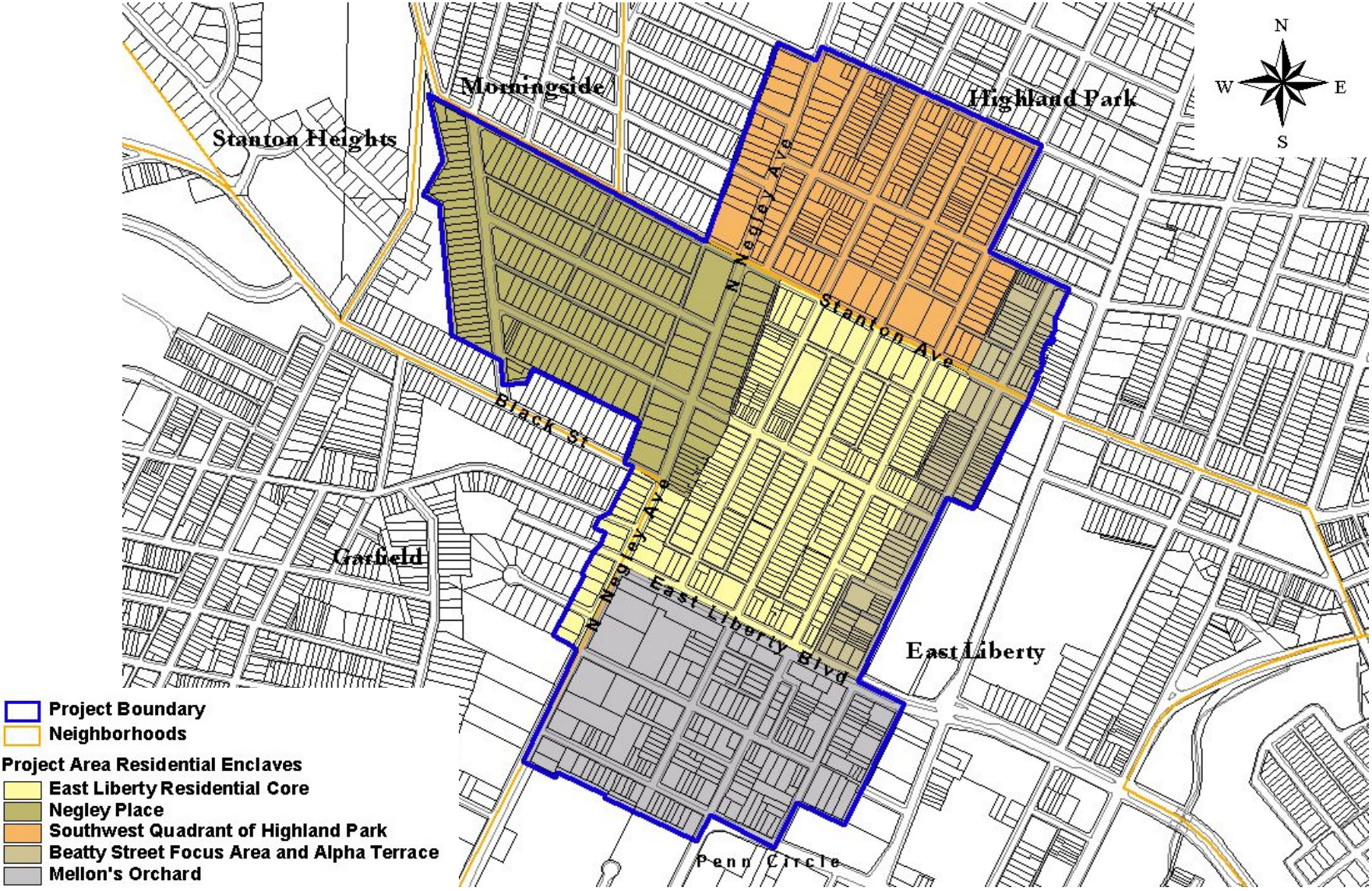
-  Neighborhood
-  0.000000 - 0.105528
-  0.105529 - 0.203822
-  0.203823 - 0.323575
-  0.323576 - 0.473684
-  0.473685 - 0.967972

