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FINEVIEW CITIZENS COUNCIL PROUDLY ANNOUNCES THE RIBBON CUTTING AND ENERGY STAR LABELING OF ITS LATEST HOUSING DEVELOPMENT:

NUNNERY HILL OVERLOOK

Friday, July 17, 2009, @ 2:00 pm
1911 & 1915 Meadville Street
Pittsburgh, PA 15214

(PITTSBURGH) July 17 – On Friday, July 17, at 2:00 p.m., Fineview Citizens Council (FCC) will proudly be cutting the ribbon and applying the Energy Star label on Nunnery Hill Overlook, a for-sale housing development in the Fineview neighborhood of the City of Pittsburgh.

“Fineview is a great example of what characterizes Pittsburgh,” Mayor Luke Ravenstahl said. “We are a city full of surprising neighborhood gems, and this quaint community offers some of the best views of the City.”

The Nunnery Hill Overlook project consists of four, new, detached homes located at 1609, 1611, 1911, and 1915 Meadville Street. The homes, all located on generously-sized lots, contain 3 bedrooms, one and one half baths, a deck, bonus room, tankless water heater, integral garage, and feature large, open living areas and inviting front porches, furthering FCC’s goal of creating a “porch” community.

Nunnery Hill Overlook has the added advantage of each home being Energy Star certified. Energy Star homes are energy efficient, deliver lower utility bills, are built to a better standard of quality, provide a higher level of comfort, and are independently tested by a third party inspector, in this case Palladio DaVinci, Ltd. A directive of Mayor Luke Ravenstahl, all newly constructed homes must meet Energy Star standards in order to receive Urban Redevelopment Authority of Pittsburgh (URA) funding.

These four homes not only provide buyers the opportunity to save hundreds of dollars annually on lower utility bills, but also provide buyers the opportunity to save thousands of dollars annually on real estate taxes, thanks to Mayor Luke Ravenstahl’s Enhanced Residential Abatement Program.

The homes will sell starting at \$180,000. Special financing in the form of URA second deferred mortgages of up to \$35,000 will be available to prospective homebuyers based upon family size and income. One home is currently under agreement.

The Nunnery Hill Overlook project builds upon FCC’s past successes that have been centered on Meadville Street, the main thoroughfare through the neighborhood. Previous projects resulted in the construction of 25 new homes, the rehabilitation of 3 existing houses, and the completion of the long-awaited Catoma Overlook that provides a breathtaking view of the city’s skyline for Fineview and Pittsburgh residents alike.

“Rural living right in the city – that’s Fineview,” Tony DiPardo, Fineview Citizens Council said. “This tiny neighborhood is perched high on the hillside behind Allegheny General Hospital. We have beautiful views, great green spaces and are only a mile from downtown!”

Northside Leadership Conference (NSLC) served as project manager, with architectural services provided by Tai+Lee, architects P.C., and construction by Steve Catranel Construction Company, Inc. The NSLC, Tai+Lee, and Steve Catranel Construction Company have proven track records of successfully working with not-for-profit community development corporations throughout Pittsburgh, and have collaborated on previous housing development projects in Fineview, as well as other Northside communities.

Predevelopment financing was provided by the URA and Dollar Bank, with construction financing from Dollar Bank, the Northside Community Development Fund, and the URA.

More information on Nunnery Hill Overlook can be found at www.fineviewpittsburgh.com via the link on the left named "Housing Development and Construction."

Invited Guests for the Ribbon-Cutting include:

Mayor Luke Ravenstahl
State Representative Don Walko
State Senator James Ferlo
City Councilwoman Darlene Harris
County Councilwoman Amanda Green
Rebecca Yago - Dollar Bank
Mark Masterson – Northside Community Development Fund
Rob Stephany – Urban Redevelopment Authority
Mark Fatla - Northside Leadership Conference
Debra L. Caplan – Allegheny General Hospital

Fineview Citizens Council (FCC) is a non-profit, community-based organization that serves portions of the 25th ward. Incorporated in 1983, FCC has undertaken a range of community activities to improve the quality of life for its residents; including multiple residential development projects. For more information, please visit their website at www.fineviewpittsburgh.com.

The Northside Leadership Conference is a coalition of Northside community-based organizations, committed to addressing mutual concerns through a united approach in order to promote and enhance the vitality, quality of life and image of Pittsburgh's Northside. For more information, please visit their website at www.pittsburghnorthside.com.