Dear Community Partners,

As we look back on 2010, it’s exciting to see how East Liberty has grown and evolved through ELDI’s collaboration and investment in the community. From the construction of Target to the continued progress of making Penn Circle bi-directional, our neighborhood continues to become a unique destination for residents of not only the East End and the City of Pittsburgh, but for the region as a whole.

These exciting developments would not be possible without the partnership of countless East Liberty residents, business owners, and other neighborhood stakeholders. The release of the Community Plan in May 2010 highlighted and celebrated our community’s consensus-building efforts.

This living, breathing document is an update to the neighborhood’s first Community Plan in 1999 and will continue to be ELDI’s roadmap as we work to bring about the development requested by those who see the change the most—our residents and stakeholders.

Partnering with the surrounding communities of Bloomfield, Friendship, Garfield, Highland Park, Lawrenceville, Larimer, and Shadyside created opportunities to strengthen the entire East End. In particular, working with the Larimer Consensus Group to develop the Larimer Avenue corridor ensures the continued vitality of our neighborhoods.

We thank you for your interest in our organization, and for your efforts to make East Liberty a great place to live, work, shop, and play.

Pamela Collier
Board President

Maelene J. Myers
Executive Director
A Tribute to Mr. Floyd Coles

In February of 2010, the East Liberty community suffered a great loss at the passing of Mr. Floyd Coles.

Dedicated to his neighborhood, Mr. Coles served both as a member of the Board of Directors at East Liberty Development, Inc. and the President of the Board at East Liberty Gardens.

Mr. Coles was involved in several organizations, including the Pittsburgh Council of Men, East End Male Chorus, Area Agency on Aging Advisory Council, Quaker State Funeral Directors Association, President of the St. James Chapter of the AARP, and Faculty Member of the Pittsburgh Institute of Mortuary Science. Mr. Coles was a retired Chief Deputy Coroner of Allegheny County, a licensed funeral director, and supervisor of the Samuel J. Jones Funeral Home of Wilkinsburg.

Mr. Coles is greatly missed by the board and staff at ELDI, East Liberty Gardens and the entire East Liberty community.

Board Members

Pamela Collier, President
Rev. Patrice Fowler-Searcy, Vice President
James W. Wallace, ESQ., Secretary
Malik G. Bankston, Treasurer
Jack Pelles
Darlene Henderson
Nora Sullivan
Sallyann Kluz
Renee Knox
Sarah Arnold
Charles Peterson

ACCOMPLISHMENTS FROM 2010

ELDI acts as a catalyst for positive change by providing leadership in the areas of planning, advocacy, facilitation, and investment. Listed below are some of the most exciting development and planning efforts of 2010.

Over 75 small business owners have inquired about technical and business planning

The release of the updated Community Plan

The release of the Larimer Vision Plan

The completion of Operation Resident Engagement, a project focused on resident and stakeholder feedback

Awarded an $800,000 grant from the US Department of Health and Human Services, one of only two in the state of Pennsylvania

The completion and dedication of MOMS Green play yard

$20,000 grant from the Sprout Fund for a green roof bus shelter

Facilitated the beginning of the bi-directional conversion on Penn Circle South

141 volunteers cleaned the hillside along Negley Run Boulevard

130 VOLUNTEERS PLANTED TREES AT 2 PLANTINGS
GUIDING PRINCIPLES

For many years, success for a Community Development Corporation (CDC) was measured through real estate development. Bricks and mortar developments are easy to see, and ribbon cuttings are easy to celebrate.

But this definition of progress lacks comprehensiveness. Over time, we have learned that far more than construction leads to successful neighborhoods. There are many steps in the process of building a better community and while development is one, other steps must happen first. Furthermore, ELDI recognizes its role in partnering with other organizations to bring about the revitalization of East Liberty.

MISSION

In light of these realizations, ELDI now identifies itself as a Community Based Organization (CBO). As a CBO, we have four distinct and important roles to play, in addition to our role as a development corporation:

PLANNING
Stakeholder engagement processes that set priorities for the neighborhood and serve as the support for development and change that follows. Examples include community plans, land use plans, traffic studies, business plans for service organizations, and outreach strategies that prioritize community goals.

