

South Hills Retirement Residence

SPECIAL POINTS OF INTEREST:

- Rental Housing
- Located in Mt. Washington, 125 Ruth Street
- Council District: 2
- 106 rental housing units
- Total Public Investment: \$8,200,000
- Total Cost: \$23,000,000
- LEED Gold Status
- Completion Expected Fall 2010

URA
200 Ross Street
Pittsburgh, PA 15219
412.255.6600

South Hills Retirement Residence is the adaptive reuse and substantial rehabilitation of the former South Hills High School, which has been vacant for over 20 years.

The URA worked with the Mt. Washington Community Development Corporation to purchase the property from the Pittsburgh Public Schools Board of Education and remediate and stabilize the property for redevelopment.

The building is now being renovated into a mixed-use mixed-income building with 106 residential units available to seniors.

Amenities include central air conditioning, elevator, laundry room, hair salon, fitness center, library and craft rooms, on-site van service, and 24-hour maintenance service.

Approximately 12,000 square feet of commercial space will also provide amenities for residents of the building and community.



Key Partners & Funding Sources

Developers:

South Hills Retirement Residence, LP
a.m. Rodriguez Associates, inc. (general partner)

Community Partner:

Mt. Washington Community Development Corporation

Architects:

Rothschild Doyno Collaborative
thoughtful balance, inc.

Contractor:

Sota Construction Services, Inc.

Funding Sources:

U.S. Department of Housing and Urban Development
The Commonwealth of Pennsylvania, Honorable Ed Rendell, Governor
Mayor Luke Ravenstahl and the City of Pittsburgh / Urban Redevelopment Authority
Pennsylvania Housing Finance Agency
John Hancock Corp.
Federal Home Loan Bank of Pittsburgh
Red Mortgage Capital, LLC