

2007 ANNUAL REPORT

*Aligning
Visions
to Foster*
CHANGE

East Liberty
DEVELOPMENT, INC.



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Printing

ELDI views the protection of the environment as both a moral obligation and as a business imperative. We proudly state that this 2007 Annual Report was printed on Domtar Cougar paper which has been certified by the Forest Stewardship Council (FSC) as containing fiber from forests that are carefully managed, responsibly harvested, and that adhere to strict environmental and socioeconomic standards.

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Together We See the Big Picture

Organization Overview

EAST LIBERTY DEVELOPMENT, INC. (ELDI) is a multifaceted Community Developer working with local constituencies to spearhead the implementation of the neighborhood's vision for change. ELDI has successfully utilized strategic partnerships, local and regional markets, and community assets to revitalize East Liberty. This can be noted by the arrival of retailers Home Depot, Whole Foods Market, Borders Books, Starbucks Coffee Company, Walgreens, Trader Joe's, Staples, and more.

OUR EFFORTS HAVE ALSO produced many residential developments, including: **22** units of for-sale homes on the 700 and 800 blocks of Mellon Street, **7** units of market-rate rental at 839 Mellon Street, as well as New Pennley Place, Penn Manor, and most recently Fairfield, transformative mixed income rental communities. All of these projects have resulted in **427** units of housing in East Liberty to date. ELDI has quickly gained positive momentum through the years. We are currently undertaking **350,000 sq. ft. of new commercial development**, as well as creating **175** new housing units.

Guiding Principles

TO ACCOMPLISH OUR WORK, East Liberty Development, Inc.'s Board of Directors has adopted, and our staff upholds, these guiding principles:

- PARTNERSHIPS with innovative developers to seize the rapidly-growing market opportunity of East Liberty in ways most beneficial to the community.
- INVESTMENT in local business to preserve the culture and home-grown economic potential of East Liberty.
- COMMUNITY PLANNING driven by residents, stakeholders and advocates to create an aligned vision for East Liberty's future.
- HEALTHY, SUSTAINABLE MARKET which expands side-by-side with the community's interests.

What We Offer

DEVELOPMENT SERVICES – ELDI's first priority is to bring in and manage development which will benefit the community. This is done through extensive planning, negotiations, and project management.

BUSINESS ENTERPRISE – The success of East Liberty's business district has depended greatly on an initiative to create a diverse, thriving small business community as well as the attraction of large, anchoring businesses.

WORKFORCE OPPORTUNITIES (Section 3) – With such a boom of development and business, ELDI, in partnership with the Coalition of Organized Residents of East Liberty (COR), is providing a liaison between potential employers and an eager workforce.

ASSET MANAGEMENT – By acquiring or maintaining major assets in East Liberty, ELDI secures a community standard of quality and preserves the value of many local landmarks.

Reflections From Our Executive Director

AS MY TIME AT East Liberty Development, Inc. surpasses the 10-year milestone, I reflect on how far we have come as an organization and community. When I came to East Liberty in 1996, I took on the challenges of a struggling CDC attempting to support a forgotten neighborhood with growing community tension and economic problems. I am pleased to say that today people are taking notice of East Liberty's rapidly-growing market status.

FROM ALL OF MY time here, one of the most valuable lessons I have to share is that changing a neighborhood takes patience. The issues of East Liberty cannot be solved with a quick fix. After years of research, planning, negotiations and development we are beginning to see the fruits of our labors. We are delivering on promises made to the residents and stakeholders by providing high-quality affordable housing, an array of retail options and market-boosting developments. Residents are also reaping the benefits with new employment opportunities; these developments have created over 200 local jobs for East End residents.

JUST AS THE NEIGHBORHOOD has seen decades of ups and downs, ELDI has seen many talented staff come aboard and dedicate their time and efforts to the improvement of this neighborhood, some of whom have moved on in their careers, and some who are still with us today.

IT INSPIRES ME TO see that the community's vision for East Liberty is being noticed, experienced and invested in by a diverse group of residents, business owners, stakeholders and developers. Thank you for your interest in our unique, ever-changing community.

Maelene J. Myers
EXECUTIVE DIRECTOR



Accomplishments

From 2002 through 2007 ELDI has leveraged a total of **\$96 million**, and has invested in the community in the following amounts.

