Residential Action Steps: 1999 Community Plan

1. Replace distressed housing with a variety of mixed income alternatives.

2. Provide good quality replacement housing in scale with the neighborhood.

3. Develop a housing strategy that incorporates diverse options for senior housing and creates a continuum of care settings affordable to elderly neighborhood residents.

4. Implement neighborhood stabilization programs in residential areas involving home improvement, beautification, and targeted acquisition and rehabilitation of housing.

Neighborhood Stats 2000 census:
- Population under poverty:
- 84% of population is below median income (2000)
- Rental housing 82% (2000) 79% (2010)
- Vacant units 14% (2000) 13% (2010)
700 Block of Mellon St.

These would not sell…

Until we controlled these…
Would you buy the house next door?
Overview of SIG Project Area
Existing Property Conditions in 2002
Tax Delinquent Properties in 2002

[Map showing tax delinquent properties in 2002 with various areas highlighted as project boundary, neighborhoods, and project area residential enclaves.]
Overview of SIG Project Area with ELDI 2002 Projects
2002 Property Action Plan
with Neighborhood Classifications
2014 Implemented Property Action Plan with Neighborhood Classifications
Tax Delinquent Properties in 2002
Tax Delinquent Properties in 2011
KINGSLEY Association, very much involved in broad-scaled community projects, co-sponsored the East Liberty Gardens housing program. From left to right are Dr. Charles P. Robshaw, pastor of the East Liberty Presbyterian Church; Milan Burry and Robert Haas, with the Kingsley Association; and Rev. Lawrence E. Bair, Jr., pastor of St. Peter’s Evangelical and Reformed Church.
Affordable home-ownership and Generational Poverty
Affordable Home ownership works in a stable mixed income community

House and lot sold 2010: $315,000
Google employees

2012 Value = $330,000
2015 Value = $400,000
2015 Taxes:$6,366

Renovated House
Sold for $50,000 (in 2007)
Single mother & grandmother
2012 Value = $150,000
2015 Value = $200,000
2015 Taxes: $424

Renovated House $140,00 (2 units)
Middle income buyer
2012 value = 140,000
2015 value = 225,000
2015 Taxes: $2,484

Some developments might just BREAK generational poverty
Gentrification?
Is ELDI Gentrifying East Liberty?
East Liberty: 27% of occupied rental units are Sec. 8

Homewood: 18% of occupied rental units are Sec. 8

Numbers indicate the count of Section 8 Vouchers per census tract.

Coloring indicates ratio of Section 8 Vouchers to number of properties with a residential component per census tract.
Is ELDI Gentrifying East Liberty?

- Since 2000, ELDI and partner organizations have built or rehabbed **625 units of affordable housing**.
- In the same time period, only **256 units of market housing** were built or rehabbed.
- That’s over twice as many affordable units!

*Affordable Housing is defined as that which is subsidized for or affordable to people making 80% or less of Area Median Income

**Market Housing is defined as all other housing
East Liberty Occupied units (2010 census*)
3,341 Total Occupied Units

39% of all occupied units are subsidized affordable rental units

- 20% Homeowner
- 41% Rental
- 13% Section 8
- 7% LIHTC+Sec.8
- 9% LIHTC
- 4% Public Housing
- 6% Supportive, Senior or Homeless
- 26% Permanent affordable units

* Units built after 2010 were added to the total number of units
Data Sources: URA, HACP, City Planning, Property managers
Crime and Safety
Sojourner MOMS
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
2.2 Crime Hot Spot

Research

- 50% of the crime happens at 3% of the addresses
- Crime tends to cluster among a few places, offenders, and victims [1]
  - 10% of places are the sites of about 60% of crimes
  - 10% of offenders are involved in over 50% of crimes
  - 10% of the victims are involved in 40% of victimizations. [2]
- Hot spots policing was first examined in the Minneapolis Hot Spots Experiment[3]
  - Preventive patrol might be more effective if it was more tightly focused
    - E.g., If 3% of the addresses in a city produce more than half of all the requests for police response, then concentrating police in a few locations makes more sense than spreading them evenly through a beat
- Hot spots policing programs generate crime control gains without significantly displacing crime to other locations [4]
- ELDI’s development strategy has aimed to reduce crime through the development of properties in crime-hot spots (see following slides)

Mapping Hot Spots in East Liberty - 2012

Legend
- Purchased by ELDI in 2012
- Purchased by ELDI Prior to 2012
- Street

Crime Hot Spots 2012

<VALUE>
- 0 - 0.000010876
- 0.000010876 - 0.00002196
- 0.00002196 - 0.000033045
- 0.000033045 - 0.00004413
- 0.00004413 - 0.000055215
- 0.000055215 - 0.0000663
- 0.0000663 - 0.000077385
- 0.000077385 - 0.00008847
- 0.00008847 - 0.000099554
- 0.000099554 - 0.000110639
- 0.000110639 - 0.000121724
- 0.000121724 - 0.000180272

Data Source: Pittsburgh Policy Department
Mellon’s Orchard Apartments
121 Unit Apartment Complex
Acquired September 2009

2008

2010

2012
Boulevard Apartments
Long term Affordable Housing
(Scattered Site LIHTC)

Mellon’s Orchard Apartments
Mix of Market Rate and Sec 8 voucher rentals
(all private financing)

Safe Haven
Permanent supportive housing for homeless men
(Scattered Site LIHTC)
(HUD SHP)
Bad Landlords keep renting to Trouble. Police can’t always build a case.

Community based property managers solve problems.

Organized neighbors and property managers direct police patrols. Makes hot spots uncomfortable for criminal activity.

ID criminal hot spots

50% of the crimes happen at 3% of the properties

Buy Slumlord Properties

Own The Problem
Landlords can evict even when police can’t convict

Troubled Tenants get the BOOT
Good Neighbors get to stay

Supportive services to help stabilize tenant families

Community Directed Policing

Decent rental units

Fix up units

Housing for good Neighbors

• Good neighbors and good tenants enforce the rules. They run the block now.
• Police and property managers back them up.
• The social culture changes.
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
  – Changes crime and social problems
  – Use LIHTC funds to eliminate problem landlords