



**SUSTAINABLE
NEIGHBORHOOD**
DEVELOPMENT STRATEGIES, INC.

Building Sustainable Neighborhoods.

The mission of SNDSI is to promote prosperous working families by creating permanently affordable housing in a diverse community of choice and advancing sustainability and economic opportunity for current and new residents of the Pittsburgh neighborhood.

Sustainable Neighborhood Development Strategies, Inc. was launched in early 2009 as a nonprofit community-based developer with the goal of achieving urban revitalization through neighborhood preservation in Atlanta's Pittsburgh neighborhood.

We are employing innovative solutions based on non-displacement of current residents, increased economic diversity, retrofitting structures for energy efficiency, job creation, and healthy environments. We are working with the Pittsburgh Community Improvement Association and neighborhood residents to implement a plan to redevelop Pittsburgh in a way that preserves the heritage and identity of the neighborhood and benefits current and future residents.

The Preservation of Pittsburgh.

When the Pittsburgh neighborhood became ground zero for the foreclosure crisis in Atlanta, SNDSI joined with the Pittsburgh Community Improvement Association (PCIA) and The Annie E. Casey Foundation-Atlanta Civic Site (ACS) to craft a plan that would stabilize and revitalize this historic African-American neighborhood of approximately 1,800 parcels where foreclosure proceedings had been filed against 800 homes in the span of two years.

The partners crafted The Preservation of Pittsburgh Plan (POP), an ambitious strategy to arrest the downward spiral of the neighborhood by controlling enough property to bolster the neighborhood housing market, stabilize the neighborhood, and provide quality, affordable housing.

POP involves a strategic program of property acquisition through foreclosure purchase, market purchase, single and bulk REO purchase and donation of bank-owned assets. As these properties are acquired, they are transferred to the Fulton County/City of Atlanta Land Bank Authority where they are being held temporarily while the community finalizes a master redevelopment plan to guide the partners.

As of March 1, 2012, 95 properties have been acquired and 10 have been rehabbed as affordable, energy efficient and healthy rental homes for working families. SNDSI and PCIA plan to rehab an additional 16 homes in 2012 for rent and purchase. Through a partnership with the Atlanta Police Foundation, SNDSI will market some of these homes to police officers in an effort to increase public safety in the community.

This undertaking supports a larger effort underway in the Pittsburgh neighborhood and the four other neighborhoods that comprise Atlanta's Neighborhood Planning Unit V where ACS is working with residents and other partners to improve the futures of at-risk children and their families by achieving measurable success in education achievement for young children, family economic success, and neighborhood transformation.

As SNDSI refines its expertise through the implementation of POP, it plans to share what it is learning with groups in other neighborhoods in order to help them improve their local neighborhood stabilization efforts.