ADVOCACY
ELDI advocates for stakeholders and issues both within East Liberty and regionally, working to further the goals laid out in our community plan and in other planning documents. Internal (East Liberty) advocacy includes taking a stance on behalf of stakeholders when projects or changes are proposed or underway. External, or regional advocacy, includes serving on county-wide task forces such as working for change to the transit system or stormwater guidelines.

FACILITATION
Supporting other entities working in conformance with community plans in our neighborhood. This could include cutting red tape for developers, supporting funding applications of nonprofit partners, or serving as a liaison between the government and our stakeholders. Examples include our role in the Eastside development, our role in Penn Circle 2-way conversion, our role in most tree plantings, and our role in the affordable housing built at Fairfield.

INVESTMENT
Literally investing dollars into projects that provide a return in order to bring greater value to the projects and providing long-term financial stability to the CBO. Examples include our investments in the Staples site, Eastside 1 and 2, Target, and recent loans made to restaurants in our commercial core.

Community Profile

Carolyn Peeks

“ELDI HAS GIVEN THEIR TIME, TALENT AND EXPERTISE IN HELPING TO SEE THE VISION PLAN COME TO LIGHT.”

Carolyn Peeks has been a resident of Larimer for 18 years. As a member of the Consensus Group and the Green Team, she has been a voice for her neighborhood as residents and other stakeholders came together to create the Vision Plan.

“The residents of Larimer want a change; I feel really good about our future.”

Larimer is on the move, and Peeks expects to see a significant change in the next 3 to 5 years.

“Part of that change is due to ELDI’s role as a member of the consensus group. ELDI has given their time, talent and expertise in helping to see the Vision Plan come to light.”

Carolyn Peeks has been a resident of Larimer for 18 years. As a member of the Consensus Group and the Green Team, she has been a voice for her neighborhood as residents and other stakeholders came together to create the Vision Plan.
PLANNING

Through documents like the Community Plan and the Larimer Vision Plan, ELDI enables stakeholders to build consensus, data, and processes that lead to neighborhood change.

The entire neighborhood celebrated the publication of a 10-year update to the Community Plan in May. East Liberty stakeholders served on eight topic-focused task forces and attended dozens of meetings to capture the community’s vision for the future. The 1999 Community Plan was largely responsible for East Liberty’s incredible change over the past decade. This new plan identifies community priorities for the next decade of change.

The Larimer Consensus Group has been working since 2008 to develop a community vision and land use plan for the Larimer neighborhood. ELDI has served as a member of the group, collaborating with other members and providing project management. The Larimer Vision Plan will guide the development of the neighborhood and strengthen the connections between Larimer and East Liberty.
By communicating with and for the residents of East Liberty, ELDI serves as an advocate for the community. The East Liberty Post and East Liberty Happenings are updated with an increasing frequency, providing all stakeholders with information about new businesses, community meetings and updates on projects throughout the neighborhood.

Recently, ELDI has served as a means of communication between contractors and the City of Pittsburgh, and business owners on Penn Circle South and Penn Avenue as the Penn Circle bi-directional conversion continues.

Over the past four years, ELDI had worked on plans for new plazas, street designs, homes, and landscapes that mitigate stormwater runoff on-site.

For instance, rain gardens, rain barrels and bioswales take the rain water from residential roofs and allow that water to sink back naturally into landscaping or be used for watering.

Additionally, ELDI collaborates on plans to remove impervious surfaces from our commercial core, replacing them with trees; and works on engineered designs to mitigate huge amounts of stormwater in underground retention structures.

With local foundation support and encouragement from regional partners, ELDI is now an advocate at the regional level for green infrastructure as a leading element to solving our combined sewer overflow crisis. Our local projects have given us a regional voice to change policy and prioritize best management practices from across the country.

ADVOCACY

ELDI advocates within East Liberty and on a regional level to further the goals created by neighborhood stakeholders.