Investments

- **\$3,180,000** into commercial development, including:
 - **\$875,000** into Whole Foods Market.
 - Over **\$1.8 million** into East Side II.
 - **\$600,000** into the Village of East Side.
 - **\$25,000** into small businesses.
- **\$3,190,000** into housing development, including:
 - **\$875,000** into Fairfield Apartments.
 - **\$305,000** into Negley Neighbors.
 - **\$560,000** into Sojourner House MOMS.
 - **\$1.4 million** into Dad's Safe Haven.
 - **\$50,000** into Home Mortgage Programs.

Noteworthy Recognitions

- Awarded the *2008 Shades of Green Leadership Award* at the Green Building Alliance's Green Sense Conference.
- Recognized at the 17th Maxwell Awards of Excellence for Sojourner House MOMS, supportive housing for formerly homeless women.
- Awarded the *LISC Spirit of Revitalization, Place-Making Award* at the 2008 Urban Forum.
- Received national recognition for Mellon's Orchard South as a Leadership in Energy and Environmental Design (LEED) Neighborhood Development Pilot Project.
- Partner for Eastside's Borders building LEED Gold certification presented, by Rick Fedrizzi, the President, CEO, and Founding Chairman of the U.S. Green Building Council.

Residential

Rental

- **55** mixed-income rental apartment units in the new Penn Manor building.
 - **124** mixed-income rental apartment units in the Fairfield Apartments.
 - **7** market-rate rentals at 839 Mellon Street.
 - **63** mixed income units of rental housing in construction.
- #### For Sale
- **5** affordable homes from the Blitz Build project.
 - **7** market rate units on the 800 block of Mellon Street.
 - **5** market rate units on the 700 block of Mellon Street.
 - **4** market rate units from the Row-houses on Mellon Street.



Commercial

- **32,000** sq. ft. of commercial retail space at East Side, Phase I.
- **84,000** sq. ft. commercial retail space at East Side, Phase II.
- Major business openings including Whole Foods Market, Borders, Starbucks Coffee Company, PNC Bank, Walgreen's, T-Mobile, Staples, Trader Joe's, and others.
- Since 1999, development projects in the neighborhood (including small businesses) have added **739** new jobs in the area.
- Over **75** small business owners have inquired about technical and business planning assistance with the Small Business Initiative.



Growing the Commercial District

Whole Foods Market, celebrating five years in the neighborhood, began the success of East Liberty's business corridor strategy by anchoring the retail district and leading the way for the East Side development. East Side II, a project of The Mosites Company, brought in retailers like Starbucks Coffee Company, PNC Bank, Eva Szabo Spa, Walgreens, Borders, TREK Bicycle Store, Specialty Wine & Spirits, T-Mobile, FedEx Kinko's, A Taste of Chocolate, and more to join the Centre Avenue corridor. East Side's mix of unique tenants has restored East Liberty's position as a regional market place and offers East Liberty residents quality, healthy retail options.

East Side – Phase II

- \$32 million development.
- 86,000 sq. ft. of commercial retail space.
- The C Building (Borders) is Leadership in Energy and Environmental Design (LEED) Gold certified, and the B Building (Starbucks Coffee Company and PNC Bank) is LEED certified, creating environmentally friendly structural benefits.
- 688 parking spaces added to the neighborhood.
- This development has provided more than 300 jobs to the neighborhood, and all tenants work within a local hiring process to ensure local jobs go to local people.

Building On Our Momentum

Trader Joe's Neighborhood Grocery was welcomed to the community in October 2006 in an adaptive reuse of the former Wheeler Paint building in the Village of East Side. In May 2007, Staples Office Supply joined the Village of Eastside and East Liberty's retail community. They have both seen tremendous business success and employ a combined total of 45 East End residents. Their positive neighborhood economic influences have paved the way for some major developments soon to come.



Bakery Square

Bakery Square, an urban lifestyle center developed by Walnut Capital with the community development guidance of ELDI, is working to transform the former Nabisco factory into a thriving new hot-spot for offices and retail.

- \$110 million investment.
- 129,050 sq. ft. of retail space and 153,400 sq. ft. of office space.
- 38,810 sq. ft. fitness center.
- 120-room hotel.

Montrose Exchange Hotel

This \$40 million, 58,000 sq. ft. hotel, office and retail development is a revitalization of the Kirkwood Hotel in the center of East Liberty. The six-story vacant building will be restored to a 140-room boutique hotel. Five other buildings are being restored as part of this project, along with one being built and dedicated to retail and office space.