**1999 City of Pittsburgh
Percent of Population in Poverty by Blockgroup**

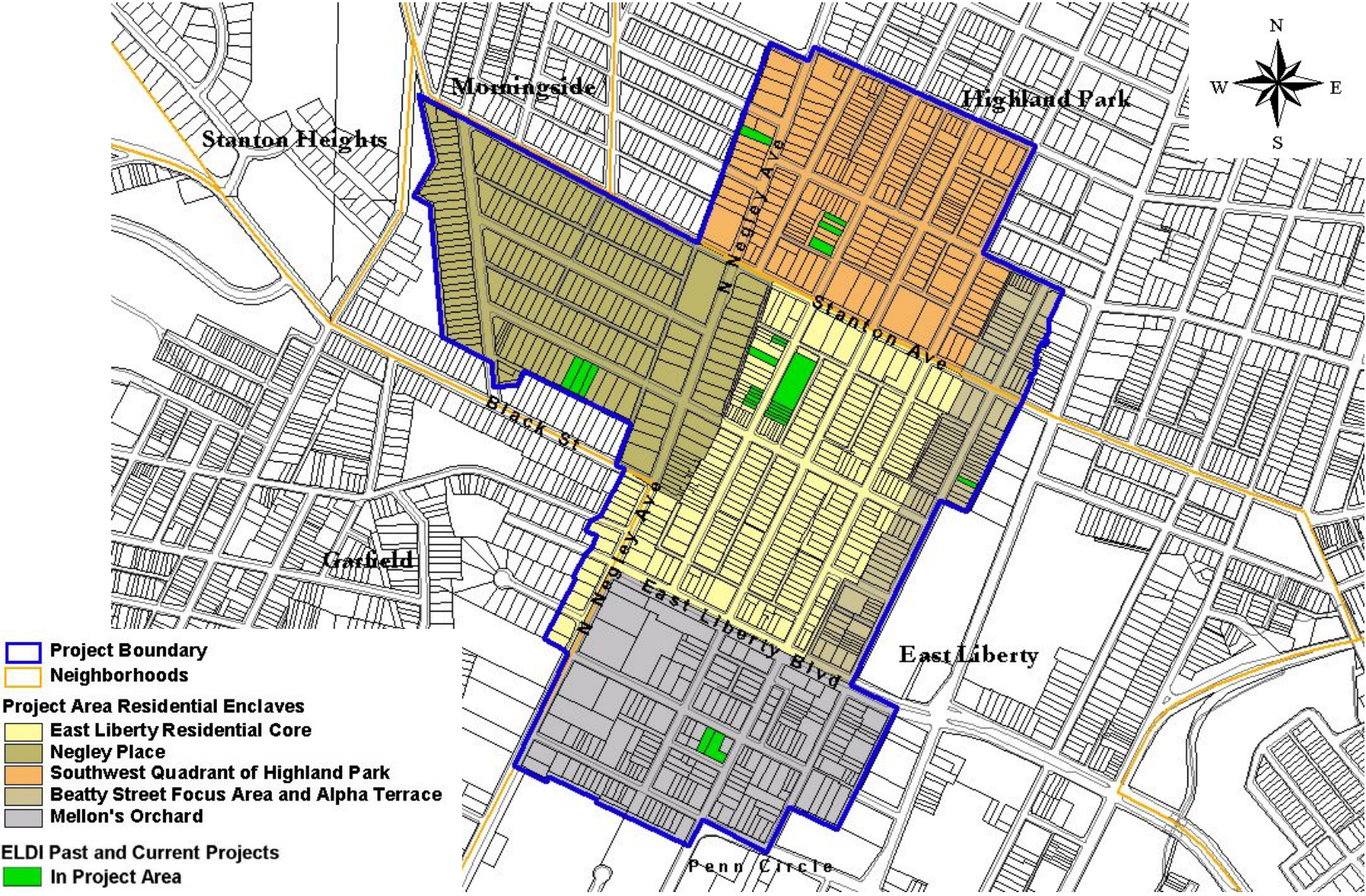
Housing



Map 1 – Overview of SIG Project Area



Map 1a – Overview of SIG Project Area with ELDI Projects





757 Mellon Street
Owned by ELDI, Targeted in NRI



751 & 753 Mellon Street
Owned by ELDI, Targeted in NRI

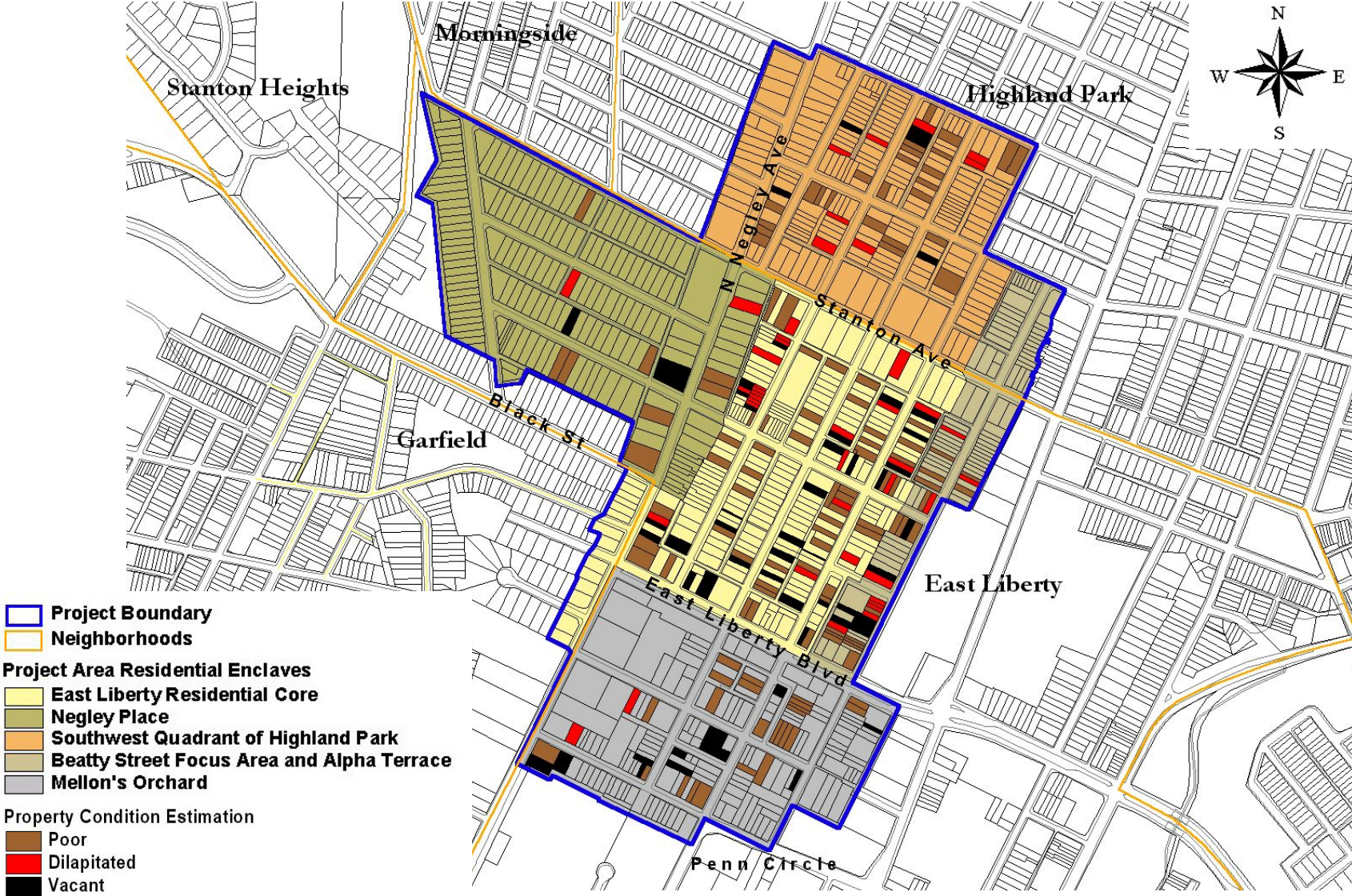
700 Block of Mellon St.

These would not sell...

