



## OFFICE OF MAYOR LUKE RAVENSTAHL CITY OF PITTSBURGH

### PRESS RELEASE

#### **CITY BREAKS GROUND IN GARFIELD**

*The third phase of the Garfield Homeownership Choice development moves forward*

(PITTSBURGH) May 27, 2009 The City of Pittsburgh and development partners Bloomfield-Garfield Corporation broke ground today for the third phase of the Garfield Homeownership Choice housing development, in the Garfield neighborhood of the City of Pittsburgh.

“Home ownership is a key ingredient in rebuilding our neighborhoods,” said Mayor Ravenstahl. “Owning a home builds a sense of community, instilling pride and improving public safety through block watches. This project provides quality affordable home ownership opportunities for existing and potential City residents.”

“The Homeownership Choice Project is so gratifying because it enables folks to build equity and brings wealth to the community,” said Aggie Brose, deputy director, Bloomfield-Garfield Corporation.

Garfield Homeownership Choice is a 50-unit multi-phase single family for-sale housing development along Broad, Winebiddle, and Dearborn streets, managed by the Bloomfield-Garfield Corporation, with assistance from Garfield-Jubilee Association.

Phase III, a \$2.2 million investment, consists of seven units, ranging from 1,300 to 1,400 square feet. Each has three bedrooms, 2 ½ baths and an integral garage or parking pad. Units also include wood front porches, treated wood rear decks, air conditioning, security systems, and Energy Star efficiency. Prices range from \$137,500 to \$139,500. URA Second Deferred Mortgages are available to those with incomes that qualify.

Thirty-one (31) units have already been completed and sold to qualified buyers, ranging from 80% to 115% of the area median income. Construction on Phase III is expected for completion in 2011.

"I never seriously believed that I could own a brand-new home," a Garfield Homeownership Choice homeowner said. "Every apartment that I ever lived in had problems. Having a home that would not need me to always be fixing things has given me and my family a peace of mind we never had before."

The project was awarded \$1 million from the Pennsylvania Housing Finance Agency for the Homeownership Choice Demonstration Project in Garfield. The URA participated with \$1.3 million in financing. Additional project funding has been made available by Parkvale Bank and PNC Bank.

"When the agency developed the Homeownership Choice Program in 2000 the Garfield community was the perfect urban setting where pockets of vacant land could indeed be transformed into viable attractive places to live," Brenda Wells, Director of Western Region, Pennsylvania Housing Finance Agency said. "With a strong development team who has remained committed over the past eight years, PHFA's \$1 million dollar investment remains rock solid yet seems small in comparison to the growing dollars leveraged in the neighborhood and beyond to the surrounding communities."

Design work was completed by Tai + Lee Architects and Hanson Design Group. Construction will be done by Catranel Construction.

Homes are available for sale by contacting the Bloomfield-Garfield Corporation or Garfield Jubilee Association.

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