Creating Residential Fabric

Fairfield Apartments

By the time of its Grand Opening in December 2007, Fairfield Apartments was hailed as a major success, fully leased and a truly diverse, supportive community. ELDI, in partnership with Mistick Construction and McCormack Baron Salazar, the URA and PHFA, transformed the sub-standard and under-utilized Liberty Park apartments into the Fairfield, a **124**-unit, mixed-income rental complex. The development offers newly built apartments, town-homes, a community room and fitness center, as well as a toddler-safe playground.

Negley Neighbors Apartments

These **41** units of affordable housing will be integrated into the neighborhood's historic enclave. Negley Neighbors addresses issues of formerly blighted housing units, as well as the problems that come with segregating low-income housing. This project, a partnership of ELDI and S & A Homes and funded by the URA, PHFA, and FHLB, began construction in June 2007.

Penn Manor

Created through a partnership between ELDI, The Community Builders, and the Coalition of Organized Residents, Penn Manor was the first mixed income rental project constructed to replace the housing lost from the demolition of the sub-standard units in the East Mall high-rise over Penn Avenue. Offering **38** affordable units and **17** competitive rate units, Penn Manor has become a successful example of income-integrated subsidized housing. The apartment complex is managed by The Community Builders and offers a community room, laundry room, storage space, security doors, and security cameras. All **55** of the units were leased shortly after opening in November 2005.

Sojourner MOMS Project

ELDI, in partnership with Sojourner House and Negley Place Neighborhood Alliance, is developing **16** units of supportive housing for formerly homeless women recovering from substance abuse. There have been **6** units in successful operation since July 2004. Their success as an organization and a development was recognized at the Maxwell Awards of Excellence ceremony.

Home Renovations

Working with the adjacent community of Highland Park, ELDI's recent ventures provide more home-ownership options. Our many residential development projects have rejuvenated East Liberty's streetscapes, which in turn has inspired residents to make their own home investments.

Acknowledging Private Investment

Many new and long time East Liberty homeowners and residential investors have begun private home improvement, which in turn has positively impacted the market.

- **5625 Jackson Street** renovated by the Chandler family.
- **5633 Jackson Street** renovated by David Weiland.
- **931 N. Negley Avenue** renovated by the Sider-Rose family.
- **900 Mellon Street** Three homeowners considering additional investment in their properties.
- **608 Mellon Street** renovated by Courtney Ehrlichman and Chris Rhodes.
- **509 Mellon Street** renovated by Eric Jester.
- **611 N. Euclid Avenue** renovated by Eziekiel Paena.
- **Euclid, St. Clair & Mellon** Three currently interested or under agreement for renovation.

Mellon Street, 800-block

ELDI, in partnership with the Highland Park Community Development Corp., undertook the renovation of **14** infamously blighted, crime-ridden properties located in the Southwest quadrant of Highland Park, transforming them into beautiful market-boosting homes which instill community pride.

This **\$2.4** million investment brought **7** market-rate rental units (ranging from \$500 to \$900 monthly) and **7** market-rate houses and condos (sold between \$150,000 and \$307,000).

The restoration of the *Sister Turret Houses* at 813, 815, and 817 Mellon Street was such an inspiring and note-worthy project that it was featured on HGTV's *Restore America* program. (Visual at top right)

Mellon Street, 700-block

ELDI, directed by local residents, undertook the redevelopment of the 700 block of Mellon Street. This is bringing **18** new or rehabbed units and creating a desirable urban community. The erection of **4** brand new modular homes on the lot of 763 – 775 Mellon Street was a development celebration for ELDI. They exemplified efficiently-built quality homes that bring the most benefit to the homeowner.

- **Mellon Street: 10** new constructions completed in 1999, sold from \$110,000 - \$120,000.
- **Rowhouse Project: 4** renovated town-house units, sold starting at \$132,900.
- **Scattered Site: 4** units of new construction. **2** sold at \$169,900, **2** for sale at \$169,900. One additional shell renovation sold for \$50,000 in Alpha Terrace.

Blitz Build Rehab Program

East Liberty is welcoming a total of **8** new home owners to the neighborhood thanks to the Blitz Build program. ELDI, in partnership with Hosanna Industries and local churches, is renovating and selling vacant houses to first-time low-income home owners. Support for the home owner comes from local churches, the Federal Home Loan Bank, and Dwelling House Savings and Loan. (Visual at right)



Delivering on a Promise

Driven by the East Liberty Vision which was created by the residents and for the residents, ELDI understands the community's need for high quality mixed income rental housing and is working to provide new well-managed apartments and town-homes for residents of every economic standing.