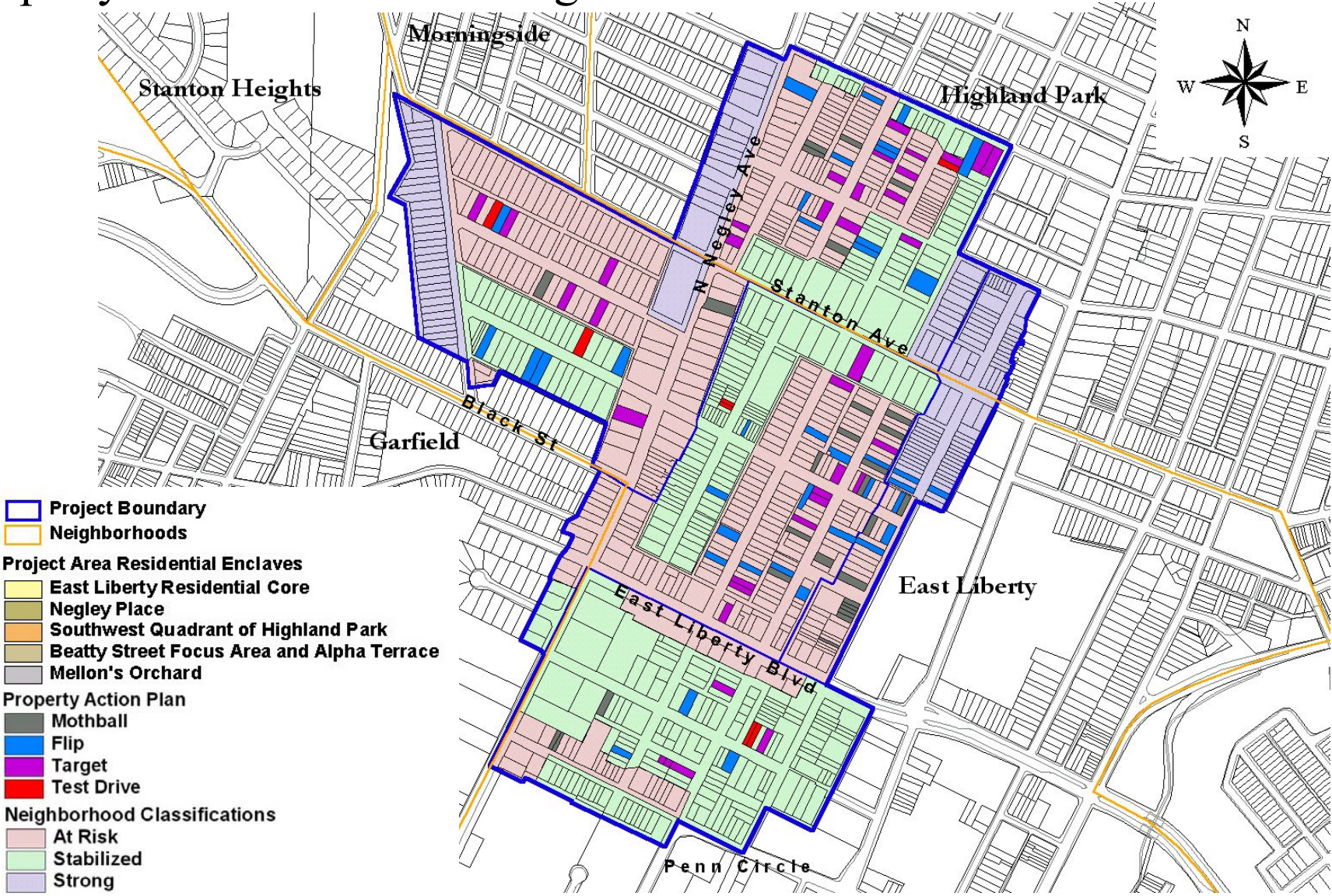


Until we controlled these...