For the past four years, Janie, first at 3Rivers Wet Weather, Inc., and now at PEC, has supported our efforts by building connections with partners.

She has introduced us to funding opportunities, and advocated for our cause in larger forums like the region’s Green Infrastructure Task Force, of which ELDI is a member.

AS EAST LIBERTY CONTINUES TO BECOME MORE SUSTAINABLE, ADVOCATES LIKE JANIE WILL CONTINUE TO PAVE (IN PERMEABLE PAVEMENT) THE WAY!

Helping to guide our regional advocate voice is Janie French of the Pennsylvania Environmental Council.

Community Profile
Janie French

For the past four years, Janie, first at 3Rivers Wet Weather, Inc., and now at PEC, has supported our efforts by building connections with partners.

She has introduced us to funding opportunities, and advocated for our cause in larger forums like the region’s Green Infrastructure Task Force, of which ELDI is a member.

As East Liberty continues to become more sustainable, advocates like Janie will continue to pave (in permeable pavement) the way!
ELDI partnered with other community members and groups in 2010 to bring more trees to the neighborhood. TreeVitalize, Tree Pittsburgh, and the City all managed tree planting projects in East Liberty, with ELDI rounding up volunteers, finding appropriate sites, and raising resources. Through the management of four TreeVitalize plantings, as well as other projects, ELDI partners helped plant 213 trees this past year. Planting trees not only adds to the beauty of the neighborhood and raises property values, but also builds community by encouraging neighbors to work alongside one another. Trees were planted on Highland, Negley, Penn, Sheridan, and Stanton Avenues.

A key goal from both the 1999 Community Plan and the 2010 Community Plan is to change Penn Circle back to two-way traffic. Created during Urban Renewal, Penn Circle is a four-lane ring road that has caused confusion for drivers and cut off East Liberty’s commercial core on Penn Avenue from major investments. Part of Penn Circle South was reconfigured in 2002 during the construction of part of the EastSide development. In 2010, construction began to reconfigure the rest of Penn Circle South and all of Penn Circle East into bidirectional streets. Penn Circle East and South are bi-directional as of May 2011.

Gary Cirinnione, Vice President of the Negley Place Neighborhood Alliance, has partnered with ELDI many times over the years. In 2010, we celebrated the opening of the MOMS Green play yard, on which Gary worked tirelessly pairing volunteers and neighborhood organizations together to change a few vacant lots into a play space for children of Sojourner House MOMS.

Gary also worked with ELDI on a residential storm water mitigation project, bringing 12 rain barrels to the neighborhood.

**Community Profile** GARY CIRINNCIONE

“We couldn’t accomplish what we’ve done without help from outside organizations, one of the biggest being ELDI.”

“The effort and time given from ELDI staff got the ball rolling; it helped a lot.”
ELDI invests directly into other entities’ development deals and businesses in order to support partners’ projects, encourage good practices, and have a seat in project planning.

ELDI was awarded in 2010 one of only two grants given in Pennsylvania by the U.S. Department of Health and Human Services. This grant, under the Community Economic Development Program, was used to support the development of the Target store in East Liberty with a below-market rate loan. In return, the store developer agreed to incorporate some additional green building practices. Target also agreed to local hiring preferences for the construction and permanent in-store jobs. ELDI will use the loan repayments from this investment to supplement marketing and promotional support of the East Liberty business district.

Small businesses in East Liberty have also benefitted from ELDI investments. Spoon, a new high-profile restaurant and Shadow Lounge, a presence in the business district for 10 years, both benefitted from resources ELDI previously received from the Richard King Mellon Foundation.

Also receiving financial support from ELDI was the Waffle Shop project, an interactive social experiment set in a waffle shop. By serving waffles and hosting live-streaming talk shows, the Waffle Shop brings together students and community members across diverse socio-economic and racial backgrounds in the core of East Liberty.