Looking to the Future of Design

Smarter Design

Sustainable design has become a hallmark of ELDI's development this past year. Having experienced firsthand what unsustainable development looks like (high-rises, crumbling 1960's era homes, commercial buildings with less than 20 year life-spans), East Liberty deserves buildings, sidewalks, roads and parks that are built to last. Energy efficiency, high quality building materials, and storm water run-off control are all top priorities of new homes being constructed in East Liberty. Higher standards for the built environment are leading to higher value property and neighborhood livability—the environment, building performance, and community health are all interconnected.

Urban Prototype Design

The Prototype House project has been awarded a grant, one of only three available state-wide, from the Excellence in Design Initiative because of its innovative and inherently sustainable concepts. The homes are built to maximize energy efficiency, eco-friendliness, and durability. These houses are **40%** more energy efficient than housing built to code, and materials were chosen based on durability and aesthetic appeal. The innovative houses were designed to fit a typical lot in East Liberty, and to blend into the size and scale of the adjacent architecture. There are **4** separate houses (highlighted below), which have two variations of facades to help avoid homogeny.



Y Lofts

This innovative adaptive reuse of the former YMCA building (built in 1908) will convert the building into **40** market rate condominium lofts with **10,000** sq. ft. of retail space on the first floor, and parking in the basement, while still maintaining the historical integrity of the structure. This project partners ELDI with MEIZ Development Company, the Urban Redevelopment Authority, and Landmark Community Capital Corporation (LCCC), a newly-formed non-profit subsidiary of the Pittsburgh History & Landmarks Foundation. This project represents residential reinvestment in East Liberty's commercial core, which reinforces the driving force of the neighborhood's revival as a full-service destination to live, work, and play.

East Liberty Place

East Liberty Place, constructed on the site of the former East Mall high-rise, will be a mixed-income, mixed-use development, offering **54** units (35 affordable and 19 market rate), and **11,000** sq. ft. of ground-floor commercial space. This project embodies ELDI's continued effort to restore affordable housing to the neighborhood. These units represent the continuation of the commitment to former high-rise residents, and will integrate with market rate units to create a diverse residential community. The Community Builders (TCB), development partners, and management agent anticipate the building will be LEED certified for energy-efficiency and sustainability.

Ripley Street Condos

ELDI, through a loan from the LCCC, is rehabilitating **4** historically significant, but dilapidated, Queen Anne style homes (circa 1892) located at 5809, 5811, 5813, and 5815 Ripley Street in Mellon's Orchard South (named for the location of the Mellon family's former estate). These large turreted houses will be converted into **8** market-rate condominiums.



Local Flavor Flourishing with the Market

Small Business Enterprise Program

Understanding that small businesses are essential to any strong business district, ELDI has dedicated a staff member solely to small business strategy and support. Led by our Business Enterprise Coordinator, Amy Enrico, ELDI has formalized the Small Business Enterprise (SBE) Program through the support of the Pittsburgh Foundation. This program provides technical assistance including business planning, marketing, inventory management, finances, and understanding current markets to over **40** different local businesses.

Royal Caribbean

Royal Caribbean, an authentic Jamaican restaurant located on Highland Avenue, is one business that has taken advantage of our Small Business Loan Fund. Ben Crownie, owner of Royal Caribbean and first-generation entrepreneur, took out a low-interest loan to renovate and furnish his now-thriving restaurant. Loans range from \$500 to \$5,000 and are often used for space reconfiguration and improvements, new signage, and new equipment.

East Liberty Kutz

Andre Fleming, owner of East Liberty Kutz, with the assistance of the SBE Program, was able to relocate his barber shop from a back alley site to a storefront on S. Highland Avenue. Fleming has been able to expand his business to **7** employees, and also participates in the Healthy Black Family program through the University of Pittsburgh, and the Community Plan's Small Business Task Force.



Community Planning

East Liberty found revitalization success with the creation of its first Community Plan in 1999. This process utilized neighborhood stakeholder and resident input from meetings, surveys, interviews and other data collection to draft a vision for East Liberty's development, economic and cultural future.

Today most of the first plan has been put into action and our success is being recognized and studied nation-wide. The dynamics of the community have changed and stakeholders are asking for a new community plan. ELDI dedicated staff to community outreach and coordination for a new series of discussions for residents and stakeholders.

