

Project Narrative

This Development project is a result of our Development team deciding to collaborate to respond to an RFP issued by the Housing Authority City of Pittsburgh (HACP). The project consists of developing 22- units of scattered sites new construction housing throughout the middle hill. All of the units will be Affordable Housing and upon completion of the units, HACP will own and manage the units and rent to tenants via their Project based voucher program. The proposed project site is located just steps from Centre Avenue in the heart of Pittsburgh's historic Hill District which connections the 2nd and 3rd largest economic centers in the state (Downtown Pittsburgh and the university centers in the Oakland neighborhood). Easy access to multiple public transit bus routes connect to not only Downtown (within one mile) and Oakland (within two miles) but East Liberty, Shadyside, and Squirrel Hill also. This access provides residents with a multitude of employment options. With the ongoing redevelopment of the Centre Avenue corridor residents that choose to locate at our proposed site will be well served by a variety of up to date amenities. In addition to the newly opened full service supermarket the accompanying plaza includes plans for or already has full service banking options, a pharmacy, a coffee shop and quick service restaurant options that all less than two blocks away. There are ongoing major developments slated for the former Civic Arena site and the New Granada Theater. The proposed development sits directly in the center of these exciting developments helping to satisfy many of the criteria that HACP requested in their RFP and that overall make for a successful Development project. The immediate surrounding neighborhood already has major employment centers, parks and recreation centers, public schools and transportation, and shopping. The community will only improve as development continues. Lastly the proposed site is located in an area: designated by the city as an area of revitalization, where public housing units have been demolished, is a racially and economically impacted and where the HACP is seeking to preserve affordable housing, where the HACP has undertaken a HOPE VI or other HUD-funded developments. As a result of these circumstances, we believe the scattered sites Development project is ideal to serve existing, new and returning residents that our team, the community and HACP are attempting to serve with the creation of Affordable Housing.

With a firm belief in supporting Minority and Woman owned business enterprises, our team has selected Moody Nolan, a national black-owned Architectural firm to work with our team to design and engineer the units. We are excited to have a project 100% owned and managed by a black owned Developer and have decided to utilize a MBE architectural firm as well.

Our plan is to have the units completed and be able to deliver them to the Hill District community by the winter of 2019.