Map 3 - Existing Property Conditions



Map 5a - Property Action Plan with Neighborhood Classifications

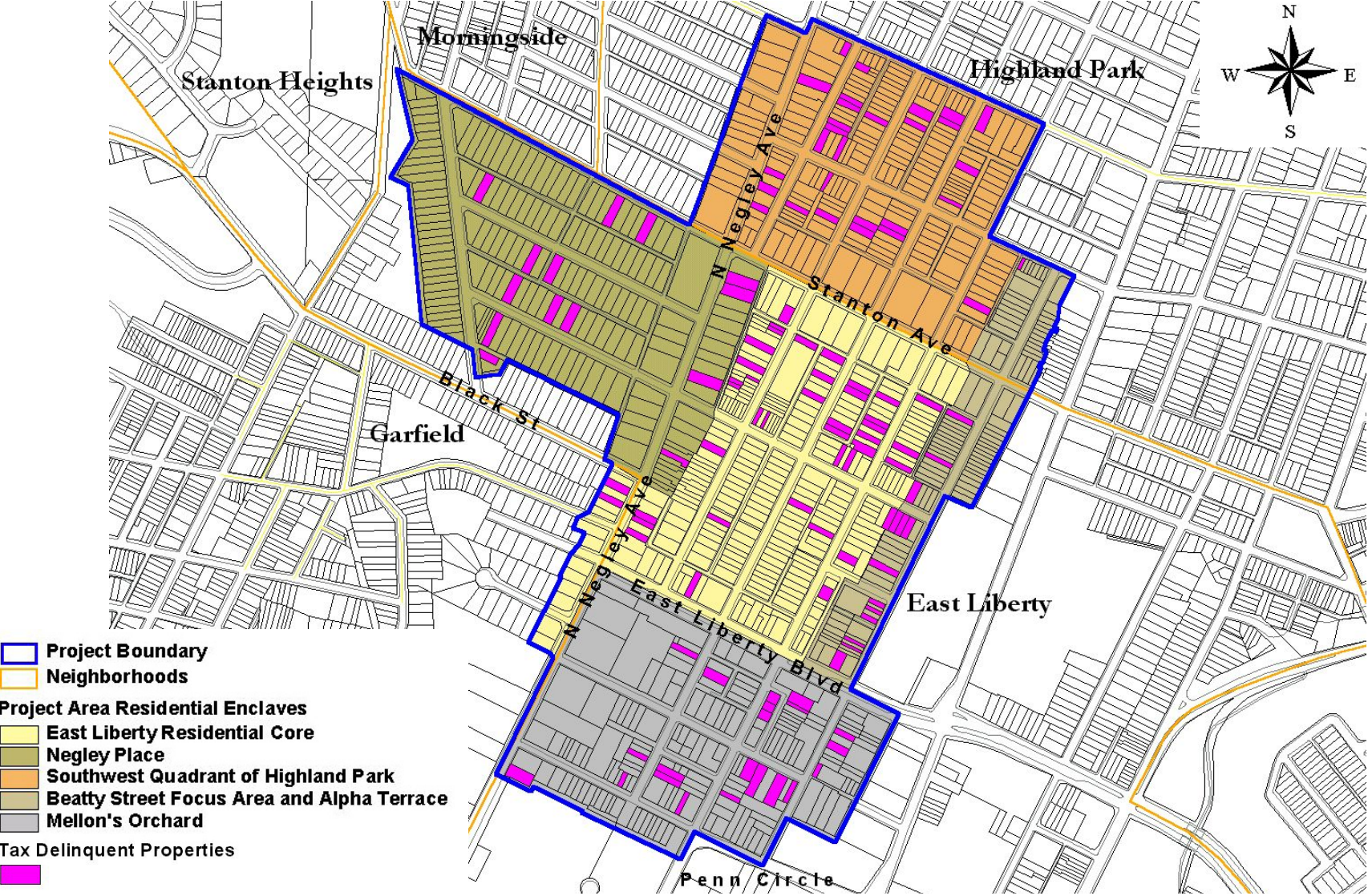


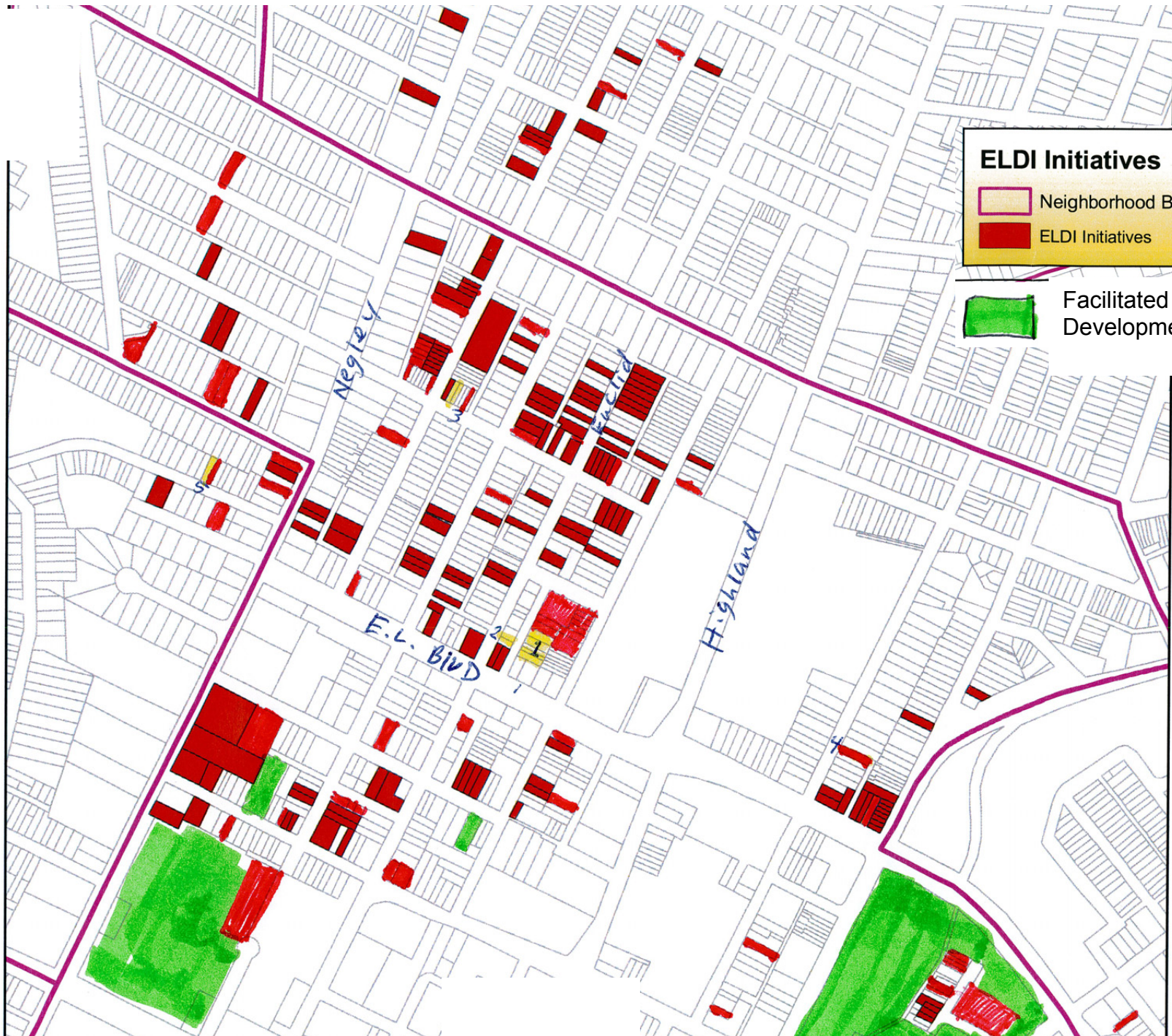
Our tax foreclosure system:



- It works – but ONLY Pittsburgh can use it
- Old and Slow: 2 years to clear title
- It can move a lot of property cheaply
- Typically reliable but frequently breaks down
- Could provide a clear title at sale, but it is not run that way
- The city is afraid to use it too much – collection is a bluff
- Reactive – not proactive
- Understaffed - underfunded