In three sets of meetings to discuss issues, solutions and action plans, East Liberty took the opportunity to shape the future of our community in eight specific areas:

- 1 SMALL BUSINESS** This team investigated strategies to support the growth and vitality of small businesses, which are integral to preserving the culture of East Liberty.
- 2 SAFE NEIGHBORHOODS** The members of this team explored realistic and sustainable approaches to improving East Liberty's public safety.
- 3 WORKFORCE** This team worked to ensure that the residents of the neighborhood will benefit from the up-and-coming economic and business developments through local, quality employment.
- 4 COMMERCIAL CORE PLANNING** This Task Force underscored the importance of approaching current and future commercial development in a thoughtful strategic manner to ensure the best outcome for those who live, work, and play in East Liberty.
- 5 YOUTH ENGAGEMENT** This Task Force explored and highlighted positive scholastic and extra-curricular options for our youth.
- 6 HOUSING** This team found ways to ensure that existing and planned housing provide a high quality of life for everyone in the neighborhood.
- 7 HEALTHY COMMUNITY MEMBERS** This group strategized ways to help the community to learn about, understand, and embrace the importance of healthy, constructive lifestyles and habits.
- 8 PARKS AND RECREATION** This Task Force explored strategies to ensure that East Liberty will have clean, healthy, and green places for all ages to enjoy.

More than 300 resident and stakeholders attended more than 40 meetings, added their comments, and followed the progress of the meetings via community emails and the community website, eastlibertypost.com. Using an on-going outreach process to bring in more voices and get community review, the Community Plan is a living document that outlines Action Steps for the community's future.

A Green Vision for East Liberty

As development interest in our neighborhood builds, ELDI is increasingly committed to developing East Liberty as a model sustainable healthy urban neighborhood. Through support from the Pennsylvania Department of Conservation and Natural Resources, the Heinz Endowments, and the R. A. Hunt Foundation, ELDI has hired a team of national consultants to create a Green Vision for East Liberty that is examining the environmental realities of the neighborhood, suggest benchmarks for a healthy community, and redesign dysfunctional park spaces. The East Liberty Green Vision will be a tool for ELDI and the community to help guide development and provide a foundation for integrating green practices into neighborhood investments, both public and private.

Principles for a Green Vision

- BALANCE THE NATURAL** and built environments with an understanding of the added value that green space opportunities bring to urban neighborhoods.
- PROMOTE ENERGY EFFICIENCY**, conservation, and waste reduction to reduce environmental impacts and realize cost savings at both community and individual levels.
- ACHIEVE EXCEPTIONALLY GOOD** water and air quality to maintain the health of urban ecosystems which includes neighborhood residents, community visitors and children.
- INTEGRATE LAND USE**, quality urban design, and healthy communities to improve neighborhood quality of life for people to live, work and play.
- ENHANCE COMMUNITY ECONOMIC** development to help create locally-based wealth and living wage employment opportunities for neighborhood residents.
- PROMOTE COMMUNITY EDUCATION** and increase public awareness of the environmental components and economic benefits of a green neighborhood.

Other Notable Green Developments

- ELDI hires Sustainable Policy Coordinator to bring new focus to sustainable development.
 - GIL Pediatrics opens GREEN pediatric unit above Trader Joe's.
 - Mellon's Orchard South gains recognition as a pilot project for the U.S. Green Building Council's LEED for Neighborhood Development.
 - The Borders Building achieves LEED Gold certification.
 - ELDI is investigating green infrastructure pilot projects that find cost-effective environmentally sensitive solutions to reduce storm water run off.
- Friends of the Pittsburgh Urban Forest** is an environmental non-profit organization dedicated to creating a healthy, attractive and safe urban forest by inspiring and engaging citizens to maintain, plant and protect trees. FPUF is sharing office space with ELDI and is helping to craft the first street tree plan for East Liberty. (Above left)
- GTECH Strategies, Inc.** is using East Liberty vacant lots as a pilot project, growing bio-fuel crops on blighted un-maintained spaces. Their organization is an experimentation in green-collar job creation, social enterprise, community development, and environmental education. (Above right)

Financial Statements

Balance Sheet

Assets	12/31/2007
Current Assets	
Cash and Cash Equivalents	\$130,086
Grants and Accounts Receivable	334,860
Advances to Related Entities	62,928
Prepaid Items	16,349
	<u>\$544,223</u>
Fixed Assets	
Property, Plant, and Equipment	\$210,517
Accumulated Depreciation	(150,346)
	<u>\$60,171</u>
Other Assets	
Project Development Costs	\$4,663,161
Deposit for Purchase of Real Estate	7,850
Loan Receivable	6,190,176
Allowance for Loans Receivable	(3,157,249)
Investment in Unconsolidated Entities	160,921
	<u>\$7,864,859</u>
Total Assets	<u><u>\$8,469,253</u></u>