**Community Profile** **Tim Guthrie & Justin Strong**

Shadow Lounge & AVA co-owners Tim Guthrie and Justin Strong have benefitted from ELDI’s investment in their business ventures for many years, both through vocal support and direct lending.

**“It’s really important that CDcs like ELDI are there.”**

In 2003, ELDI signed as a de facto guarantor on a loan from Bridgeway Capital. As Shadow Lounge acquired a loan from Bridgeway again in 2005, ELDI was a vocal supporter. A microloan in 2007 marked the first time the duo received support from ELDI through direct financing, and they received a larger loan in 2010.

The support Guthrie and Strong have received from ELDI in the past seven years has kept their unique venues in East Liberty, and they continue to define the neighborhood’s nightlife.
DEVELOPMENT

ELDI is working to ensure that all residences in East Liberty bring the community’s vision of a stable, sustainable, mixed-income neighborhood to life.

The development of the Boulevard Apartments on East Liberty Boulevard and North Saint Clair Street will provide 14 affordable housing rental options. This development continues a long-term strategy of replacing blighted properties and absentee landlords with high quality rental units managed by responsive, attentive management that is sensitive to the mission of our organization and needs of our community. Boulevard Apartments will begin leasing in the Summer of 2011.

The Mellon Orchard Apartments stem from another effort of ELDI to turn several rental properties with poor property management into safe, affordable housing for the neighborhood. ELDI has acquired and is renovating 124 units, with funding from Bridgeway Capital, Dollar Bank, and Fidelity Bank.

ELDI facilitates housing “flips” in the neighborhood, providing more affordable housing to residents. ELDI allows private developers to sign option contracts for vacant housing in East Liberty. All construction is funded and performed by the developers, but ELDI is able to maintain control of properties until the projects sell. This strategy attracts small-scale private developers to the market to do affordable rehabs of houses.

Community Profile  Julia & Chuck Reynolds

New East Liberty homeowners Julia and Chuck Reynolds purchased the first of ELDI’s new energy efficient homes. The homes combine traditional and modern design elements and have a higher energy efficiency rating than any other homes in the neighborhood.

“We have a decent-sized home that is really well laid out and bright inside,” Julia said.

“We still have the feeling of being in a city, in an older neighborhood. Right when we moved in, we felt like we were welcomed.”

Her husband Chuck agreed. “I love the high ceilings and the openness you feel.”
## ASSETS

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Current Assets</td>
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<tr>
<td>Cash &amp; Cash Equivalents</td>
<td>$ 283,969</td>
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<tr>
<td>Grants &amp; Accounts Receivable</td>
<td>675,458</td>
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<td>Loans receivable - current portion</td>
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<td>Rent receivable</td>
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<td>Prepaid Items</td>
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<td>Other current assets</td>
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<td>1,057,126</td>
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<td>Fixed Assets</td>
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<td>Buildings</td>
<td>565,951</td>
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<td>Property, Plant &amp; Equipment</td>
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<td>Accumulated Depreciation</td>
<td>(200,588)</td>
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<td>Other Assets</td>
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<td>Project Development Costs</td>
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<td>Deposit for Purchase of Real Estate</td>
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<td>Investment in Unconsolidated Entities</td>
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<td>13,474,890</td>
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<td>Total Assets</td>
<td>$15,131,676</td>
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## LIABILITIES & NET ASSETS

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<tr>
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<th>2009</th>
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<tbody>
<tr>
<td>Current Liabilities</td>
<td></td>
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<tr>
<td>Accounts Payable &amp; Accrued Expenses</td>
<td>$ 281,846</td>
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<td>Lines of credit - current</td>
<td>1,407,361</td>
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<td>Notes Payable</td>
<td>4,993,229</td>
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<td>Escrow Deposits</td>
<td>53,110</td>
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<td>6,735,546</td>
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<td>Long-Term Liabilities</td>
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<td>Lines of Credit</td>
<td>665,630</td>
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<td>Notes Payable &amp; Due to Funding Sources</td>
<td>4,043,085</td>
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<td>4,708,715</td>
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<td>Net Assets</td>
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<tr>
<td>Unrestricted</td>
<td>2,522,648</td>
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<tr>
<td>Temporarily restricted</td>
<td>1,164,767</td>
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<td>3,687,415</td>
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<td>$15,131,676</td>
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## STATEMENT OF ACTIVITIES & CHANGES IN NET ASSETS