Map 4 - Tax Delinquent Properties in 2002



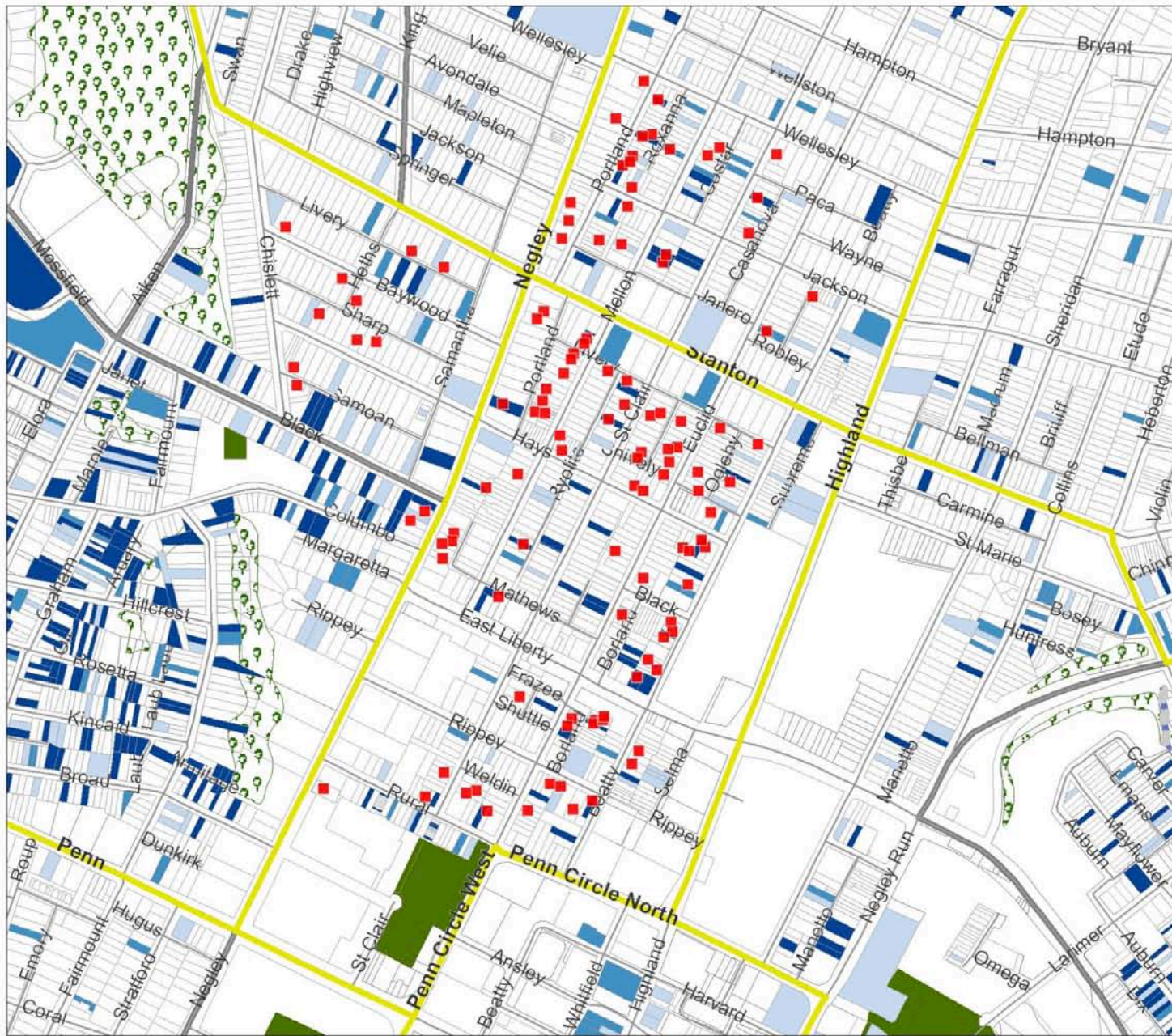


ELDI Initiatives

- Neighborhood Boundaries
- ELDI Initiatives

Facilitated Development

2002 & 2010 tax delinquencies



Legend

- EL Tax del 2002
- City Tax Delinquency October 2010
 - Not Delinquent
 - Under 1 Year
 - 1 to 2 Years
 - 2 or More Years
- City Steps
- Railroad
- Streets
 - Street
 - Major Road
- Rivers
- Parcels
- City Neighborhoods
- Municipalities
- County
- Woodland
- Greenways
- Cemeteries
- Parks



1: 8,211

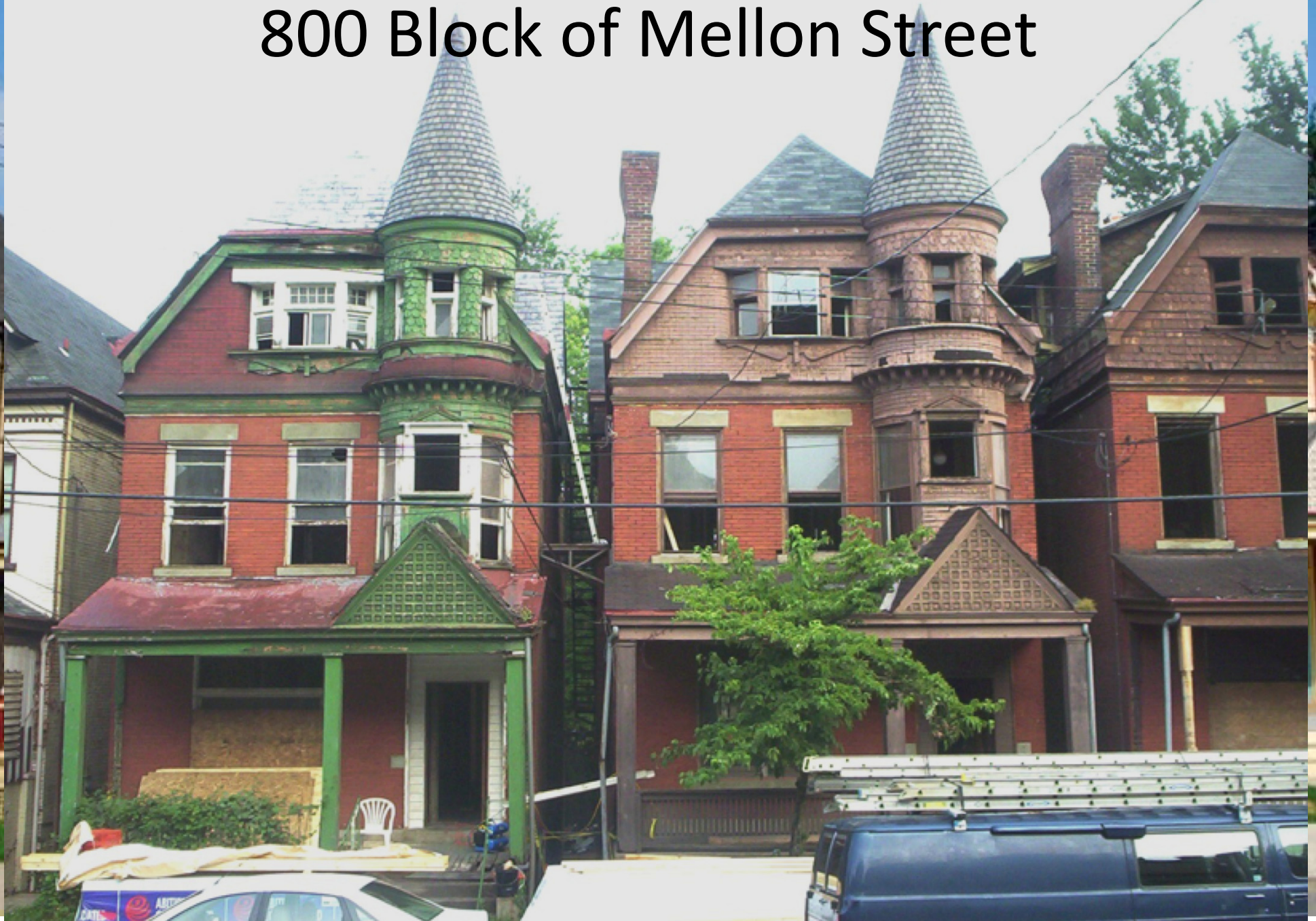


0.3 0 0.13 0.3 Miles

Notes



800 Block of Mellon Street



839 Mellon Street





Bad Tenants destroy neighborhoods

ELDI bought this slumlord rental

The tenant moved

Suddenly the street was quiet

Acquire and improve risky rental properties:

- decent rental housing
- maintain good tenants
- ready for future homeownership





757 Mellon Street
Owned by ELDI, Targeted in NRI



751 & 753 Mellon Street
Owned by ELDI, Targeted in NRI

700 Block of Mellon St.

These would not sell...



Until we controlled these...