Balance Sheet

Liabilities and Net Assets	12/31/2007
Current Liabilities	
Account Payable and Accrued Expenses	\$27,685
Advances from Related Entities	64,728
Notes Payable - Current	390,129
Escrow Deposits	11,250
	<u>\$493,792</u>
Long-Term Liabilities	
Notes Payable and Due to Funding Sources	\$6,306,780
Total Liabilities	<u>\$6,800,572</u>
Equity	
Net Assets - Temporary Restricted	\$221,378
Net Assets - Unrestricted	1,447,303
	<u>\$1,668,681</u>
Total Liabilities and Net Assets	<u><u>\$8,469,253</u></u>

Independent Auditor's Report produced by DeBlasio & DeBlasio Associates. The financial statements provided here are a highlight of the complete report. For additional information and the financial notes, please see the full audit and report.

Statement of Activities and Changes in Net Assets

For the Year Ended December 31, 2007

Revenue

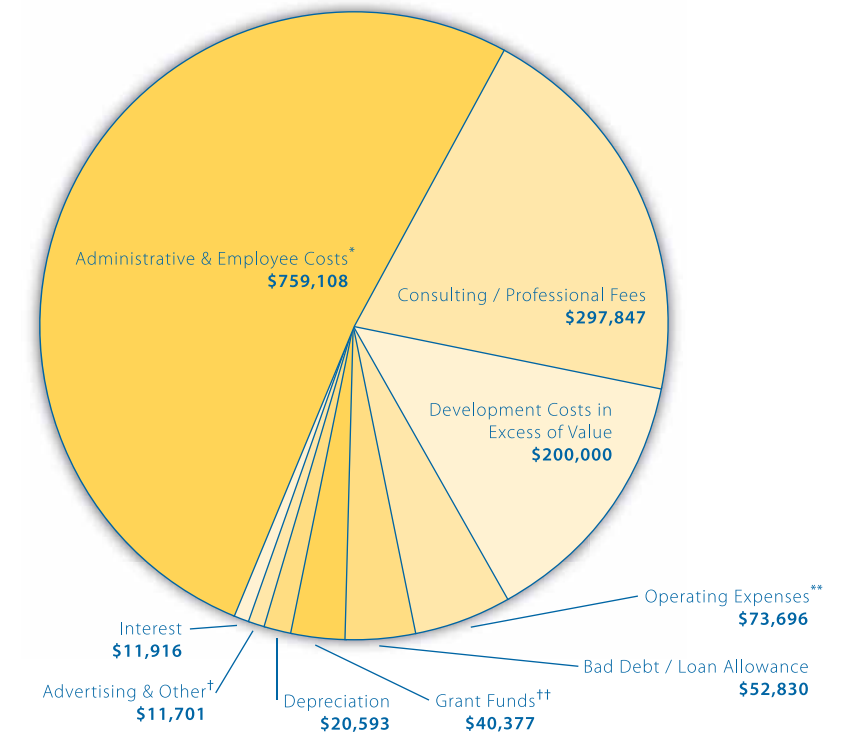
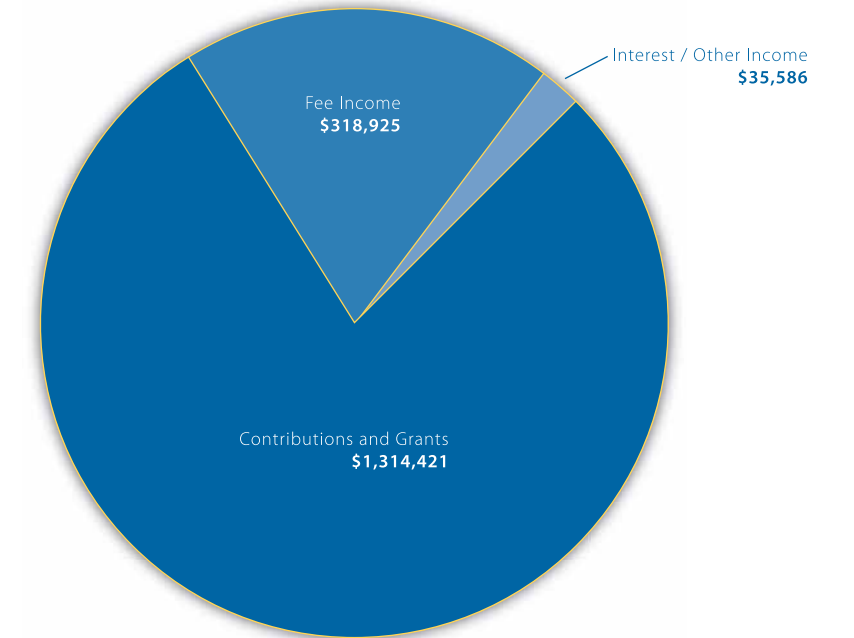
Contributions and Grants	\$1,314,421
Fee Income	318,925
Interest/Other Income	33,586
	<u>\$1,666,932</u>

