

Brownfields

Success Story

Homewood Senior Housing & Cafe

Homewood Ave, Pittsburgh, PA.

This site consisted of two vacant gas stations and vacant commercial buildings. It sat idle for many years. It was across the street from recently developed townhouses, and hindered redevelopment efforts in Homewood for at least a decade.

The Cleanup

Concerns over possible contamination due to previous uses as a gas station further hindered interest in redevelopment. The EPA Community Wide Assessment grant provided \$80,000 to complete both Phase I and Phase II Environmental Assessments on this site. Petroleum stained soil was identified and removed during excavations. The grantee worked with the site owner, the Urban Redevelopment Authority of Pittsburgh, and the proposed buyer, Homewood Station Senior Housing LP, to coordinate site planning with the clean-up.

The Benefits

Following completion of the Phase II, the Buyer purchased the property and proceeded with construction of an \$11.5 million redevelopment of the site. The local City Councilman, Ricky Burgess, praised the project as one of the most significant investments in Homewood in decades. The redevelopment consists of 41 units of affordable senior housing, a neighborhood cafe, and neighborhood retail. The project has had an immediate positive impact on the neighborhood and the cafe has become a neighborhood meeting place.



EPA Grant Recipient: North Side Industrial Development Company

Year Awarded: 2011

Grant Types: Community Wide Assessment

Former Uses: Vacant property including two former gas stations

Current Uses: 41 units of affordable senior housing, along with café and neighborhood retail space

Leveraged Resources:

Low Income Housing Tax Credit - \$10,499,268

Urban Redevelopment Authority of Pittsburgh - \$317,000

PA. Dept., Of Community & Economic Development - \$350,000

Bridgeway Capital - \$350,000

TOTAL: \$11,516,268

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