



Revitalizing Pittsburgh: Casey's Redevelopment Efforts in Southwest Atlanta

The Annie E. Casey Foundation has a special interest in improving the well-being of children and families in Atlanta. Since 2001, the Foundation has been committed to revitalizing a set of city neighborhoods called Neighborhood Planning Unit V (NPU-V), helping low-income families overcome a number of challenges by increasing their access to educational and economic opportunities — and, their ability to advocate for themselves and their community.

Recognizing that safe, stable housing is necessary for communities to thrive, Casey launched a multiphase effort in 2015 to rehab 53 homes throughout NPU-V's Pittsburgh neighborhood, which was hard hit by the foreclosure crisis and Great Recession. Absentee landlords left nearly 60 percent of Pittsburgh properties vacant, overgrown and neglected. The Foundation's housing redevelopment project seeks to increase homeownership in the area and foster a more inclusive community.

Housing Redevelopment

The first phase — done in partnership with Wells Fargo, Invest Atlanta and developer REAL Group — involved the renovation and sale of eight homes throughout the neighborhood. The second phase, which began in fall 2016, involves the redevelopment of six homes on Pittsburgh's Welch Street. This work is part of a new block-by-block approach with the Atlanta Neighborhood Development Partnership, a local nonprofit that specializes in rehabbing foreclosed homes.

In addition, Casey is pursuing several other opportunities:

- a partnership with the city of Atlanta to redevelop additional homes on Garibaldi Street and Welch Street;
- a purchase-renovation program that allows homebuyers to make their own repairs using special financing assistance;
- a partnership with the Atlanta Police Foundation to provide incentives for city police officers to buy homes in Pittsburgh, while also encouraging them to engage with the community; and

- **support for the Pittsburgh Community Improvement Association** in establishing a community land trust to renovate and sell homes in the neighborhood.

Along with these efforts, the Foundation is exploring additional partnerships to redevelop or sell more of the homes and expand our block-by-block approach. We also support homeowners in the neighborhood, including assistance with repairs for elderly and low-income residents, code enforcement and other beautification projects. As this work progresses, Casey will look for creative ways to align our efforts with other public and private investments, such as lighting upgrades for neighborhood streets, to further benefit the community.

Looking Ahead

Pittsburgh has a rich history and — as one of the 45 Atlanta BeltLine communities — an exciting future. With its prime location on the BeltLine’s Southside Trail corridor, the neighborhood will join the 22-mile trail and transit loop around the city that is under development.

As we and our partners continue to improve housing and job opportunities in the area, Casey remains committed to transforming Pittsburgh — and all of NPU-V — into a place where children and families can thrive.