Expenses

Salaries*	\$563,583
Payroll Taxes*	55,365
Employee Benefits*	78,512
Development Costs in Excess of Value	200,000
Bad Debt / Loan Allowance	52,830
Interest	11,916
Occupancy Costs**	51,636
Staff Development*	10,240
Travel*	6,237
Insurance**	2,250
Consulting / Professional Fees	297,847
Advertising and Promotion†	3,596
Office**	15,517
Telephone**	3,822
Repair / Maintenance**	471
Depreciation	20,593
Equipment Lease / Rent*	14,311
Grants to Other Organizations††	26,518
Contract Staff*	30,860
Return of Grant Funds††	13,859
Other†	8,105
	<u>\$1,468,068</u>

Increase / (Decrease) in Net Assets

Net Assets - Beginning of the Year	\$1,469,817
Net Assets - End of the Year	<u><u>\$1,668,681</u></u>



Excellence Through Leadership

A GREAT DEAL OF ELDI's success as an organization, and East Liberty's community, comes from our longevity. East Liberty's strong spirit and culture has shown perseverance through a great deal of hardships. While we always value our community's origins, remembering where we began, what we have been through and how far we have come, our vitality comes from our ability to look to the future.

THROUGH YEARS OF COMMUNITY feedback, research and planning, we have developed a clear vision of what the community has indicated it would like to see East Liberty become in years to come. We picture a vibrant commercial and residential epicenter, where residents and patrons enjoy the highest quality of life. It is exciting for us to look to the neighborhood's future and see a place offering all of the amenities and business options once offered in East Liberty. Today, however, we will see this development happen in a sustainable way, bringing a greener, healthier, and more energy-efficient environment.

I AM PROUD TO say ELDI and our partners, are being recognized throughout and city and country as innovative leaders in sustainable design initiatives. Great minds are collaborating and working long hours to utilize our current and future development opportunities to bring neighborhood-wide, greening design. East Liberty's Green Vision, Community Plan and master plan are all examples of all-encompassing efforts to bring change to the neighborhood in the best way possible. In a neighborhood that knows first hand what unsustainable development looks like from urban renewal of the 60's, ELDI and our development partners have learned to be fully conscious of the impact of our neighborhood's rapid growth.

OUR COMMUNITY IS ALREADY emerging as the "Town within a City." Recent developments are bringing opportunities and options unseen in the neighborhood for decades, especially in respect to housing, retail, employment, and community programming. This development is not by accident or without purpose. Those living, worshipping, playing and working here are driving this process.

OUR PATIENCE IS FINALLY being rewarded and the neighborhood now looks to the future with more hopeful, bright anticipation than ever before.

The Rev. Patrice L. Fowler-Searcy
BOARD PRESIDENT



Board Members

Patrice Fowler-Searcy PRESIDENT

Pamela Thompson VICE PRESIDENT

Pat Buddemeyer SECRETARY

Malik Bankston TREASURER

Jack Pelles

Floyd Coles

Darlene Henderson

Courtney Ehrlichman

Nora Sullivan

James W. Wallace, ESQ.