Mellon Rowhouses



A slow and painful deal that finally worked

6 sales, 7 years of work

Some units should be demolished – not renovated

Development Driving Change

800 Mellon Spin-Off Investments

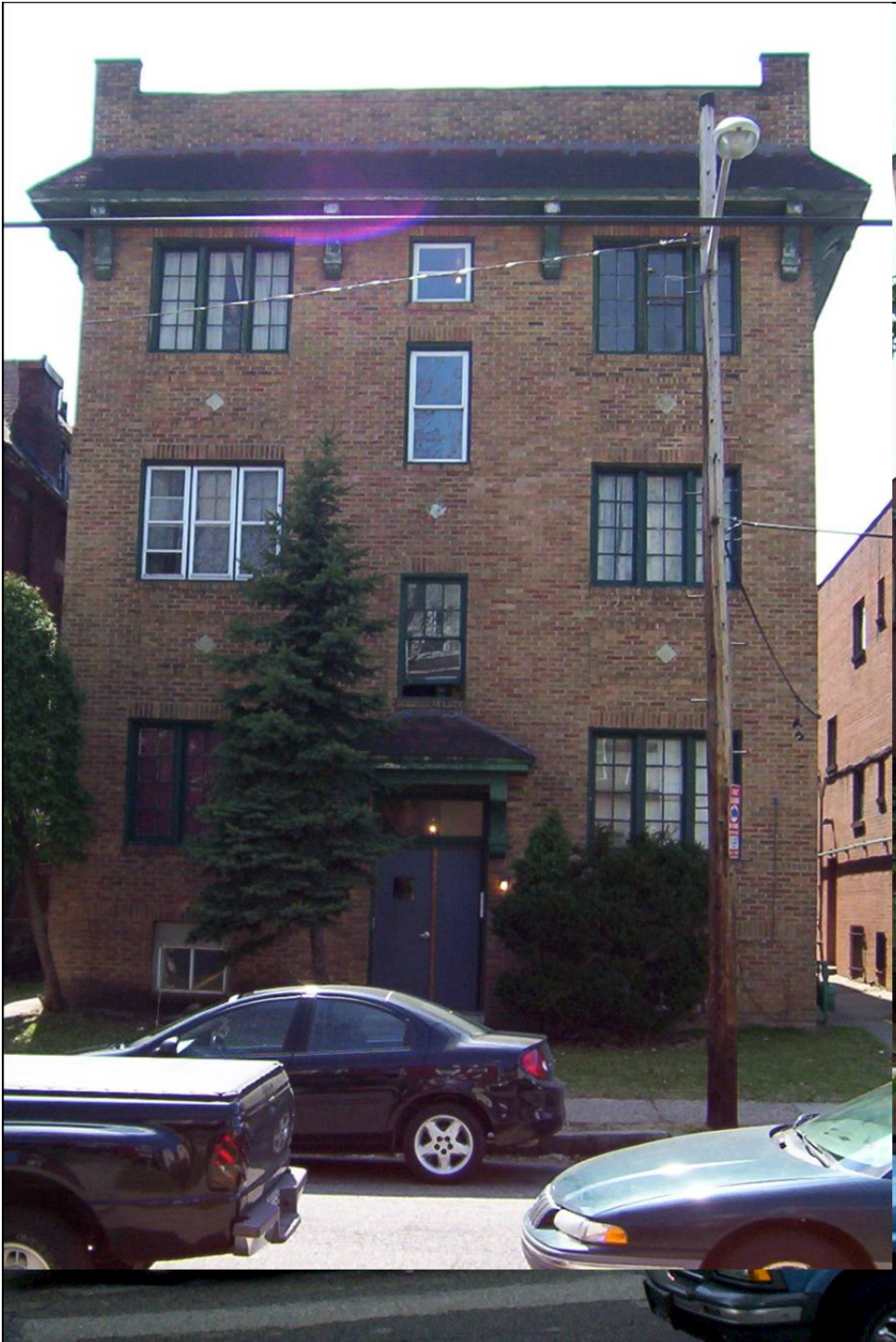
- 5625 Jackson by Chandler Family for Restoration
- 5633 Jackson by David Weiland, successful Renovation
- 931 Negley, by Sider-Rose family for Conversion to Homeownership
- 5506 Baywood: Investor renovation sold: \$250,000
- 5503 Baywood: Investor rehab Sold for \$305,000
- 5435 Stanton: Investor rehab sold for: \$225,00

700 Mellon Spin-Off Investments

- 608 Mellon by Courtney Ehrlichman for Restoration
- 519 Mellon by Eric Jester for Restoration
- 611 Euclid by Ezekiel Paena for Restoration
- 709 N. Euclid by Colin Carrier for Restoration