<table>
<thead>
<tr>
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<th>2009</th>
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<tbody>
<tr>
<td>Total Revenue</td>
<td>$3,747,447</td>
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<tr>
<td>Total Expenses</td>
<td>2,730,241</td>
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<tr>
<td>Increase/(Decrease) in Net Assets</td>
<td>1,017,206</td>
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<tr>
<td>Net Assets - Beginning of the Year</td>
<td>2,180,433</td>
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<tr>
<td>Net Assets - End of the Year</td>
<td>$3,687,415</td>
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## REVENUE

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<tbody>
<tr>
<td>Contributions and Grants</td>
<td>$1,465,408</td>
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<tr>
<td>Rental Income</td>
<td>$267,477</td>
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<td>Fee Income</td>
<td>$594,946</td>
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<td>Other Revenue</td>
<td>$139,601</td>
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<tr>
<td>Net Assets released from restriction</td>
<td>$371,895</td>
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<tr>
<td>Contributions - Forgiven of Debt</td>
<td>$310,000</td>
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## EXPENSES

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<tr>
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<th>2009</th>
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</thead>
<tbody>
<tr>
<td>Salaries</td>
<td>927,547</td>
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<tr>
<td>Employee benefits - 153,572</td>
<td></td>
</tr>
<tr>
<td>Payroll taxes - 76,325</td>
<td></td>
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<tr>
<td>Rent - 55,030</td>
<td></td>
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<tr>
<td>Depreciation - 27,832</td>
<td></td>
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<tr>
<td>Bad debt/loan allowance - 131,166</td>
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<tr>
<td>Contract staff - 4,800</td>
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<tr>
<td>Grants to other organizations - 39,551</td>
<td></td>
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<tr>
<td>Equipment lease/rent - 251</td>
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<tr>
<td>Office - 25,699</td>
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<tr>
<td>Consulting/ &amp; Promotion - 25,941</td>
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<tr>
<td>Management fees - 13,038</td>
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<tr>
<td>Insurance - 29,767</td>
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<tr>
<td>Travel - 8,810</td>
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<tr>
<td>Staff development - 11,370</td>
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<tr>
<td>Rental occupancy expenses - 47,424</td>
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<tr>
<td>Occupancy costs - 58,913</td>
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<tr>
<td>Interest - 120,089</td>
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<tr>
<td>Repair/maintenance - 217,603</td>
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<tr>
<td>Development costs in excess of 295,992</td>
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<tr>
<td>Consulting/ professional - 459,521</td>
<td></td>
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<tr>
<td>Payroll taxes - 76,325</td>
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<tr>
<td>Employee benefits - 153,572</td>
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<td>Salaries - 927,547</td>
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WE CAN'T DO THIS ALONE

Community Partners

100s of dedicated individuals, volunteers, and contributors
Alpha Terrace Preservation Society
Americorps/National Civilian Community Corps
Bloomfield Development
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 & Rec Task Force
Community Plan Safe Neighborhoods Task Force
Community Plan Small Business Task Force
Community Plan Workforce Task Force
Community Plan Youth Engagement Task Force
Cora Center for Civic Leadership
Crossroads Church
East End Cooperative Ministry
East End Partnership
East Liberty Concerned Citizens Corporation
East Liberty Lutheran Church
East Liberty Presbyterian Church
Eastminster Presbyterian Church
East Side Neighborhood Employment Center
Family Resources
Friendship Development Associates
Garfield Jubilee Association
Giant Eagle
Growth Through Energy and Community Health (GTECH) Strategies, Inc.
Heinz School, Carnegie Mellon University
IdeaMill
Kelly-Strayhorn Theater
Kingsley Association
Larimer Consensus Group
La Quantra Bonci
Larimer Green Team
Lawrenceville Corporation
Lawrenceville United
Mellon's Orchard Neighborhood Association
Mellon Street Block Group
Mt. Ararat Baptist Church Community Tithe Ministry
Negley Place Neighborhood Alliance
Neighborhood Housing Services (NHS)
PA Cleanways
Peabody High School
Pentecostal Temple
Phase 4 Learning Center

