

HAZELWOOD HOMES



BEFORE

Address: 4724-28 & 4734 Sylvan St., 153 Hazelwood Ave., & 4741 Monongahela Ave.

Neighborhood: Hazelwood

Council District: 5

Project Type: Housing

Total URA Financing: \$815,916

Total Cost: \$1,473,801



AFTER

HAZELWOOD HOMES

Project Brief

The Hazelwood Homes development provides affordable, energy efficient homeownership opportunities to low and moderate income families, and will increase the number of owner occupied homes in the neighborhood.

The \$1.5 million development consists of four newly constructed townhomes and two single-family homes. The Hazelwood Homes are priced between \$129,000 and \$135,500, with deferred mortgages available to those that qualify. Each unit has three bedrooms, with 2 ½ baths in the single family homes, and 1 ½ baths in the townhome units. The single family homes have attached parking, and the townhomes have integral garages. T

he units are also located in a residential tax abatement area, which provides a break on city and school district taxes for a period of 10 years.

The homes were placed on the market in August 2008 and are all currently available.

Taxes (to be) Realized Annually: TBD

Units Constructed: 6

Delivery: 2008

Project Status: Complete

Developer: Pittsburgh Housing Development Corporation

Architect: Hanson Design Group

Contractor: Waller Contracting

Partners: Hazelwood Initiative

Funding Sources:

Urban Redevelopment Authority of Pittsburgh loans & grants
Private financing