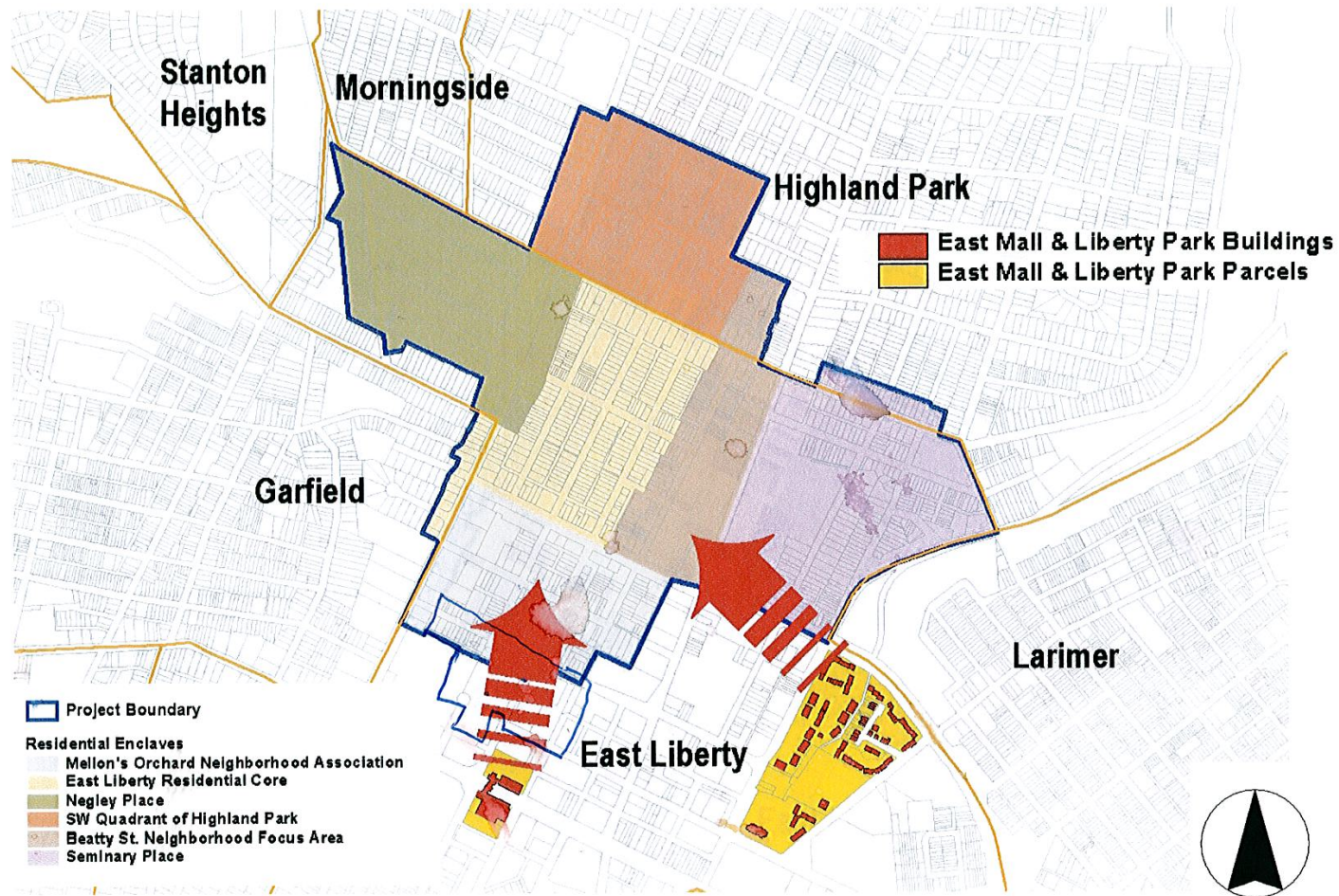
Sojourner MOMS



New Pennley Place




The Market barriers of East Mall And Liberty Park: Removed in 2004







**518 N. NEGLEY
2 UNITS**




**522 N. NEGLEY
2 UNITS**




**524 N. NEGLEY
3 UNITS**



**529 N. NEGLEY
3 UNITS**



**744 N. NEGLEY
6 UNITS**



**825 N. NEGLEY
3 UNITS**




**507 MELLON
4 UNITS**



**5701 JACKSON
3 UNITS**



**5809-5815 RIPPEY
8 UNITS**

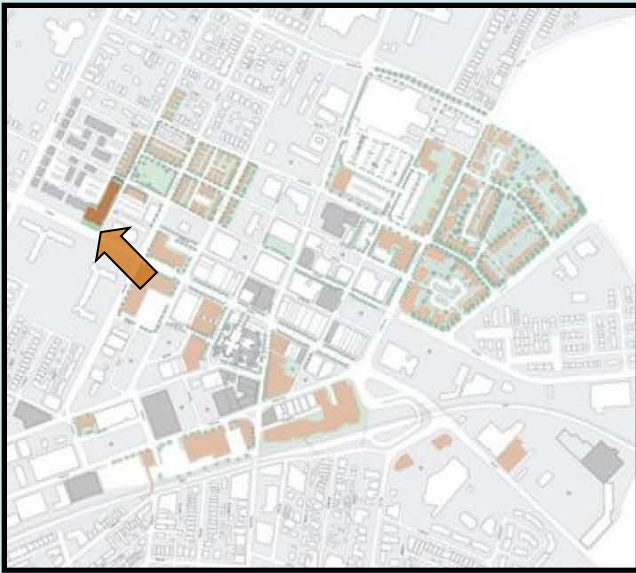


**5700 JACKSON
12 UNITS**



**924 MELLON
3 UNITS**





Penn Manor

Safe Haven

Permanent housing for
homeless men



Boulevard Apartments

Long term Affordable
Housing

Prototype houses

- Significant grants required
- New market comparables
- Eliminated blight
- Key to changing the market



Before



Green built prototype home:
Last one sold for \$285,000



Pre-sale of custom home:
Sold for \$340,000



NO SUBSIDIES
For construction

721 N. Euclid Rehab: Sold for \$220,000



(no garage)

NO SUBSIDIES
For construction



Long time
homeowner

Custom new home: 719 N. Euclid

Sale at \$340,000

Grants correct land values
to reduce density (if
necessary)

2002 vacant...



**Slow
Risky
Expensive**



2011 Still vacant...

2012 Sold



2012 Still vacant...

Riphey Turrett Houses

Redvelopment of a key property

Acquired in 2003

18 vacant/foreclosed units



Slow
Risky
Expensive

Almost Done! – April 2011

8 condo units

Affordable Home ownership works in a stable mixed income community



House and lot sold: \$315,000

Google employees

2011 Value = \$330,000

Renovated House

Sold for \$50,00 (in 2007)

Single mother & grandmother

2011 Value = \$150,000

Renovated House

\$140,00 (2 units)

Middle income buyer

2011 value = 140,000

Some developments might just BREAK generational poverty

Affordable Home ownership works in a stable mixed income community



NO SUBSIDIES
For construction

Existing homeowner
(porch rehab grant)

Grants for affordable homeownership

Market rate renovation for resale underway
Sold 2011 \$250,000
30 days on the market

Renovated House
Sold for \$50,00 in 2007
Large family
2012 Value = \$150,000 +

Some developments might just BREAK generational poverty

Three existing homeowners used to be surrounded by vacant properties



Rehab for sale:
\$288,000

New homeowner
(DIY rehab)
Bought from old homeowner
For \$56,000

Existing homeowner

Rehab for sale:
\$290,000
Pre-sold

Existing homeowner

Sold
\$280,000
20 days on market

Grants? None
Tax increment: \$20,000 annually (3 rehabs)

