



The **Community Builders, Inc.**

## New Pennley – Pittsburgh, PA



*“We appreciated the attitude toward urban fabric making—here the priorities are clearly toward community building.”*

*Alex Krieger, Professor,  
Harvard University School of Design  
and juror for American Institute of  
Architects’ Design Awards*

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# NEW PENNLEY

*This \$23 million multi-phase redevelopment marks the first major housing investment in Pittsburgh’s troubled East Liberty neighborhood in more than a generation. New Pennley Place replaced a severely distressed, HUD-insured residential “superblock” created as part of sweeping urban renewal that reshaped East Liberty in the 1960s. Over the years, the former apartment complex became widely perceived as being dense, deteriorated, unsafe, and undesirable. Substantial mortgage delinquencies, deferred maintenance, and high vacancy rates led HUD to foreclose on the complex in 1997.*

The HUD foreclosure prompted a call for a community-minded owner to assume the property. The Community Builders, Inc. (TCB) stepped in to reverse the decline and set a new standard for mixed-income residential development in the neighborhood. With the support of local civic groups and the City of Pittsburgh’s Urban Redevelopment Authority, TCB acquired the property in partnership with East Liberty Development Inc., the neighborhood community development corporation. The transfer was accompanied by a \$4 million HUD upfront grant with the condition that the property remain affordable to low-income renters. TCB took over management upon transfer and immediately initiated improvements while operating the complex through a nearly four year redevelopment process that included selected demolition, substantial renovation, and new construction.

The first phase of New Pennley Place opened in late 1999 and consists of 102 new and renovated apartment units in mid-rise building, townhomes, and duplex style residences. The next two phases followed in 2001 and 2002 with additional townhomes and duplexes, as well as a 38 unit low-rise apartment building for low income seniors. In total, New Pennley Place has created 174 new or substantially renovated rental housing units, with 146 reserved for low and moderate-income households. Services available to residents of the property include access to welfare to work assistance, family crisis intervention, technology training, and other support to establish and maintain self-sufficiency. New Pennley Place has won several awards, including a 2001 Tax Credit Excellence Award from the Affordable Housing Tax Credit Coalition and a 2001 Pillars of the Industry Award from the National Association of Home Builders.

## *New Pennley at a Glance*

- 174 new or substantially renovated family and senior rental homes with 146 reserved for low and moderate-income households.
- **TCB Role:** Owner, Developer, Management Agent
- **Sponsor:** TCB and East Liberty Development Inc. (ELDI)
- **Financial Participants:** HUD, Pittsburgh Housing Authority, equity
- **Total Development Cost:** \$23 million