We Can't Do This Alone

Community Partners

East Liberty Supporters and Partners • 100's of dedicated individuals, volunteers, and contributors • Alpha Terrace Preservation Society • AmeriCorps/National Civilian Community Corps • Bloomfield-Garfield Corporation • Carnegie Library, East Liberty Branch • Coalition of Organized Residents of East Liberty (COR) • Community Plan Commercial Core Planning Task Force • Community Plan Healthy Community Members Task Force • Community Plan Housing Task Force • Community Plan Parks and Recreation Task Force • Community Plan Safe Neighborhoods Task Force • Community Plan Small Business Task Force • Community Plan Workforce Taskforce • Community Plan Youth Engagement Task Force • Coro Center for Civic Leadership • Crossroads Church • East End Partnership • East End Cooperative Ministries • East Liberty Concerns Citizens Corporation • East Liberty Lutheran Church • East Liberty Presbyterian Church • Eastminster Church • Eastside Neighborhood Employment Center • Friends of the Pittsburgh Urban Forest (FPUF) • Friendship Development Associates • Garfield Jubilee • Growth Through Energy and Community Health (GTECH) Strategies, Inc. • IdeaMill • Kelly Strayhorn Theater • Kingsley Association • Lawrenceville Corporation • Mellon's Orchard Neighborhood Association • Mellon Street Block Group • Mt. Ararat Baptist Church Community Tithe Ministry • Neighborhood Housing Services (NHS) • Negley Place Neighborhood Alliance • PA CleanWays • Parental Stress Center • Peabody High School • Phase 4 Learning Center • Pittsburgh Parks Conservancy • Pittsburgh Theological Seminary • Regional Housing Legal Services • Rodman Street Baptist Church • Sievers & Co. • Shadyside Action Coalition • Student Conservation Association • Heinz School, Carnegie Mellon University • Sojourner House • Sprout Fund • Teens Against Senseless Violence (TASK) • Tepper School of Business, Carnegie Mellon University • Union Project • United Way of Allegheny County • University of Pittsburgh, Legal Clinic • Wireless Neighborhoods

Development & Initiative Partners

Note: Those marked with an asterisk are funders as well.

100 Sheridan Square Associates • AAA • BallyMoney • Charles J. Greve and Company • City of Pittsburgh • City of Pittsburgh, Bureau of Building Inspection • City of Pittsburgh, Dept. of City Planning • City of Pittsburgh, Dept. of Public Works • City of Pittsburgh, Dept. of Engineering and Construction • City of Pittsburgh, Parks and Recreation Department • City of Pittsburgh, Parking Authority • City of Pittsburgh, Operation Weed & Seed • City of Pittsburgh, Office of Mayor Luke Ravenstahl • City of Pittsburgh, Office of City Councilman Patrick Dowd • City of Pittsburgh, Office of City Councilman Bill Peduto • City of Pittsburgh, Office of City Councilman Reverend Ricky Burgess • Office of County Executive Dan Onorato • Coldwell Banker • Community Design Center of Pittsburgh (CDCP)* • ECHO Development, LLC • Elm Street Program • East Liberty Quarter Chamber of Commerce • Green Building Alliance • Green Vision Steering Committee • Habitat for Humanity • Highland Park Community Development Corporation • Housing Authority, City of Pittsburgh • Hosanna Industries • Landmarks Community Capital Corporation* • McCormack Baron Salazar • Meiz Development • Mellon Bank Community Development Corporation • Morgan Development, LLC • National City Community Development Corporation • National Development Council • No Wall Productions • Office of U.S. Congressman Mike Doyle • Office of State Governor Ed Rendell • Office of U.S. Senator Bob Casey • Office of U.S. Senator Arlen Specter • Office of State Representative Joe Preston • Office of State Senator Jim Ferlo • Open Hand Ministries • Port Authority of Allegheny County • S & A Homes • The Community Builders • The Home Depot • The Mosites Company • University of Pittsburgh School of Engineering, Mascaro Sustainability Initiative • Urban Design Associates • Urban Ecology Collaborative • Urban Partners II • Urban Redevelopment Authority of Pittsburgh (URA)* • Walnut Capital • Whole Foods Market

Funders

Advisory Commission on Community Based Organizations (ACCBO) • Allegheny Valley Bank • Anonymous Funders • Citizens Bank • Community Loan Fund of Southwestern Pennsylvania • DCED Elm Street Program • Dollar Bank • East End Growth Fund (a project of LISC) • East Liberty Development Fund • ESB Bank • Fannie Mae • Federal Home Loan Bank • Fidelity Bank • Fifth Third Bank • Forbes Fund • Heinz Endowments • Hillman Foundation • Hunt Foundation • Huntington National Bank • Laurel Foundation • Local Initiatives Support Corporation (LISC) • Maurice Falk Fund • McCune Foundation • Mellon Bank • National City Bank • PA DCED Industrial Sites Reuse Program • PA DCED Neighborhood Assistance Program • Pennsylvania Housing Finance Agency (PHFA) • Pittsburgh Community Reinvestment Group (PCRG) • Pittsburgh Foundation • Pittsburgh History & Landmarks Foundation (PHLF) • Pittsburgh Partnership for Neighborhood Development (PPND) • PNC Bank • R.K. Mellon Foundation • Roy A. Hunt Foundation • State of Pennsylvania • Strategic Investment Fund • Surdna Foundation • U.S. Dept. of Housing and Urban Development (HUD) • U.S. Dept. of Health & Human Services (HHS)

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