11 homeowners in this block now have their values restored



Black St. townhouses

5 new homeowners

2 long term tenants

Behind Peabody High School

New life for troublesome vacant lots

New life for foreclosed slumlord housing

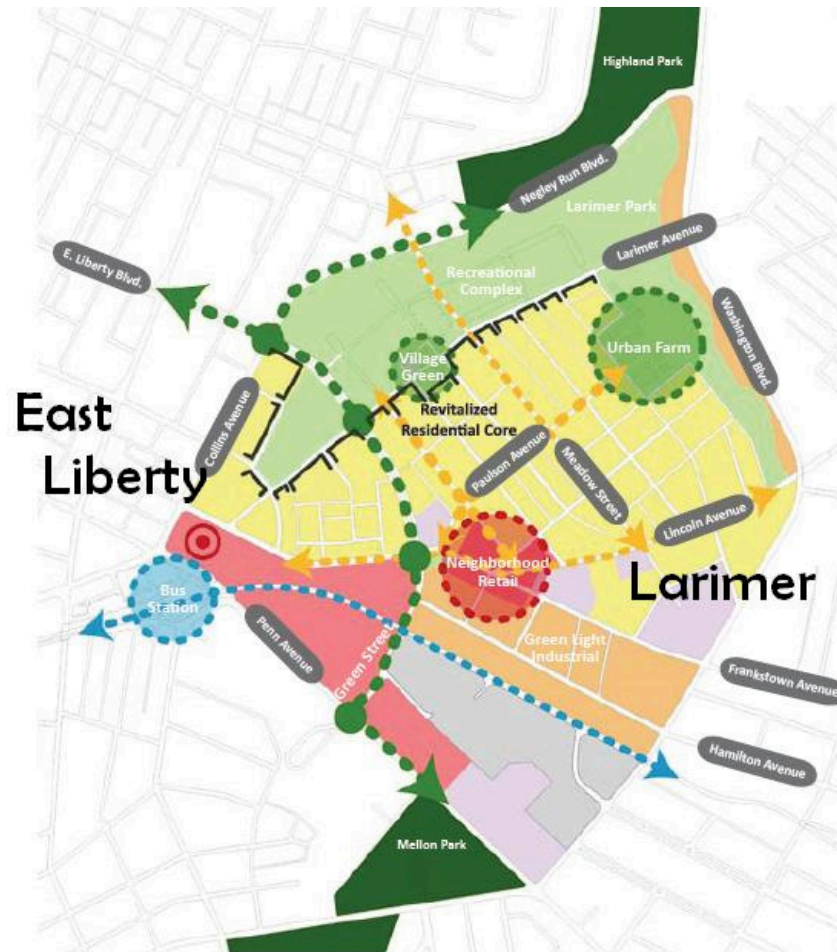


Lessons Learned

- Must have large scale site control
 - Financing this is challenging
 - The sooner, the better
 - Requires public partnership in tax foreclosure
- Early stage affordable housing
 - Home owners and renters
- Market rate homes change the market
 - give affordable homebuyers equity
 - Free up subsidies for affordable housing
- Acquire risky rental housing



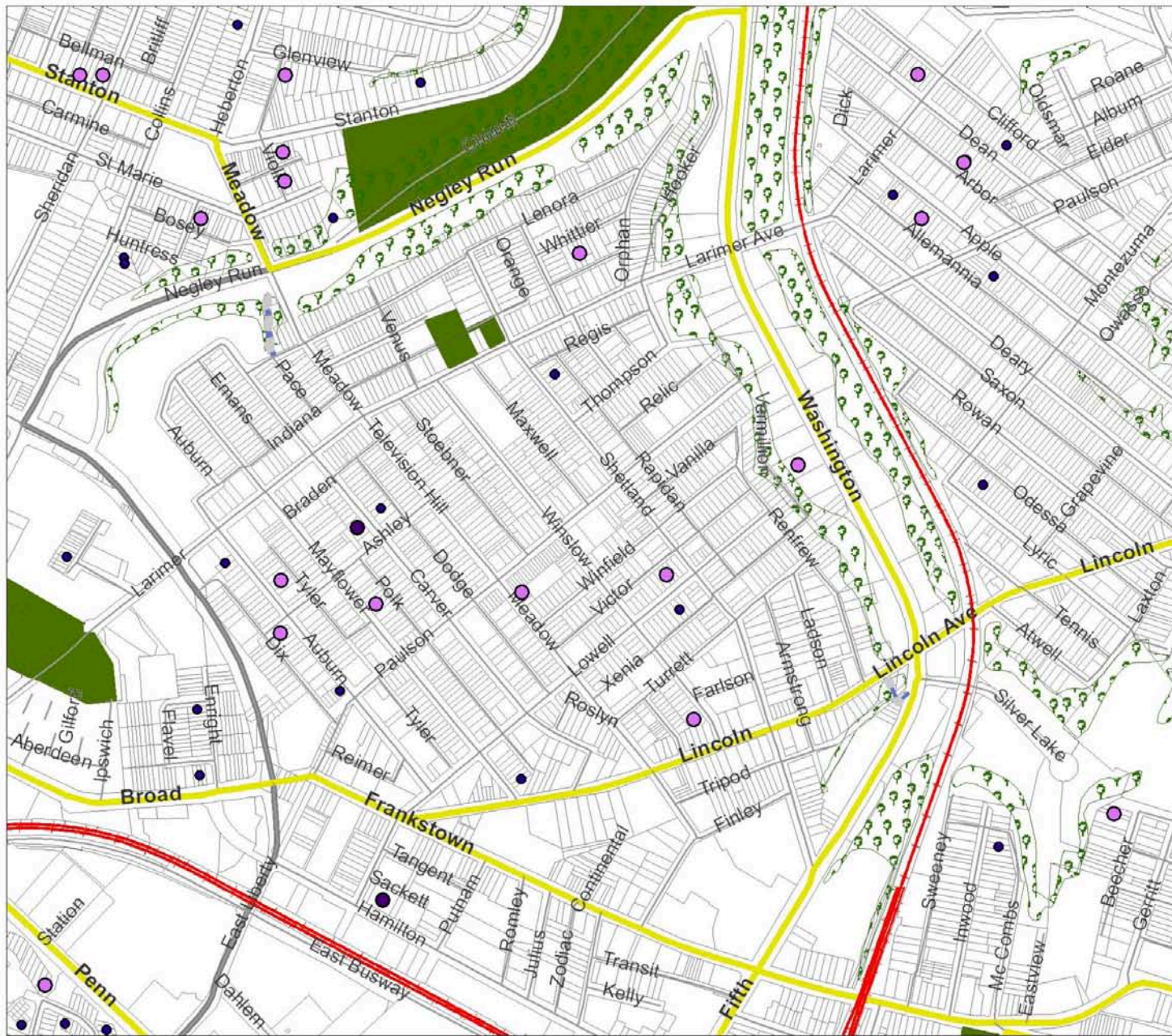
Larimer Vision – Choice Neighborhoods



Larimer Vision Plan – Choice Neighborhoods



Foreclosures in 2009 and 2010

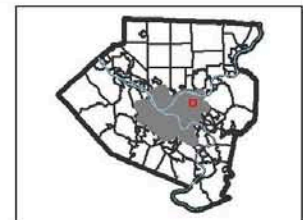


Legend

- Foreclosure Detailed 2010**
 - Jan-Oct 2010
 - December
- Foreclosure Detailed 2009
- City Steps
- Railroad
- Streets**
 - Street
 - Major Road
- Rivers
- Parcels
- ▭ City Neighborhoods
- ▭ Municipalities
- ▭ County
- ▭ Woodland
- ▭ Greenways
- ▭ Cemeteries
- ▭ Parks



1: 8,216



0.3 0 0.13 0.3 Miles

Notes

House for a house? - Vs - House for a Slumlord?



Carver



Lowell



Lowell



148 Auburn St;
missed opportunity

Larimer houses for sale in April 2011



Meadow



Ladson



Paulson



Frankstown

House for a house – #1 – 184 Shetland St.

- For sale by Owner occupant \$20,000
 - Listed with Realtor
- Good condition – well maintained home
- ELDI purchase \$20,700



- ELDI relocating tenant from Omega Place (Park Zone)
- Lease purchase for low income buyer
 - Relocation \$ = \$6,000 down-payment
 - Some ELDI improvements
 - No additional subsidy

Larimer Vision Plan