Development & Initiative Partners

3 Rivers Rain Garden Alliance
100 Sheridan Square Association
AAA
ALCOSAN
Bally Money City of Pittsburgh
Big Brothers Big Sisters
Charles J. Greve and Company
City of Pittsburgh, Bureau of Building Inspection
City of Pittsburgh, Dept of City Planning
City of Pittsburgh, Dept of Engineering/Construction
City of Pittsburgh, Dept of Public Works
City of Pittsburgh, Office of Councilman Bill Peduto
City of Pittsburgh, Office of Councilman Patrick Dowd
City of Pittsburgh, Office of Councilman Reverend Ricky Burgess
City of Pittsburgh, Office of Mayor Luke Ravenstahl
City of Pittsburgh, Operation Weed & Seed
City of Pittsburgh, Parking Authority
City of Pittsburgh, Parks & Recreation Dept
Coldwell Banker
The Community Builders
Community Design Center of Pittsburgh
East Liberty Quarter Chamber of Commerce
East Liberty Station Associates
ECH0 Development, LLC
ECOSEEDS
edile, LLC
Green Infrastructure Task Force
Green Vision Steering Committee
Highland Park Community Development Corporation
The Home Depot
Hosanna Industries
Housing Authority, City of Pittsburgh
Imagebox
La Quantra Bonci
Landmarks Community Capital Corporation
McCormack Baron Salazar
Meiz Development
Mellon Bank Community Development Corporation
Morgan Development, LLC
The Mosites Company
National City Community Development Corporation
National Development Council
no wall productions
Office of County Executive Dan Onorato
Office of State Governor Ed Rendell
Office of State Representative Joe Preston Jr.
Office of State Senator Jim Ferlo
Office of US Congressman Mike Doyle
Office of US Senator Arlen Specter
Office of US Senator Bob Casey
Open Hand Ministries
Pennsylvania Elm Street Program
The Pittsburgh Pirates
Pittsburgh TreeVitalize
Pittsburgh Urban Leadership Service Experience
Pittsburgh Water and Sewer Authority
Port Authority of Allegheny County
S & A Homes
SEEDS
Student Conservation Association
Target Corporation
University of Pittsburgh School of Geology
Urban Design Associates
Urban Ecology Collaborative
Urban Partners II
Urban Redevelopment Authority of Pittsburgh (URA)
Walnut Capital
West Penn Energy Solutions
Whole Foods Market

Funders

3 Rivers Wet Weather Inc.
Allegheny Foundation
Allegheny Valley Bank
BNY Mellon Foundation
Bridgeway Capital
Citizens Bank
Dollar Bank
East End Growth Fund
East Liberty Development Fund
East Liberty Presbyterian Church
ESB Bank
Fannie Mae
Federal Home Loan Bank
Fidelity Bank
Fine Foundation
Fifth Third Bank
Forbes Fund
Heinz Endowments
Hillman Foundation
Hunt Foundation
Huntington National Bank
Laurel Foundation
Local Initiatives Support Corporation (LISC)h
Maurice Falk Fund
McCure Foundation
Mellon Bank
National City Bank
Pennsylvania DCED Elm Street Program
Pennsylvania DCED Industrial Sites Reuse Program
Pennsylvania 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
TEN

Projects:

- Whole Foods Market
- Sprout Fund
- State of Pennsylvania
- Strategic Investment Fund
- Surdna Foundation
- US Department of Health & Human Services (HHS)
- US Department of Housing and Urban Development (HUD)
- Whole Foods Market
ELDI views the protection of the environment as both a moral obligation and a business imperative. We proudly state that this 2010 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.