



The **Community Builders, Inc.**

Meyers Ridge – McKees Rocks, PA



MEYERS RIDGE

Like much public housing constructed in the 1940s in Pittsburgh and surrounding Allegheny County, McKees Rocks Terrace was built on difficult to reach hilltop in McKees Rocks Boro. By 1998, when HUD awarded \$15.8 million in HOPE VI funds to the Allegheny County Housing Authority, the 288-unit development was dilapidated and more than 50% vacant, and those families who lived there were economically, socially, and physically isolated.



Today, upon completion of The Community Builders' (TCB) redevelopment, the site is home to Meyers Ridge, a 167-unit mixed income/mixed-finance community designed according to the principles of traditional neighborhood design. The renters and homeowners, including many of the original public housing residents, now enjoy impressive views of the Ohio River Valley from well-connected hilltop streets lined with a mix of single family detached homes and low density apartment houses. The neighborhood features new access roads, underground utilities, a new community center, and two playgrounds. All of the residences offer private entries and access to rear alleys and garden spaces, and range from one- bedroom flats to five-bedroom townhomes. There are 146 rental and 19 homeownership units in the development. In addition, the HOPE VI revitalization includes an additional 60 unit mixed-income/mixed-finance rental housing community called "Forest Green", located in a nearby suburban community.

TCB assisted the Allegheny County Housing Authority in preparing the successful HOPE VI grant which resulted in the lead funding for the Meyers Ridge redevelopment and served as the master developer. To cultivate a total healthy neighborhood at Meyers Ridge, TCB included a self-sufficiency component, the goal and vision of which is to move as many residents as possible into full or part-time employment while concurrently providing services and supports to strengthen and rebuild the community. The strategy involves multi-faceted programs to address jobs, work-based learning, technology, literacy, transportation, after-school care, and youth leadership. Today, the average household in Meyers Ridge has earning power equal to 90% of that of other McKees Rocks Boro residents, compared with less than 50% a decade ago before redevelopment. Plus, more than 85% of families are working rather than receiving public assistance.

Meyers Ridge at a Glance

- 146 new mixed-income family rental homes, 19 new affordable for-sale homes, new internal and external access roads, underground utilities, and a playground adjacent to a new community center.
- **TCB Role:** Master Planner, Owner, Developer, Community Support and Services Provider, Management Agent
- **Sponsor:** TCB and the Allegheny County Housing Authority
- **Financial Participants:** HUD HOPE VI, County HOME, Federal Home Loan Bank (FHLB), Community Development Block Grant (CDBG), equity
- **Total Development Cost:** \$25 million

Regional Hubs

BOSTON

95 Berkeley Street
Suite 500
Boston, MA 02116
P: 617-695-9595

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1602 L Street, NW
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Washington, DC 20036
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135 South LaSalle Street
Suite 3350
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www.tcbinc.org